



Agenda
YORK REGIONAL COUNCIL

December 5, 2024

9 a.m.

Electronic and In-Person Meeting

Council Chambers

17250 Yonge Street, Newmarket

Quorum: 11

Page No.

A. Call to Order

B. Land Acknowledgement

We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land.

We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.

C. Disclosures of Interest

D. Minutes of Council

E. Presentations

E.1 Update on Implementation of the Community Safety and Well-Being Plan for York Region 2022-2026

1

Mary Boushel, Director and Kevin McCloskey, Deputy Chief, York Regional Police

(See Item H.1)

F. Deputations

(Subject to Council granting deputant status.)

G. Communications

G.1 Canada-Wide Early Learning Child Care Program Update 12

Memorandum dated November 15, 2024 from Lisa Gonsalves,
Commissioner of Community and Health Services

Recommendation: Receive

G.2 Community Investment Fund Activity Update for 2023 16

Memorandum dated November 19, 2024 from Lisa Gonsalves,
Commissioner of Community and Health Services

Recommendation: Receive

G.3 Approvals Through Delegated Authority During 2024 Council Recess 22

Memorandum dated November 18, 2024 from Laura Mirabella,
Commissioner of Finance and Regional Treasurer

Recommendation: Receive

G.4 Contract Awards from July 1, 2024, to September 30, 2024 24

Memorandum dated November 23, 2024 from Laura Mirabella,
Commissioner of Finance and Regional Treasurer

Recommendation: Receive

H. Consideration and Adoption of Reports

H.1 Update on Implementation of the Community Safety and Well-Being Plan for York Region 2022-2026 41

Report dated November 19, 2024 from the Commissioner of
Community and Health Services recommending that:

1. The Regional Chair write letters to:
 - a. The Solicitor General of Ontario requesting dedicated provincial funding to support implementation of the

Community Safety and Well-Being Plan for York Region.

- b. The federal Minister of Public Safety requesting dedicated federal funding to support Community Safety and Well-Being Plan initiatives.
2. The Regional Clerk circulate this report for information to Clerks of local municipalities, York Regional Police Service Board and the Human Services Planning Board of York Region.

H.2 Capital Contribution for Mental Health Community Care Hub as a Funding Grant

65

Report dated November 19, 2024 from the Commissioner of Community and Health Services recommending that:

1. Council approve the one-time capital contribution of \$5 million (committed at Regional Council on June 29, 2023) be structured as a funding grant for the Mental Health Community Care Hub, operated by Canadian Mental Health Association York Region-South Simcoe.
2. Council authorize the Commissioner of Community and Health Services or their designate to enter into the funding agreement with the Canadian Mental Health Association York Region-South Simcoe and execute all related documents on business terms satisfactory to the Commissioner and on legal terms satisfactory to the Regional Solicitor.

H.3 Toronto-York Water Supply Agreement

72

Report dated November 15, 2024 from the Commissioner of Public Works recommending that:

1. Council authorize the Commissioner of Public Works to execute an amendment to the January 1, 2019, consolidated, amended, and restated Toronto-York Water Supply Agreement ("2019 Toronto-York Water Supply Agreement") based on terms set out in this report, and any other terms and conditions satisfactory to the Commissioner of Public Works, in a form acceptable to the Regional Solicitor.
2. Council delegate authority to the Commissioner of Public Works to negotiate and execute on behalf of York Region any future amendments to the 2019 Toronto-York Water

Supply on terms set out in this report, together with such ancillary documents that may be required, on business terms satisfactory to the Commissioner of Public Works and on legal terms satisfactory to the Regional Solicitor and General Counsel.

3. The Regional Clerk forward a copy of this report to the City of Toronto Clerk.

H.4 Temporary Borrowing Authorization for 2025

78

Report dated November 18, 2024 from the Commissioner of Finance recommending that:

1. The Commissioner of Finance and Regional Treasurer be authorized to temporarily borrow during 2025 from either external financing or by means of temporary loans from reserves and reserve funds for the following amounts and purposes:
 - a. Up to \$650 million to fund operating expenditures pending receipt of tax levies and other revenues; and
 - b. Up to \$300 million to fund capital expenditures until such time as long-term financing is in place.
2. The Commissioner of Finance and Regional Treasurer be authorized to execute the necessary documents to enable temporary borrowing in 2025.
3. The Regional Solicitor be authorized to prepare the necessary bylaws.

H.5 Development Charges Deferral for Affordable Rental Buildings Policy - Update

83

Report dated November 14, 2024 from the Commissioners of Finance and Corporate Services recommending that:

1. Council approve continued implementation of the Development Charges Deferral for Affordable Rental Buildings Policy by amending to remove the expiry date and unit cap as updated in Attachment 1.
2. The Regional Clerk circulate this report to local municipalities, the Ministers of Finance and Municipal Affairs and Housing, and the Building Industry and Land Development Association.

H.6 Expropriation Settlement Viva Bus Rapid Transit Corridor - 20

115

Davis Drive - Town of Newmarket

Report dated November 15, 2024 from the Commissioner of Corporate Services recommending that:

1. Council authorize the settlement of all claims pursuant to the *Expropriations Act* with the easement owner in respect of the expropriation of land from 20 Davis Drive, related to constructing the vivaNext Bus Rapid Transit corridor on Yonge Street, in the Town of Newmarket.
2. Commissioner of Corporate Services be authorized to execute the Minutes of Settlement and all necessary documentation to complete the transaction.

H.7 Minutes - Agriculture and Agri-Food Advisory Committee Meeting - November 13, 2024

122

Recommendation: Receive

I. Introduction and Consideration of Bylaws

J. Motions

K. Notices of Motion to Reconsider

L. Other Business

M. Private Session

M.1 Private Report - Expropriation Settlement Viva Bus Rapid Transit Corridor - 4235 Highway 7 - City of Vaughan - Acquisition of Land

Recommendation: Adopt the confidential recommendations.
Report remains private.

M.2 Private Attachments 1&2 to Item G.4 - Contract Awards from Jul 1 to Sep 30, 2024 - Security of Property

Recommendation: Receive private attachments. Attachments remain private.

M.3 Private Attachment to Item H.6 - Expropriation Settlement Viva Bus Rapid Transit Corridor - 20 Davis Drive - Town of Newmarket - Disposition of Land

Recommendation: Receive private attachment. Attachment

remains private.

N. Confirmatory Bylaw

124

Introduction of Bylaw 2024-63 to confirm the proceedings of Council at this meeting

O. Adjournment



UPDATE ON IMPLEMENTATION OF THE COMMUNITY SAFETY AND WELL-BEING PLAN FOR YORK REGION 2022-2026

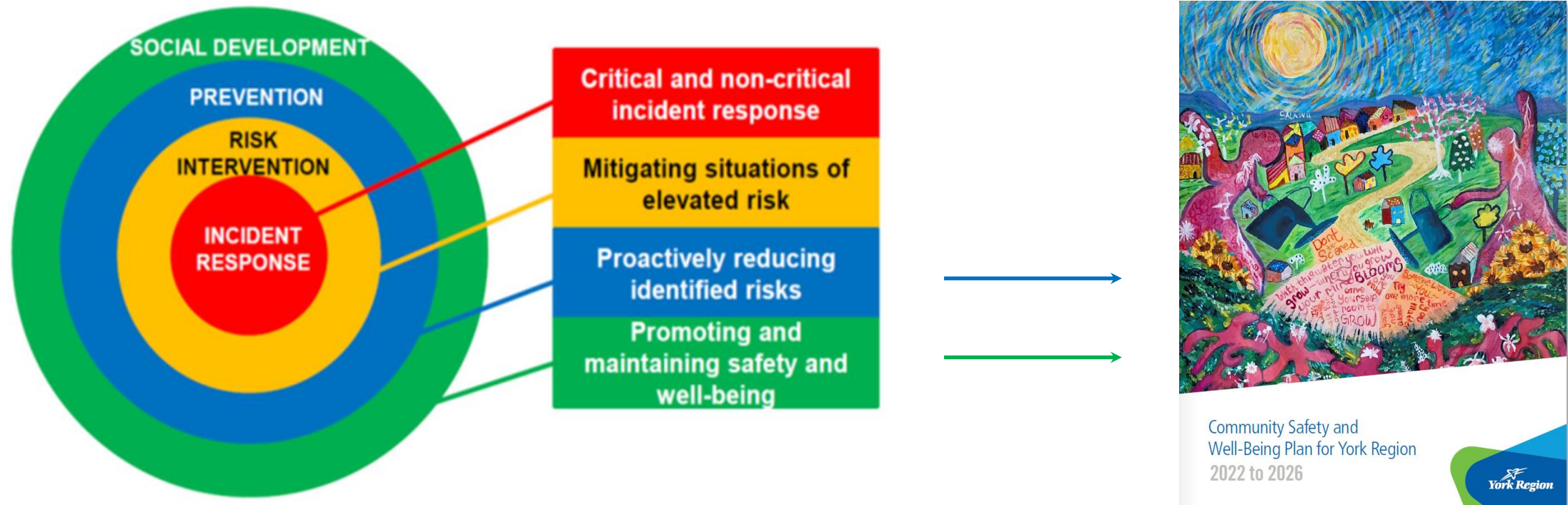
Presented to
Regional Council

Presented by
Mary Boushel, Director, Strategies and Partnerships
Deputy Chief Kevin McCloskey, York Regional Police

Presented on
December 5, 2024

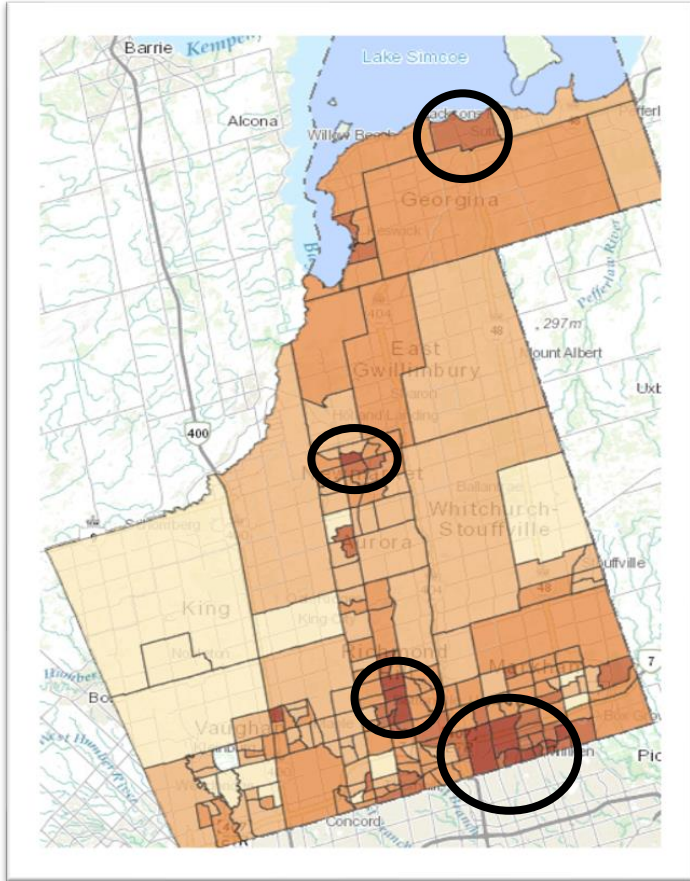


Community Safety and Well-Being (CSWB) Plan — Provincial Direction



Focusing on upstream social development and reducing risks
can reduce reliance on incident response, such as 9-1-1

Place-Based Approach



Community Action Tables (CATs)

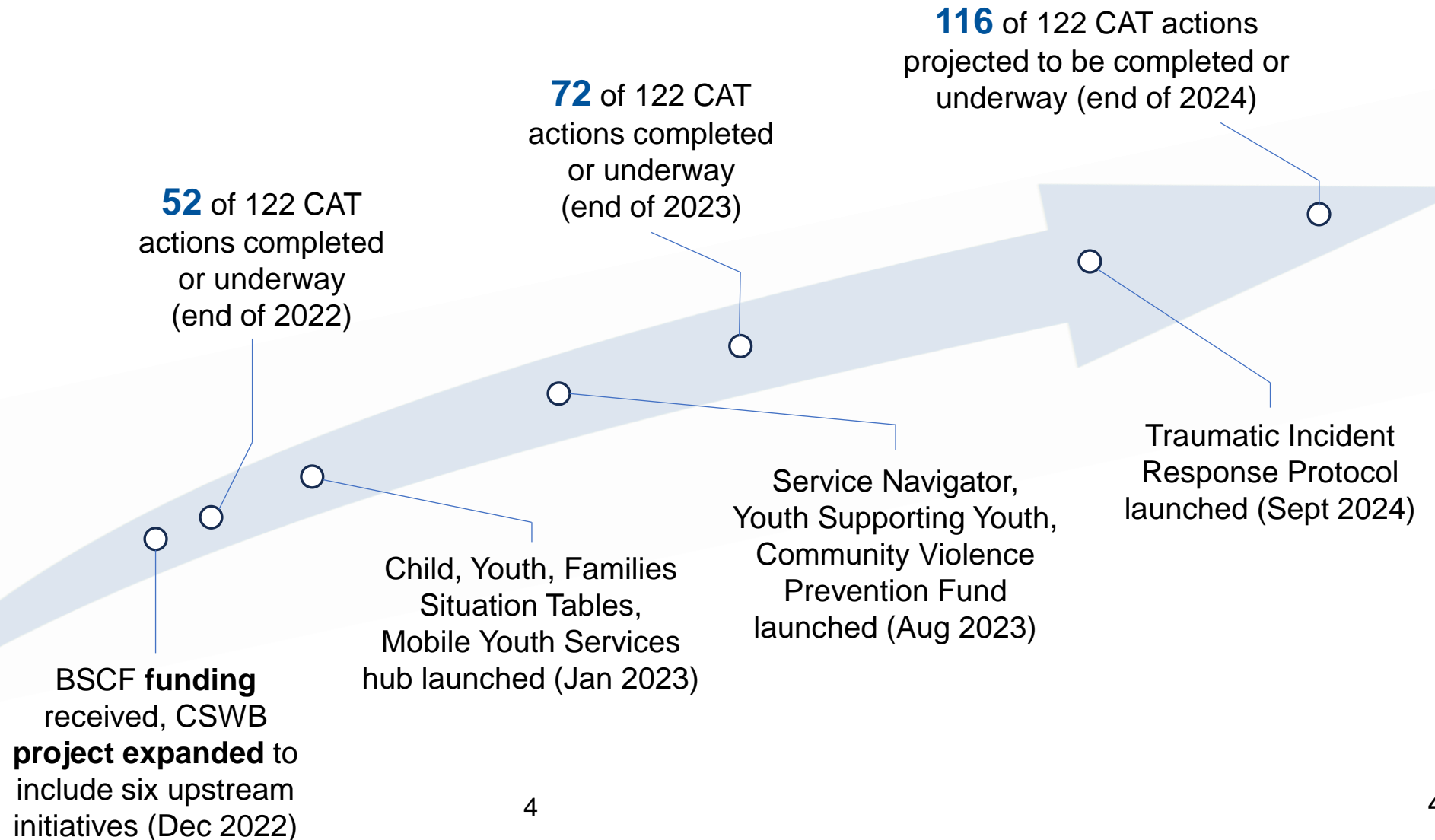
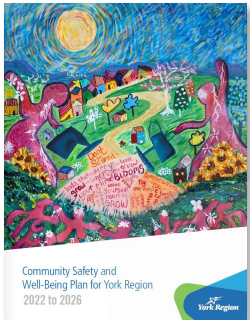
- Develop, implement local actions addressing top priority risks (mental well-being, housing stability or economic stability)
- Focused on social development and prevention approaches

Building Safer Communities Fund (BSCF) projects

- Six initiatives:
 1. Children, Youth, and Families (CYF) Situation Tables
 2. Service Navigator pilot
 3. Mobile Youth Services Hub
 4. Youth Supporting Youth pilot
 5. Traumatic Incident Response Protocol pilot
 6. Community Violence Prevention Fund

Implementing the Plan

Regional Council
adopts 2022-2026
CSWB Plan
(May 2022)



Building Momentum



Building Momentum — Community Engagement



47,872

Engaged through events and activities since launching Community Safety and Well-Being Plan in 2022

39,207

Residents engaged through Community Action Tables

8,374

Engaged through six Building Safer Communities Fund projects

281

Residents and partners participating as CAT members

Building Momentum — Children, Youth and Families (CYF) Situation Tables

CYF Situation Tables

- Bring together diverse service providers to collaborate and resolve situations of acutely elevated risk and prevent negative outcomes from (re)occurring
- CYF Tables operate in each of the four focus areas
- Co-chaired by York Region and York Regional Police

42 total community partners collaborating across the four CYF tables

546 situations involving **1,195** individuals brought forward between January 2023 and October 2024

78% of situations resulted in a reduction in acutely elevated risk (imminent risk of crime, harm or victimization)

65.4% decrease in calls for service related to situations brought to the tables

Building Momentum — Traumatic Incident Response Protocol (TIRP)

TIRP

- Mobilizes local municipalities and community partners
- Activated within 12-72 hours of traumatic incident
- Supports communities impacted by violent events (shootings, stabbings, hate-motivated crimes, school-related violence)

First activation in
September 2024

85 community members
attended healing event

Service providers,
community ambassadors
present to support
residents and offer
resources



CSWB Funding Sources — 2024

REGIONAL TAX LEVY (30%)

COMMUNITY INVESTMENT FUND (19%)

STAFFING (11%)

- \$1.2M in 2024
- \$750k from Community Investment Fund for CAT lead agencies, key project funding, and \$450k for 3 staff

YRP (6%)

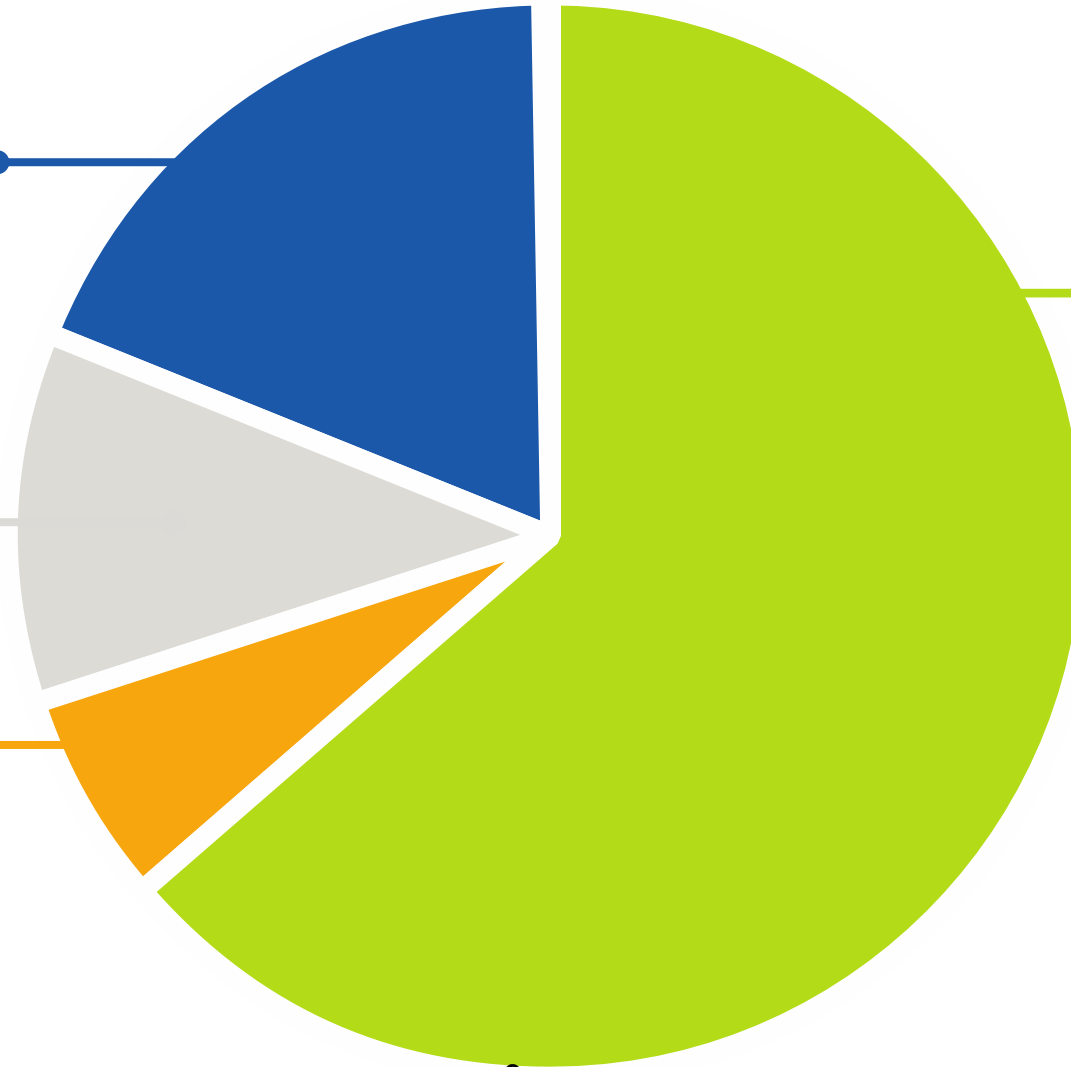
Provincial grant

- \$250,000 in 2024-2025, \$750,000 (2022-2025)
- Supports salaries for 2 staff
- Expires March 2025

BUILDING SAFER COMMUNITIES FUND (64%)

Public Safety Canada

- \$2.6M in 2024, \$7.3M (2022-2026)
- Supports six federally supported projects, salaries for 5 staff
- Expires March 2026



Sustaining Momentum

Continue to use our collective strength to mitigate priority risks and prevent falling into crime, harm or victimization

Risks

- Any new requirements as dictated by the Ministry of the Solicitor General
- Balancing scope and duration of place-based support, particularly if new focus areas emerge
- Uncertainty in continued funding support beyond 2026

Summary

Local place-based actions and additional programs generating tremendous community engagement, partnerships and promising outcomes

Advocacy is needed to sustain current funding and activities

Staff beginning work to refresh the Plan in 2026, including evaluation, consultations, data update





To: Regional Council
Meeting Date: December 5, 2024
From: Lisa Gonsalves
Acting Commissioner of Community and Health Services
Re: **Canada-wide Early Learning Child Care Program Update**

This memorandum updates Council on the new 2025 Ontario Child Care and Early Years funding approach. This includes recent changes to the Canada-wide Early Learning Child Care (CWELCC) program and impacts on the child care sector and families. Council last received an update in [September 2023](#).

York Region is the Service System Manager for child care and early years services

York Region is a Service System Manager for child care and early years services as outlined in the [Child Care and Early Years Act, 2014](#) and receives and administers funding from the Ministry of Education to carry out this role. It is the third largest system in Ontario (behind City of Toronto and Peel Region), with over 300 licensed for-profit and not-for-profit child care operators providing care in over 550 child care centres and licensed home child care settings, totaling approximately 57,000 licensed spaces for children aged 0 - 12 years.

In March 2022, following an agreement between the Federal and Provincial governments, the Ministry of Education also provided funding to Service System Managers for CWELCC to reduce parent fees, expand child care spaces and support the child care workforce.

CWELCC has supported reductions to child care fees, increased access to more child care spaces and improved staff wages

In 2022, the Province launched the [CWELCC program](#). By the November 1, 2022 deadline, 90% of York Region's child care operators chose to opt in to participate in CWELCC covering 33,000 child care spaces for children under six.

Participating child care operators received funding to offset revenue lost from reduced parent fees, provide retroactive supports to families, address some cost escalation, and improve wages. Since 2022, CWELCC has reduced child care fees by an average of 50% compared to March 2022 levels, created approximately 1,136 new licensed child care spaces in the Region's five priority neighbourhoods ([September 2023](#)), and increased Registered Early Childhood Educators (RECE) wages from \$18.00 to \$23.86 per hour. Additionally, child care staff have benefited from more training and professional development opportunities.

The new 2025 Ontario Child Care and Early Years Funding Formula changes how child care centres' funding is determined

In February 2023, the Ministry of Education collected expense and administrative cost data submitted by child care operators and Service System Managers through a one-time survey to inform the 2025 funding approach. In April 2023, the Ministry released a discussion paper requesting sector feedback on the 2025 funding approach. York Region staff provided feedback and highlighted key challenges, including the need to consider inflation in the overall funding envelope.

On August 15, 2024, the Province announced its new funding approach for CWELCC, which would also impact other funding routinely provided to child care operators.

On January 1, 2025, through a new cost-based funding model, the Province aims to provide funding to better reflect the cost of delivering child care. This approach, determined by a benchmark allocation, includes adjustment factors such as location, historical costs and growth. This means all provincial child care funding and grants for children under six will be consolidated into CWELCC funding. To support this transition, the Region is working with the child care sector. Staff hosted drop-in sessions this fall to prepare child care operators and answer questions.

No additional CWELCC funded spaces are being added to the system at this time but the Region continues to advocate for more spaces as York Region requires an estimated 7,372 spaces to meet the needs of the growing community, well above the 1,882 spaces currently allocated to the Region for the period of 2022 to 2026.

In 2025, York Region's Child Care and Early Years funding allocation will increase by 34% to over \$533 million

York Region's total 2025 funding allocation for child care and early years system, as outlined in the 2025 Approved Budget, is over \$533 million, representing a 34% increase from 2024. See Table 1 for the 2025 funding breakdown.

Table 1
2025 Funding Breakdown

Funding Type	Funding Amount
Cost Based CWELCC Funding	\$461,072,634
Local Priorities Funding *	\$61,688,944
Administrative Support	\$6,531,543
One-time start-up funding	\$4,099,500
Total	\$533,392,621

*Includes operating grants and wage subsidies for programs serving children 6-12 years old and includes supports for children with special needs, fee subsidy and professional learning and development for programs serving 0-12.

The province has not shared details of the municipal tax levy cost share for 2025 but has indicated that it should not exceed the 2024 cost share, which was \$9.1 million.

Child care fees will be capped at \$22 per day for children under six at CWELCC-participating child care centers in 2025, reducing to an average of \$10 per day by 2026

Starting January 1, 2025, child care fees for children under six in CWELCC-enrolled child care centres will be capped at \$22 per day. Currently, 44% of children in Ontario have daily fees above this amount. The cap is expected to save families nearly \$300 million in 2025. In York Region, approximately 47% of children enrolled in CWELCC will benefit from this reduction.

The Ministry of Education has announced that fees will be further reduced to an average of \$10 per day by 2026.

Child care operators not participating in CWELCC will no longer have access to provincial child care funding for children under six

Starting January 1, 2025, child care operators not participating in CWELCC will no longer have access to provincial funding for children under six. This funding includes general operating and wage enhancement grants which help cover operational costs and wages, as well as the Child Care Fee Subsidy for low income families.

Approximately 35 child care operators in York Region are currently not participating in CWELCC and will be affected by this change; however, these operators will still have access to York Region's professional learning and development sessions and Early Intervention Services to support the inclusion of children with special needs. With the loss of provincial funding, operators not participating in CWELCC may raise fees which could make it difficult for families to afford these child care spaces.

Under the new funding approach, child care operators participating in CWELCC will be required to offer fee subsidy-funded spaces starting January 1, 2025. It is anticipated that 27 new child care operators in York Region will offer fee subsidy in 2025.

York Region's 2024 to 2027 Child Care and Early Years Service System Plan supports children's development with high-quality, inclusive and affordable child care

York Region is committed to building a child care and early years system that supports children's learning and development, and families' overall well-being through York Region's [2024 to 2027 Child Care and Early Years Service System Plan](#). Priority Area 3 of the Plan identifies actions to ensure that parents, caregivers, and professionals have the knowledge and capacity to support child development. Priority Area 4 of the Plan works to create a responsive system that reflects the needs of children, families, and the community.

As CWELCC enters its fourth year of implementation and as the child care system continues to evolve and expand, York Region staff are working closely with the Province to continue advocating for additional CWELCC funded child care spaces, and for a responsive, flexible and sustainable child care system that enhances affordability and quality of care for families and children.

For more information on this memo, please contact Kevin Pal, General Manager, Social Services Branch at 1-877-464-9675 ext. 72150. Accessible formats or communication supports are available upon request.



Lisa Gonsalves
Acting Commissioner of Community and Health Services



Erin Mahoney
Chief Administrative Officer

November 15, 2024
16346624



To: Regional Council
Meeting Date: December 5, 2024
From: Lisa Gonsalves
Acting Commissioner of Community and Health Services
Re: **Community Investment Fund Activity Update for 2023**

This memorandum provides Council with an annual report on the activity of York Region's Community Investment Fund program for 2023, in accordance with the [October 2021](#) Council-approved Community Investment Fund Program Framework.

The Community Investment Fund provides targeted and time-limited funding to support local projects and initiatives delivered by community agencies

Through the Community Investment Fund, the Region can direct investments into the local community agency sector to deliver programs and services that respond to the health and social needs of residents, benefiting from agencies' familiarity with local community needs, expertise supporting specific populations, and existing services infrastructure.

Investments are focused on preventative and early-intervention services which helps to reduce reliance and strain on more costly core services. Funding is allotted to community agencies through call for application and direct selection processes. All Community Investment Fund projects and funding allocations are approved by the Commissioner, Community and Health Services, as authorized by Council.

The program is funded by the net tax-levy and contributions from the Pandemic Management and Recovery Reserve Fund. In 2023, about \$8.5 million in funding was allocated across 194 projects and initiatives delivered by 98 community agencies. The program can also administer funding provided to the Community and Health Services Department by external sources. Outcomes of externally funded activities are provided when Council receives updates from related Community and Health Services Department programs.

2023 program activity was focused on supporting Regional pandemic response and recovery efforts and implementation of new Council-approved program priorities

The Community Investment Fund had a critical role in the Region's social services response to the COVID-19 pandemic by helping funded agencies adapt projects so that they could continue

delivering services safely. In 2023, funding was allocated to extend projects that were initially funded prior to the pandemic to complete programs and services. In addition, a call for applications was completed for projects that addressed resident mental health concerns made worse during the pandemic experience.

In [February 2023](#), Council approved an enhancement of about \$3.2 million, drawn from the Pandemic Management and Recovery Reserve Fund, to the Community Investment Fund in 2023, as part of supporting critical social infrastructure through the Community and Health Services Budget. This investment enhanced the Community Investment Fund's ability to address gaps in community services across program priority areas.

In [May 2023](#), Council approved new priorities for the Community Investment Fund to guide program activity for this term of Council. Table 1 summarizes activities taken in 2023 to support Regional pandemic response and recovery efforts and to implement the new priorities. Additional details about the community agencies, projects and initiatives funded in 2023 can be found on the [Community Investment Fund program webpage](#).

Table 1
Summary of 2023 Community Investment Fund Activity by Program Priority

Priority	Activities	Funding Allocation (\$)
Pandemic Response and Recovery	\$3,125,048 approved to conclude 36 projects that were continued throughout the pandemic in support of sector stability and \$1,202,477 approved to 18 projects that helped residents with mental health concerns made worse by the pandemic experience.	4,327,525
Housing Stability	Eleven projects approved for funding to help residents find or keep stable housing.	526,895
Mental Well-being	Twenty-four projects approved for funding to help residents to have positive mental health.	764,360
Food Security System Development	Seven projects and initiatives approved for funding to improve food system access and strengthen the local food security system.	418,776

Priority	Activities	Funding Allocation (\$)
Organizational Development and Capacity Building for Community Agencies	Sixty-six initiatives approved for funding that support local not-for-profit organizations and registered charities with operational, small capital, and residents' needs pressures. 170 staff from 85 agencies participated in eight professional development workshops on topics including grant writing, collective impact, volunteer recruitment and retention, and inclusive leadership.	1,129,871
Other Critical Service and Emergency Needs and Needs Identified in Regional Human Services Plans	\$727,000 approved to eight projects to support implementation of the Community and Safety Well-Being Plan for York Region, \$49,815 approved to 20 initiatives to help residents access York Region Transit, and \$550,120 approved to four projects that respond to the needs of residents victimized by crime, tragic circumstance and human trafficking. York Region staff continue to collaborate with agencies to build awareness of human trafficking and support their advocacy for funding to meet growing pressures, including the need to build a Safe House and Service Hub for sex trafficking survivors as deputed to Council in January 2023 .	1,326,935
Diversity, Equity and Inclusion	Over \$660,000 of the above investments included projects that were delivered by and targeted to priority groups. Dedicated funding activity under this priority occurred in 2024 with further plans for 2025.	N/A (no dedicated funding processes administered in 2023)
Critical Social Infrastructure	About \$3.2 million of the above investments included projects and initiatives that were enabled via Critical Social Infrastructure enhancements to the Community Investment Fund to support residents with increasingly critical social needs, including mental health, human trafficking, and homelessness supports.	N/A (funding allocated across program Priorities)
Total:		8,494,362

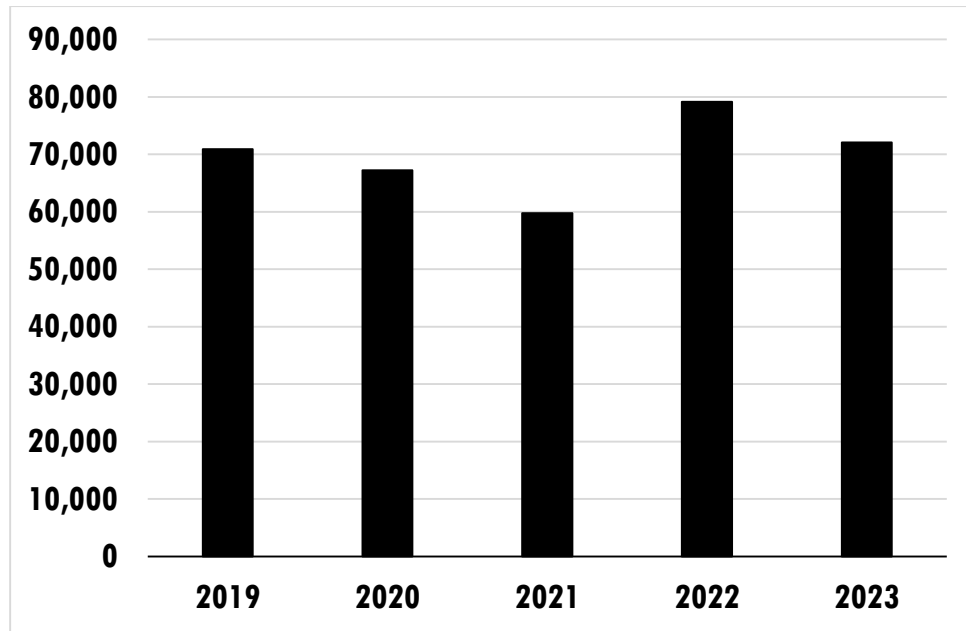
Over 70,000 residents benefitted from Community Investment Funded programs and services

In 2023, funding was allocated to projects and initiatives that responded to economic, social, and health needs of residents, including:

- Services to over 700 residents to improve economic security, including employment attainment and retention
- Support for nearly 1,900 youth and families to enhance mental well-being, including leadership programs for girls, social inclusion programs for HIV+ and 2SLGBTQ+ youth, and mentoring
- Housing stability supports for over 4,300 residents, including housing search assistance, basic needs provisions and community referrals for people experiencing homelessness
- Access to food for over 31,500 residents receiving through school-based student nutrition programs, food distribution to local food banks and emergency food services
- Community-based mental health programs for over 2,800 residents including targeted counselling services and supports for front-line workers
- Assistance to over 7,600 residents to reduce the impact of crime, trauma and tragic circumstance
- Engagement of over 18,000 residents engaged through a local Community Action Table
- Programs for nearly 700 newcomers to support social connectedness and cohesion into the community
- Increased transit access for over 2,800 residents

The above figures reflect the number of acts of help or assistance provided to residents through Community Investment Funded projects and initiatives. Service activity in 2023 was consistent with historical trends, with an average of about 70,000 residents accessing services annually since 2019, as indicated in Figure 1.

Figure 1
Number of Residents Accessing Services Funded by the Community Investment Fund



Project performance is regularly assessed, with 85% of funded projects meeting or exceeding their targets, compared to a five-year average of 76%, as indicated in Table 2.

Table 2
Percentage of Community Investment Funded Projects and Initiatives that Achieved Service Targets

2019	2020	2021	2022	2023	5-Year Average
62%	75%	67%	92%	85%	76%

The Community Investment Fund improves the quality of life of residents by enhancing access to community services

The Community Investment Fund is an important part of York Region's human services system, addressing gaps in community needs. It supports Council's [Vision](#) for York Region as a place that fosters healthy living and is safe, accessible, inclusive and supportive for all residents, and the [Strategic Plan](#) priority to support community well-being.

For more information on this memo, please contact Mary Boushel, Director, Strategies and Partnerships Branch at 1-877-464-9675 ext. 78389. Accessible formats or communication supports are available upon request.



Lisa Gonsalves
Acting Commissioner of Community and Health Services



Erin Mahoney
Chief Administrative Officer

November 19, 2024
#16352253



Office of the Commissioner

Finance

Memorandum

FOR INFORMATION

To: Regional Council

Meeting Date: December 5, 2024

From: Laura Mirabella
Commissioner of Finance and Regional Treasurer

Re: **Approvals Through Delegated Authority During 2024 Council Recess**

This memorandum advises Council of the use of delegated authority by the Chief Administrative Officer (CAO) and Regional Treasurer (Treasurer) for procurement-related activities during suspension of Council during the summer months (Council Recess), pursuant to provisions of the [Delegation during Recess of Regional Council Bylaw 2023-32](#) (Council Recess Bylaw).

In 2024, Council recess took place between June 28 and September 18. During this period, delegated authority was not exercised.

Delegated authority during Council Recess ensures timely delivery of Regional services

This memo outlines all procurement-related activities approved through delegated authority during Council recess. The authority to delegate certain powers and duties during a recess of Regional Council is authorized through Section 23.1 of the *Municipal Act, 2001* (Act).

As such, the Council Recess Bylaw delegates authority from Council to the CAO and Treasurer during periods when regular Council meetings are suspended, such as the summer months or for any other reason.

This delegation allows the CAO and Treasurer to award, execute, and amend contracts and other forms of commitments where such matters are not otherwise currently delegated by Council to ensure business continuity and the timely delivery of Regional services.

Continuous improvement activities resulted in delegated authority not being used during the 2024 Council recess period

In 2024, improved procurement forecasting resulted in fewer circumstances where Council approval was required for non-standard and other procurement activities, including during the Council Recess period. In partnership with Legal Services, the Procurement Office continues to identify opportunities for efficiencies.

For more information on this memo, please contact Fadi Samara, Director, Procurement Office at 1-877-464-9675 ext.71650. Accessible formats or communication supports are available upon request.



Laura Mirabella
Commissioner of Finance and Regional Treasurer



Erin Mahoney
Chief Administrative Officer

November 18, 2024
#16428290



Office of the Commissioner

Finance

Memorandum

FOR INFORMATION

To: Regional Council

Meeting Date: December 5, 2024

From: Laura Mirabella
Commissioner of Finance and Regional Treasurer

Re: **Contract Awards from July 1, 2024, to September 30, 2024**

This memorandum advises Council of procurement activities pursuant to Section 6.2(g) of the [Procurement Bylaw 2021-103](#) ("Bylaw").

Private Attachment 1 will be considered in private session as it relates to the security of Regional property, pursuant to Section 239(2)(a) and (i) of the *Municipal Act*, 2001.

Procurement Office is responsible for reporting procurement activities identified in Section 6.2(g) of the Bylaw to Council

The Bylaw requires the following procurement activities be reported to Council:

- Standard procurements awarded through a competitive process ("Competitive Awards"), including renewal terms ("Renewals"), with a total contract value of \$100,000 and over, as per Section 15.4 of the Bylaw
- Non-standard procurements awarded through a direct purchase ("Direct Purchase Awards"), with a total contract value of over \$100,000 and up to \$500,000, as per Section 16.3 of the Bylaw
- Non-standard procurements awarded through an emergency purchase ("Emergency Purchases") at any contract value, as per Section 17.6 of the Bylaw
- Scope changes/additional deliverables ("Fast Tracks"), awarded at any contract value, as per Section 21.8 of the Bylaw

Between July 1, 2024 to September 30, 2024 ("Q3 2024"), 104 procurement activities in the value of \$632,132,847 were conducted in compliance with the Bylaw:

- 40 Competitive Awards worth \$618,387,805 (six of which, worth \$443,508,836, received a single bid)
- 13 Direct Purchase Awards worth \$3,958,521
- 8 Emergency Purchases worth \$235,204
- 8 Fast Tracks worth \$2,916,168

- 35 Renewals worth \$6,635,149

104 reportable procurement activities awarded in Q3 2024 valued at \$632,132,847

As shown in Table 1, 104 procurement activities valued at \$632,132,847 were authorized by Commissioners (or their delegates) and the CAO and Regional Chair, as applicable.

Full details of these procurement activities can be found in Attachment 1 and Private Attachment 1, where applicable.

Table 1
Summary of Reportable Procurement Activities in Q3 2024

Category and Department	Number of Procurement Activities	Value of Procurement Activities (\$)
Competitive Awards	40	618,387,805
Community and Health Services	3	3,684,106
Corporate Services	8	12,788,944
Public Works	29	601,914,755
Direct Purchases	13	3,958,521
Community and Health Services	2	520,000
Corporate Services	1	158,054
Office of the CAO	1	944,943
Public Works	9	2,335,523
Emergency Purchases	8	235,204
Community and Health Services	3	61,550
Corporate Services	4	124,154
Public Works	1	49,500
Fast Tracks	8	2,916,168
Community and Health Services	1	3,504
Corporate Services	2	150,096
Public Works	5	2,762,568
Renewals	35	6,635,149
Community and Health Services	14	1,245,322
Corporate Services	3	2,176,775
Legal and Court Services	7	360,000
Public Works	11	2,853,051
TOTAL	104	632,132,847

Note: The "Value of Procurement Activities" values may not sum to total due to rounding.

Competitively procured contracts are awarded to the top-ranked compliant bidder, even when a single bid is received, in accordance with Section 15.3 of the Bylaw

The Region's competitive bid opportunities are posted openly on an external bidding platform. Contracts are awarded to the top-ranked compliant bidder even when a single bid is received.

Where one bid is received, the Procurement Office ensures value for money is secured through:

- Comparing the bid price to the procuring department's estimated contract value and historical spending data
- Surveying other municipalities to gauge the competitiveness of the bid received
- Surveying registered suppliers interested in the bid opportunity ("plantakers") to understand their reasoning for not bidding

Based on the above analysis, the Procurement Office holds discussions with procuring departments to improve the quality of the Region's competitive procurement process and determine an approach to future departmental bid opportunities.

Table 2 shows the six competitive awards in Q3 2024 that received one bid.

Table 2			
Summary of Single Bid Competitive Awards in 2024			
Quarter	Number of Single Bid Competitive Awards	Value of Single Bid Competitive Awards (\$)	
Q1 2024	3	3,107,801	
Q2 2024	4	25,564,943	
Q3 2024	6	443,508,836	
Q4 2024	-	-	
TOTAL	9	460,590,887	

More specifically, single bid-related items within this report are related to detailed design, contract administration, and site inspection services; fire extinguishers, emergency lights, suppression systems, and standpipe and fire hoses maintenance services; guide rail materials; specialized construction services; and weigh scales maintenance services.

Full details of these procurement activities are provided in Attachment 1 and Private Attachment 1, where applicable.

Four contracts approved by Council through individual departmental reports were awarded in Q3 2024

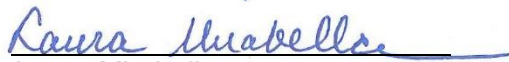
The following four contracts received Council's approval to negotiate and execute direct purchases through individual departmental reports. Although this memo does not capture contracts awarded by Council through individual departmental reports, the following outlines the details of these awards for full transparency.

- In [June 2022](#), Council authorized the Commissioner of Public Works to negotiate and execute a direct purchase with Emerald Energy from Waste Inc. (Emerald EFW) for residual waste haulage and processing services. This contract was awarded in July 2024 for an initial term of 13-years and four optional renewal terms with combined duration of 10-years. The total contract value of this award can be found in Private Attachment 2 as it relates to commercial and financial information supplied in confidence to the Region.
- In [March 2023](#), Council authorized the Commissioner of Public Works to negotiate and execute a direct purchase with Jacobs Consultancy Canada Inc. for engineering services related to the York Durham Sewage System Primary System. This contract was awarded in June 2024 for an initial term of 10-years in the initial contract value of \$50,000,000 and one optional 10-year renewal term.
- In [March 2023](#), Council authorized the Commissioner of Public Works to negotiate and execute a direct purchase with Revay And Associates Limited for project planning and monitoring services related to the York Durham Sewage System Primary System. This contract was awarded in June 2024 in the total contract value of \$2,000,000 for a term of 10-years.
- In [February 2024](#), Council authorized the award of an Ontario Shared Services (OSS) Vendor of Record (VOR) agreement to Iron Mountain for the provision of records storage services. This contract was awarded in June 2024 for an initial term of ten years and one optional 5-year renewal term in the total contract value of \$2,382,882.

Procurement activities were completed in compliance with the Bylaw, approved budgets, and Regional policies and processes

All procurement activities were within approved budgets and completed in compliance with the Bylaw and applicable Regional policies and procedures.

For more information on this memo, please contact Fadi Samara, Director, Procurement Office at 1-877-464-9675 ext. 71650. Accessible formats or communication supports are available upon request.



Laura Mirabella

Commissioner of Finance and Regional Treasurer



Erin Mahoney

Chief Administrative Officer

November 23, 2024

#16428992

Attachments (3)

Attachment 1 - Contract Awards from Jul 1 to Sep 30, 2024

Private Attachment 1 - Contract Awards from Jul 1 to Sep 30, 2024

Private Attachment 2 - Financial Details of Emerald EFW Award

**CONTRACT AWARDS FROM
JULY 1, 2024, TO SEPTEMBER 30, 2024**

Table 1 - Community and Health Services

COMPETITIVE AWARDS

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Insum Solutions Inc.	This contract award received four bids. Professional and technical services to digitize business administrative processes, including programming support. The value of the initial 3-year term awarded, as indicated in the "Contract Term" column, is \$112,500.	3-years with one optional 2-year renewal term	PO100632	-	189,375.00	189,375.00
Medline Canada Corporation	This contract award received two bids. Health care and wound care supplies for Newmarket and Maple Health Centres residents. The value of the initial 3-year term awarded, as indicated in the "Contract Term" column, is \$533,512.89.	3-years with two optional 1-year renewal terms	PO100655	-	913,358.89	913,358.89
Ottawa Regional Hospital Linen Services Inc.	This contract award received three bids. Linen and mop rental and laundry services for the Newmarket and Maple Health Centres. The value of the initial 2-year term awarded, as indicated in the "Contract Term" column, is \$995,442.61.	2-years with three optional 1-year renewal terms	PO100710	-	2,581,371.78	2,581,371.78

DIRECT PURCHASES

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Dr. Behrooz Taghizadeh Dentistry	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (d) procurement of services where the Region provides subsidies or funding to the service provider or to a recipient under a program approved by Council. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Emergency and essential dental care services for clients enrolled in the Ontario Seniors Dental Care Program (OSDCP).	From date of award to December 31, 2024	PO100705	-	240,000.00	240,000.00
Dr. Goodarzi Nejad Dentistry	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (d) procurement of services where the Region provides subsidies or funding to the service provider or to a recipient under a program approved by Council. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Emergency and essential dental care services for clients enrolled in the Ontario Seniors Dental Care Program (OSDCP).	From date of award to December 31, 2024	PO100629	-	280,000.00	280,000.00

EMERGENCY PURCHASES

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
MHBC Planning, Urban Design & Landscape Architecture	Landscape consulting services for the Mosaic House affordable housing development at 5676 Main Street in the Town of Whitchurch-Stouffville. This emergency purchase was required as the original prime consultant unexpectedly resigned from the project which resulted in the need to retain the landscape subconsultant as not doing so could further delay the project.	To be completed by July 9, 2025	PO100656	-	16,050.00	16,050.00
Quasar Consulting Group Inc.	Provision of mechanical and electrical consulting services for the Mosaic House affordable housing development at 5676 Main Street in the Town of Whitchurch-Stouffville. This emergency purchase was required as the original prime consultant unexpectedly resigned from the project, which led to the need to retain the mechanical and electrical subconsultant. Failing to do so could further delay the project.	To be completed by July 5, 2025	PO100641	-	39,750.00	39,750.00
SWS Engineering Inc.	Structural consulting services for the Mosaic House affordable housing development at 5676 Main Street in the Town of Whitchurch-Stouffville. This emergency purchase was required as the original prime consultant unexpectedly resigned from the project, which resulted in the need to retain the structural services subconsultant. Failing to do so could further delay the project.	To be completed by June 28, 2025	PO100633	-	5,750.00	5,750.00

FAST TRACKS						
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Julia's Place Therapy Centre Inc.	Weekly music therapy services for the Keswick Adult Day Program. This increase will ensure additional staffing to maintain weekly music therapy sessions, as the original provider can only offer bi-weekly services.	No change to contract term	PO100011	8,283.08	3,504.38	11,787.46

RENEWALS						
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Concept Controls Inc.	Biannual testing, calibration, and maintenance services of Portacount respirator fit testing units. In March 2023, Regional Council authorized the Commissioner to execute the agreements and any related renewal options of this contract.	Year 7 of 10	PO92757	101,249.33	12,636.00	113,885.33
Dr. Lana Kiehn	Physician services for Regional Public Health sexual health clinics. In November 2020, Regional Council authorized the Commissioner to execute the agreements and any related renewal options of this contract.	Year 9 of 10	PO88530	320,000.00	40,000.00	360,000.00
Ferno Canada EMS, Inc.	Ferno vinyl pole stretcher canvas and Ferno Neomate pediatric restraint system used to secure pediatric patients safely.	Year 4-5 of 5	PO97396	79,451.45	24,767.40	104,218.85
Finch Chevrolet Cadillac Buick GMC Ltd.	Supply and delivery of Chevrolet Tahoe vehicles for Paramedic Services.	Year 4 of 5	PO97184	547,336.50	225,000.00	772,336.50
Finn Projects	Consulting services for energy audit services at Regional housing facilities.	Year 2 of 5	PO99963	62,073.00	104,171.00	166,244.00
Mister Chemical Ltd.	Health care and janitorial supplies for the Newmarket and Maple Health Centres, including handwash, paper products, and garbage bags.	Year 3 of 5	PO98192	311,513.35	149,169.74	460,683.09
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	Year 4 of 5	PO96937	376,720.00	-	376,720.00
Specialty Furniture Inc.	Installation, annual inspection, and preventative maintenance for electric beds at the Newmarket and Maple Health Centres.	Year 3 of 5	PO98639	105,766.00	93,408.31	199,174.31
Staples Professional Inc. (Staples)	Health care and janitorial supplies for the Newmarket and Maple Health Centres and Paramedic Services, including test strips, garbage bags, and chemical supplies.	Year 3 of 5	PO98916	67,160.99	34,844.95	102,005.94
Stericycle, ULC	Bio-medical waste transportation and disposal services for programs within Public Health.	Year 5 of 5	PO96221	189,278.00	47,319.50	236,597.50
Superior Solutions LP	Health care and janitorial supplies for Paramedic Services, including handwash and VIROX wipes.	Year 3 of 5	PO98197	491,030.51	254,759.97	745,790.48
Swish Maintenance Ltd.	Health care and janitorial supplies for the Newmarket and Maple Health Centres, including chemical supplies, Swish, cleaners, and kitchen laundry detergents.	Year 3 of 5	PO98194	316,480.14	164,198.49	480,678.63
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	Year 4 of 4	PO97152	269,550.00	-	269,550.00
York University	Data collection services for public health programming. In June 2021, Regional Council authorized the Commissioner to execute the agreements and any related renewal options of this contract.	Year 5 of 6	PO95242	335,671.10	95,047.00	430,718.10

Table 2 - Corporate Services

COMPETITIVE AWARDS						
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
152610 Canada Inc. (Laurin & Company)	This contract award received four bids. Construction services for the garage expansion and site development of the Central Roads Operations Centre project in the Town of Whitchurch-Stouffville.	330 working days from Notice to Commence	PO100802	-	9,738,745.82	9,738,745.82
Airborne Imaging Inc.	This contract award received eight bids. LiDAR (Light Detection and Ranging) data and related services and deliverables for 3D modelling of the earth's surface to support Regional and local municipal initiatives.	7-months	PO100676	-	225,935.50	225,935.50

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Citron Hygiene LP	This contract award received two bids. Collection and disposal services of feminine hygiene waste and the installation and servicing of feminine hygiene product dispensers, including the provision of related products. The value of the initial 3-year term awarded, as indicated in the "Contract Term" column, is \$281,778.12.	3-years with two optional 1-year renewal terms	PO100740	-	482,426.26	482,426.26
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	3-years	PO100820	-	552,575.17	552,575.17
Greater Toronto Fire Protection Ltd.	This contract award received one bid. The Region surveyed registered suppliers who were interested in the bid opportunity ('plantakers') to understand their reasons for not bidding. Those who responded stated that they were unable to bid on the contract due to their current workload, could not quote competitively, or that bid security was too high. Annual inspection, testing, and maintenance of fire extinguishers, emergency lights, suppression systems, and standpipe and fire hoses at various Regional locations. The value of the initial 2-year term awarded, as indicated in the "Contract Term" column, is \$172,635.00.	2-years with one optional 3-year renewal term	PO100842	-	440,429.10	440,429.10
Magnum Fire Protection Inc.	This contract award received six bids. Preventative and on-demand maintenance services and related materials/equipment for fire alarms, sprinkler systems, and fire hydrants at all Regional locations. The value of the initial 2-year term awarded, as indicated in the "Contract Term" column, is \$236,085.00.	2-year with one optional 3-year renewal term	PO100830	-	599,065.69	599,065.69
Newcort Technical Services	This contract award received two bids. Consulting services related to radio frequency technical services and inspections of telecommunication installations on Regional and Housing York Inc. properties. The value of the initial 1-year term awarded, as indicated in the "Contract Term" column, is \$55,120.00.	1-year with four optional 1-year renewal terms	PO100848	-	293,075.00	293,075.00
Q-Air Environmental Controls	This contract award received two bids. Air filters for the Region's heating, ventilation, and air conditioning systems, as required. The value of the initial 1-year term awarded, as indicated in the "Contract Term" column, is \$148,487.45.	1-year with two optional 1-year renewal terms	PO100709	-	456,691.72	456,691.72

DIRECT PURCHASES

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	5-years	PO100847	-	158,054.08	158,054.08

EMERGENCY PURCHASES

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Cintas Canada Ltd.	Commercial dust mat rental services at 46 Regional facilities. This emergency purchase was required to ensure an interim contract during which a competitive procurement is completed.	To be completed by December 31, 2024	PO100738	-	50,000.00	50,000.00
Grapefruit ICT	Cabling removal and installation services for Access York. This emergency purchase was required as a competitive procurement was not possible due to time restrictions and work delays.	To be completed by September 30, 2025	PO100819	-	27,360.00	27,360.00
Merlin Mechanical Inc.	Emergency water leak services, including locates, excavation, shoring, fill removal and reinstallation, line replacement, and line flushing. This emergency purchase was required to address the water leak and erosion and to avoid a possible sinkhole.	To be completed by August 8, 2024	PO100634	-	13,504.00	13,504.00
Silver Birch Contracting Ltd.	Renovation services at 50 High Tech Road, including the removal of benches and dais, clearing out the IT room, and the removal and replacement of carpet. This emergency purchase was required to ensure that the required work was completed before the new subtenant moved in.	To be completed by August 6, 2025	PO100815	-	33,290.00	33,290.00

FAST TRACKS						
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Index Construction Inc.	Replacement and installation services for corridor fire doors at the Maple and Newmarket Health Centres. This increase and extension will ensure that health and safety concerns raised through a review of corridor doors with the existing doors are addressed.	Extended to December 20, 2024	PO97377	1,246,616.15	124,746.30	1,371,362.45
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	Extended to September 24, 2024	PO96932	114,946.09	25,350.00	140,296.09

RENEWALS						
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
1434378 Ontario Inc. (Commercial Cleaning Services)	Janitorial services, including related materials and equipment, at various Regional locations.	Year 3 of 5	PO98077	1,573,098.53	828,717.86	2,401,816.39
Evripos Janitorial Services Limited	Janitorial services, including related materials and equipment, at various Regional locations.	Year 3 of 5	PO98152	2,266,649.91	1,149,262.06	3,415,911.97
GHD Limited	Consulting and systems design services for digital transformation initiatives.	Year 3 of 3	PO98409	387,893.80	198,795.57	586,689.37

Table 3 - Legal and Court Services

RENEWALS						
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
A-1 Credit Recovery & Collection	Third-party collection services for monetary penalties paid by debtors in accordance with the <i>Provincial Offences Act</i> .	Year 4 of 5	PO96998	590,049.94	-	590,049.94
CBV Collections Services Ltd.	Third-party collection services for monetary penalties paid by debtors in accordance with the <i>Provincial Offences Act</i> .	Year 4 of 5	PO97000	701,288.52	-	701,288.52
Commercial Credit Adjusters Ltd.	Third-party collection services for monetary penalties paid by debtors in accordance with the <i>Provincial Offences Act</i> .	Year 4 of 5	PO97052	803,813.88	-	803,813.88
General Credit Services Inc.	Third-party collection services for monetary penalties paid by debtors in accordance with the <i>Provincial Offences Act</i> .	Year 4 of 5	PO97026	107,290.58	-	107,290.58
General Credit Services Inc.	Third-party collection services for monetary penalties paid by debtors in accordance with the <i>Provincial Offences Act</i> .	Year 4 of 5	PO97027	169,606.18	-	169,606.18
Partners In Credit Inc.	Third-party collection services for monetary penalties paid by debtors in accordance with the <i>Provincial Offences Act</i> .	Year 4 of 5	PO96999	159,658.18	-	159,658.18
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	Year 4 of 5	PO97729	850,250.00	360,000.00	1,210,250.00

Table 4 - Office of the Chief Administrative Officer

DIRECT PURCHASES						
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
McLean & Company	<p>This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (r) attendance at conferences, seminars, courses, and conventions and (s) subscriptions to newspapers, magazines, or other periodicals, as well as digital research resources which are acquired in accordance with the Region's applicable technology policies. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4.</p> <p>Executive Counselor Enterprise subscriptions, including access to digital research resources, customized one-on-one sessions for the Region's leadership team in People, Equity and Culture branch, and attendance at courses, seminars, conferences, and workshops of Human Resources (HR) topics.</p> <p>McLean & Company provides insights, tools, and resources to build key HR strategies including the employee listening strategy, 360 assessments, and leadership development. McLean & Company's expertise in managing business risk and ensuring equity through effective talent lifecycle management enhances operational service delivery. Their HR Effectiveness Scorecard measures efficiency and identifies improvement opportunities, providing value for money by optimizing resources and ultimately driving better business outcomes. This approach aligns with York Region's accountability framework, directly supporting strategic goals and enhancing overall organizational performance.</p>	3-years with two optional 1-year renewal terms	PO100712	-	944,943.32	944,943.32

Table 5 - Public Works

COMPETITIVE AWARDS

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
3M Canada Company	This contract award received two bids. 3M reflective material and ink supplies for the Region's sign shop. The value of the initial 3-year term awarded, as indicated in the "Contract Term" column, is \$139,079.70.	3-years with one optional 2-year renewal term	PO100719	-	231,799.50	231,799.50
Active Scale Manufacturing Inc.	This contract award received one bid. The Region surveyed registered suppliers who were interested in the bid opportunity ('plantakers') to understand their reasons for not bidding. Those who responded stated that they did not bid as that they did not want to supply a deposit for work not yet completed. Monthly calibration, maintenance, and emergency repair services on weigh scales at Regional waste facilities. The value of the initial 3-year term awarded, as indicated in the "Contract Term" column, is \$252,180.00.	3-years with one optional 2-year renewal term	PO100778	-	424,503.00	424,503.00
Ashland Construction Group Ltd.	This contract award received nine bids. Asphalt rehabilitation construction services of the circulating road at 18110 Yonge Street in the Town of Newmarket.	80 working days from Notice to Commence	PO100741	-	1,480,482.20	1,480,482.20
Beacon Utility Contractors Limited	This contract award received eight bids. Power supply installation services for automatic speed enforcement at various Regional locations.	90 working days from Notice to Commence	PO100662	-	322,647.07	322,647.07
Colliers Project Leaders Inc.	This contract award received seven bids. Consulting services for project monitoring and schedule management for Phase 1 Construction Works of the Northeast Vaughan Water Servicing project.	From date of award to April 30, 2026	PO100706	-	487,223.29	487,223.29
Customer Service Professionals Network	This contract award received six bids. Surveying and consulting services for the YRT customer satisfaction survey for YRT bus service, YRT On-Request, and Mobility On-Request Paratransit. The value of the initial 3-year term awarded, as indicated in the "Contract Term" column, is \$379,650.02.	3-years with one optional 2-year renewal term	PO100752	-	594,581.01	594,581.01
Defina Haulage Ltd.	This contract award received four bids. Ditching operations and material hauling services at various locations within the Regional road allowance.	30 working days from Notice to Commence	PO100663	-	256,536.00	256,536.00
Dynex Construction Ltd.	This contract award received two bids. Rehabilitation construction services at Patterson Creek and Rumble Pond – South Park, on the east side of Bathurst Street from Mill Street to 500 m south of Mill Street in the City of Richmond Hill.	To be completed by September 15, 2024	PO100711	-	6,744,305.00	6,744,305.00
GHD Limited	This contract award received three bids. Contract administration and inspection services for nine structural rehabilitation/replacement projects at various Regional locations.	From date of award to December 31, 2028	PO100643	-	1,393,438.75	1,393,438.75
Graham Bros Construction Ltd.	This contract award received six bids. Rehabilitation construction services the Keele Street bridge approximately 100m north of King Road and the King Road bridge approximately 30m west of Keele Street in the Township of King.	270 working days from Notice to Commence	PO100644	-	6,760,597.74	6,760,597.74
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	3-years with one optional 2-year renewal term	PO100642	-	1,092,443.69	1,092,443.69
J.E. Culp Transport Limited	This contract award received three bids. Residual waste transportation services to the Twin Creeks Landfill from the Georgina Transfer Station, the York Region Waste Management Center, and the Earl Turcott Transfer Station.	5-years	PO100804	-	7,596,369.15	7,596,369.15
Jacobs Consultancy Canada Inc.	This contract award received one bid. The Region surveyed registered suppliers who were interested in the bid opportunity ('plantakers') to understand their reasons for not bidding. Those who responded stated that they were unable to bid on the contract due to their current workload. Although only one bid was received, staff believe it represents the best value as these deliverables are within budget. Detailed design, contract administration, and site inspection services for the Green Lane Water Treatment Plant in the Town of East Gwillimbury.	From date of award to September 30, 2030	PO100707	-	7,216,370.02	7,216,370.02
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	5-years with five optional 1-year renewal terms	PO100687	-	29,809,331.18	29,809,331.18

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Lexsan Electrical Inc.	This contract award received one bid. The Region surveyed registered suppliers who were interested in the bid opportunity ('plantakers') to understand their reasons for not bidding. Those who responded stated that they were unable to bid on the contract due to their current workload. Construction of instrumentation, controls, and electrical upgrades at the Georgina low lift pumping station in the Town of Georgina.	280 working days from Notice to Commence	PO100770	-	2,970,360.00	2,970,360.00
Loc Pave Construction Limited	This contract award received four bids. Supply and installation of engineered growing media and related activities at various Regional locations. The value of the initial term awarded, as indicated in the "Contract Term" column, is \$530,658.50.	55 working days from Notice to Commence with two optional one-year renewal terms	PO100658	-	1,632,106.54	1,632,106.54
Maple Reinders Constructors Ltd.	This contract award received two bids. Construction services for the Vaughan Pumping Station Teston Road, Vaughan Pumping Station Jane Street, and YorkNet fiber conduit, including the construction of a connection to the existing York Peel Feedermain on Teston Road to the new Teston Road Pumping Station and all associated watermains on Jane Street to interconnect the new infrastructure.	475 working days from Notice to Commence	PO100635	-	66,421,800.00	66,421,800.00
McNally Construction Inc.	This contract award received one bid. The Region surveyed registered suppliers who were interested in the bid opportunity ('plantakers') to understand their reasons for not bidding. Those who responded stated that they were unable to bid on the contract due to their current workload, could not quote competitively, or did not agree to the required Regional terms of contract. Extensive bid analysis and negotiations, focused on optimizing project costs and timelines, resulted in a cost-effective proposal that aligns with current market conditions and represents best value for the Region. Furthermore, delaying construction of this critical West Vaughan Sewer Tunnel could result in adverse financial risk and service implications. Construction services for the West Vaughan Sewage Servicing Tunnel Phase One for an approximately 11km long, 3m internal diameter sewage conveyance tunnel, associated shafts and compounds in the City of Vaughan.	1320 working days from Notice to Commence	PO100797	-	431,493,640.00	431,493,640.00
Mopal Construction Limited	This contract award received 10 bids. Construction services of gravel trails for the York Regional Forest - Centennial Tract in the Town of East Gwillimbury. Work will be completed within 40 working days from Notice to Commence in stages in 2024, 2025, and 2026.	To be completed by August 31, 2026	PO100739	-	1,446,758.00	1,446,758.00
Municipal Maintenance Inc.	This contract award received six bids. Construction services for culvert rehabilitation at various Regional locations.	48 working days from Notice to Commence	PO100631	-	153,490.00	153,490.00
ON-TEK Electric Services Limited	This contract award received six bids. Traffic control device installation services as part of intersection improvement work at various locations in the Towns of Whitchurch-Stouffville, East Gwillimbury and Georgina.	90 working days from Notice to Commence	PO100657	-	528,411.28	528,411.28
Pivot Safety Products Inc.	This contract award received one bid. The Region surveyed registered suppliers who were interested in the bid opportunity ('plantakers') to understand their reasons for not bidding. However, no plantakers responded to this request for information. Although only one bid was received, staff believe it represents the best value as these deliverables are within budget, and pricing aligns with historical pricing for similar requirements. Supply and delivery of guide rail materials for the Roads operations centers. The value of the initial 2-year term awarded, as indicated in the "Contract Term" column, is \$374,005.20.	2-years with three optional 1-year renewal terms	PO100843	-	963,533.83	963,533.83
SLBC INC.	This contract award received seven bids. Consulting services for the new comprehensive Fleet Services Asset Management Plan.	To be completed by July 15, 2025	PO100760	-	124,485.00	124,485.00
T. Y. Lin International Canada Inc.	This contract award received two bids. Consulting services for the North Markham water and wastewater servicing environmental assessment.	To be completed by March 31, 2026	PO100728	-	3,384,186.01	3,384,186.01
The Get Go Inc.	This contract award received two bids. Bi-annual maintenance, inspection, repair services, and recommendations for the road weather information systems (RWIS). The value of the initial 3-year term awarded, as indicated in the "Contract Term" column, is \$182,180.00.	3-years with two optional 1-year renewal terms	PO100721	-	308,225.78	308,225.78

Torbear Contracting Inc.	This contract award received four bids. Construction services for upgrades to the Musselman's Lake Elevated Tank in the Town of Whitchurch-Stouffville, including mechanical, electrical, instrumentation, and SCADA system.	500 working days from Notice to Commence	PO100660	-	11,450,803.00	11,450,803.00
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Viola Management Inc.	This contract award received seven bids. Construction services for the rehabilitation and resurfacing of Yonge Street, Mulock Drive and Green Lane in the City of Richmond Hill and the Towns of Newmarket and East Gwillimbury.	To be completed by October 25, 2024	PO100467	-	11,137,176.55	11,137,176.55
WSP Canada Inc.	This contract award received four bids. Design, contract administration, and site inspection services for the York Central Water Facility Upgrades project.	From date of award to September 30, 2028	PO100659	-	4,624,927.81	4,624,927.81
WSP Canada Inc.	This contract award received four bids. Design, contract administration, and site inspection services for the Nobleton Well 2 Watermain project.	From date of award to June 30, 2028	PO100716	-	864,224.00	864,224.00

DIRECT PURCHASES

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
City of Vaughan	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (u) purchases from other government bodies. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Design and construction services for gateway enhancements at Islington Avenue and Woodbine Avenue in the City of Vaughan.	To be completed by December 31, 2025	PO100640	-	114,960.00	114,960.00
Corporation of Town Of Georgina	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (u) purchases from other government bodies. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Design and construction services for an active transportation link between Forestry Drive and Station Road along Old Homestead Road in the Town of Georgina.	To be completed by December 31, 2025	PO100654	-	323,355.45	323,355.45
Dillon Consulting Ltd.	This contract was awarded as a direct purchase as it falls under an acceptable non-standard procurement reasoning - only one entity is reasonably capable of providing the required deliverables and as such can only be procured from a single supplier has exclusive rights in respect of the deliverables, or where no reasonable alternative exists. Consulting services for the SM4RT Living Plan review and update, including document reviews, jurisdictional scans, interviews, technical memos, risk mitigation proposals, engagement, and final report.	To be completed by November 30, 2025	PO100696	-	424,892.00	424,892.00
Enbridge Gas Distribution Inc.	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (c) procurement related to the relocation of non-Regional utilities associated with a Regional contract, including but not limited to hydro-electrical, gas, cable, or telecommunications works. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Utility relocation works for the Bathurst Street Reconstruction project from 220m south of Weldrick Road to 200m north of Pemberton Road in the City of Richmond Hill.	To be completed by December 31, 2026	PO100745	-	486,445.00	486,445.00
Metrolinx	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (u) purchases from other government bodies. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Cost-sharing agreement for annual maintenance and safety devices located on Regional roadways as mandated by the Canadian Transportation Agency.	3-years	PO100701	-	334,098.00	334,098.00
Town of Georgina	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (u) purchases from other government bodies. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Funding agreement with the Pepperlaw Fire Hall during the Pepperlaw Bridge replacement road closure with four firefighters 24/7. This staffing arrangement eliminates the need to assemble a volunteer crew and reduces the additional detour time required to respond to fire service calls.	Between July 5, 2024 to July 29, 2024	PO100835	-	262,428.35	262,428.35

Town of Newmarket	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (u) purchases from other government bodies. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Design and construction services for streetscaping enhancements as part of the Mulock Park Project at Yonge Street and Mulock Drive in the Town of Newmarket.	To be completed by December 31, 2025	PO100638	-	164,812.00	164,812.00
Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Vineland Research & Innovation Centre	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (e) the provision of services by a service provider that is eligible to participate in a Council- approved program based on eligibility criteria for that program, where the opportunity is offered to multiple service providers. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Greening the Landscape Research Consortium membership to access research on urban forestry management of street trees.	3-years	PO100828	-	105,000.00	105,000.00
York Region District School Board	This contract is exempt from the Procurement Bylaw through Schedule 1 - Exclusion (d) procurement of services where the Region provides subsidies or funding to the service provider or to a recipient under a program approved by Council. Though it is excluded from other provisions of the Procurement Bylaw, this contract is being reported to Council as required by Procurement Protocol 12 - Schedule 1 - Exclusions, Section 4. Professional services to implement the active school travel safety education campaign at schools across the Region.	To be completed by December 31, 2025	PO100727	-	119,532.60	119,532.60

EMERGENCY PURCHASES

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
FP&P Hydra Tek Inc.	Field testing services for the trial isolation of the Markham PD5 Reservoir before the rehabilitation construction phase. This emergency purchase was required to validate an efficient and secure isolation procedure that can be utilized throughout the construction phase.	To be completed by December 31, 2024	PO100717	-	49,500.00	49,500.00

FAST TRACKS

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Aware Training Solutions	Confidential plain clothes observations of YRT's operations (mystery rider contracting services). This increase and extension will ensure the availability of these required services.	Extended to December 31, 2024	PO97138	25,000.00	25,000.00	50,000.00
Capital Sewer Services Inc.	Construction services for the southeast collector trunk sewer shaft concrete rehabilitation and repair of existing odour control facility bioscrubber roof liner. This increase will ensure that unexpected infiltration repairs on the current rehabilitation of sanitary trunk sewer shafts and downstream tunnel segments project are addressed.	No change to contract term	PO98199	16,736,171.10	1,548,783.50	18,284,954.60
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	No change to contract term	PO83152	1,412,000.28	494,535.00	1,906,535.28
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	No change to contract term	PO83236	9,746,551.64	494,249.00	10,240,800.64
Perry Group Consulting Ltd.	Consulting services for the Corporate contact centre review. This increase and extension ensure the development of a detailed Corporate contact centre implementation plan.	Extended to December 31, 2025	PO99102	147,822.50	200,000.00	347,822.50

RENEWALS

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Chemtrade Chemicals Canada Ltd.	Treatment chemicals (liquid aluminum sulfate) used in Regional water treatment plants and pumping stations.	Year 2 of 3	PO99327	587,497.91	648,487.77	1,235,985.68
City of Toronto	Processing services for automated speed enforcement program-related infraction notices. In June 2022, Council authorized the Commissioner to execute the agreements and any related renewal options of this contract.	Year 5-6 of 6	PO96168	785,000.00	920,000.00	1,705,000.00
Forest Ridge Landscaping Inc.	Median string and boulevard hardscape trimming services at various Regional locations.	Year 5 of 5	PO95573	173,730.27	45,347.92	219,078.19
Forest Ridge Landscaping Inc.	Winter maintenance services of Regional cycling infrastructure, including cycle tracks and multi-use paths.	Year 5 of 5	PO95891	845,448.65	226,836.24	1,072,284.89

Keenline Innovation Tech. & Training	Contract administration and inspection services for pavement marking application within the Region.	Year 3 of 4	PO97113	230,989.00	102,940.75	333,929.75
Minister of Finance	Access to the Ministry of Transportation's license plate registry for the automated speed enforcement program. In June 2022, Council authorized the Commissioner to execute the agreements and any related renewal options of this contract.	Year 5-6 of 12	PO96169	80,000.00	280,000.00	360,000.00

Supplier	Contract Description	Contract Term	Purchase Order #	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Minotaur Stormwater Services Limited	Inspection and assessment services of oil-grit structure at various Regional locations.	Year 4 of 5	PO95916	110,722.76	25,995.14	136,717.90
Redflex Traffic Systems Canada, Limited	Supply, installation, operation, maintenance, and decommissioning services for automated speed enforcement equipment. In June 2022, Council authorized the Commissioner to execute the agreements and any related renewal options of this contract.	Year 5-6 of 9	PO96167	385,000.00	300,000.00	685,000.00
SGS Canada Inc.	External auditing and certification services to support ongoing ISO 9001 and ISO 14001 registration.	Year 4-5 of 5	PO96917	91,975.00	57,317.00	149,292.00
See note in "Description" field	Details on this item can be found in Private Attachment 1 of this memo as it relates to the security of Regional property.	Year 8 of 10	PO82632	494,750.00	32,000.00	526,750.00
VISCO Industrial (Barrie) Inc.	Aftermarket parts for Fleet Services' vehicles and equipment.	Year 4-5 of 5	PO96788	313,354.68	214,125.70	527,480.38

Table 6 - Summaries

OVERALL SUMMARY - BY PROCUREMENT ACTIVITY TYPE

Procurement Activity Type	Volume	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Competitive Awards	40	-	618,387,805.33	618,387,805.33
Direct Purchases	13	-	3,958,520.80	3,958,520.80
Emergency Purchases	8	-	235,204.00	235,204.00
Fast Tracks	8	29,437,391	2,916,168.18	32,353,559.02
Renewals	35	15,281,348	6,635,148.37	21,916,496.53
TOTAL	104	44,718,739.00	632,132,846.68	676,851,585.68

OVERALL SUMMARY - BY DEPARTMENT

Department	Volume	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Community and Health Services	23	3,581,563.45	5,514,482.41	9,096,045.86
Corporate Services	18	5,589,204.48	15,398,024.13	20,987,228.61
Legal and Court Services	7	3,381,957.28	360,000.00	3,741,957.28
Office of the Chief Administrative Officer	1	-	944,943.32	944,943.32
Public Works	55	32,166,013.79	609,915,396.82	642,081,410.61
TOTAL	104	44,718,739.00	632,132,846.68	676,851,585.68

COMMUNITY AND HEALTH SERVICES SUMMARY

Procurement Activity Type	Number of Procurement Activities	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Competitive Award	3	-	3,684,105.67	3,684,105.67
Direct Purchase	2	-	520,000.00	520,000.00
Emergency	3	-	61,550.00	61,550.00
Fast Track	1	8,283.08	3,504.38	11,787.46
Renewal	14	3,573,280.37	1,245,322.36	4,818,602.73
TOTAL	23	3,581,563.45	5,514,482.41	9,096,045.86

CORPORATE SERVICES SUMMARY

Procurement Activity Type	Number of Procurement Activities	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Competitive Awards	8	-	12,788,944.26	12,788,944.26
Direct Purchases	1	-	158,054.08	158,054.08
Emergency Purchases	4	-	124,154.00	124,154.00
Fast Tracks	2	1,361,562.24	150,096.30	1,511,658.54
Renewals	3	4,227,642.24	2,176,775.49	6,404,417.73
TOTAL	18	5,589,204.48	15,398,024.13	20,987,228.61

LEGAL AND COURT SERVICES SUMMARY

Procurement Activity Type	Number of Procurement Activities	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Competitive Awards	-	-	-	-
Direct Purchases	-	-	-	-
Emergency Purchases	-	-	-	-
Fast Tracks	-	-	-	-
Renewals	7	3,381,957.28	360,000.00	3,741,957.28
TOTAL	7	3,381,957.28	360,000.00	3,741,957.28

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER SUMMARY

Procurement Activity Type	Volume	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Competitive Awards	-	-	-	-
Direct Purchases	1	-	944,943.32	944,943.32
Emergency Purchases	-	-	-	-
Fast Tracks	-	-	-	-
Renewals	-	-	-	-
TOTAL	1	-	944,943.32	944,943.32

PUBLIC WORKS SUMMARY

Procurement Activity Type	Volume	Previously Approved (\$)*	Amount (\$)	Estimated Value of Contract (\$)
Competitive Awards	29	-	601,914,755.40	601,914,755.40
Direct Purchases	9	-	2,335,523.40	2,335,523.40
Emergency Purchases	1	-	49,500.00	49,500.00
Fast Tracks	5	28,067,545.52	2,762,567.50	30,830,113.02
Renewals	11	4,098,468.27	2,853,050.52	6,951,518.79
TOTAL	55	32,166,013.79	609,915,396.82	642,081,410.61

Notes

AWARD LIMITS UNDER THE PROCUREMENT BYLAW 2021-103

Standard Procurements

Procurement Type	Value of Procurement	Execution of Contract Award ¹	Execution of Contract Renewals
Purchase through Request for Quotation (RFQ)	up to \$100,000	Commissioner or delegate, where applicable	Commissioner
Purchase through Request for Proposal (RFP) and Purchase through Request for Tender (RFT)	\$100,000 - \$500,000	Commissioner	Commissioner
Purchase through Request for Proposal (RFP) and Purchase through Request for Tender (RFT)	\$500,000+	Chief Administrative Officer	Commissioner

Non-Standard Procurements

Procurement Type	Value of Procurement	Execution of Contract Award ¹
Fast Track	No limit	Chief Administrative Officer and Regional Chair
Direct Purchase	up to \$100,000	Commissioner or delegate, where applicable
Direct Purchase	\$100,000 - \$500,000	Chief Administrative Officer
Direct Purchase	\$500,000+	Council (reported separately)
Emergency Purchase	up to \$100,000	Commissioner or delegate, where applicable
Emergency Purchase	\$100,000+	Chief Administrative Officer

¹ Note on Schedule 1 - Exclusions procured through Standard Procurement and Non-Standard Procurement Methods

Schedule 1 - Exclusions can be procured through any procurement format, including standard procurement and non-standard procurement. Where a Schedule 1 - Exclusions was procured in a standard or non-standard format, and where the excluded deliverables are defined for approval under the Delegation Bylaw, the award of the purchase must follow the "Execution of Contract Award" signing authority(ies) outlined in the Delegation Bylaw, instead of the signing authorities defined in the Exclusions Protocol under the Procurement Bylaw, and as referenced in the table above.

Schedule 1 - Exclusions are reported to Council as per the requirement to do so within Procurement Bylaw Protocol - Schedule 1 - Exclusions, Section 4.

DEFINITIONS

Amount refers to the current contract price and excludes HST.

Co-operative Purchasing refers to a procurement method where a competitive procurement process that is conducted by one public body or buying group on behalf of one or more public bodies in order to obtain the benefits of volume purchases and administrative efficiency.

Direct purchase refers to a procurement method where the deliverables are acquired through a non-standard procurement method, directly from a supplier of choice without conducting a competitive process. This form of procurement is only permitted in circumstances which do not allow for any form of invitational or competitive process to be conducted and include at least one of the circumstances outlined in the Non-Standard Procurements Protocol.

Emergency refers to an event or circumstance where the immediate purchase of deliverables is necessary to prevent or alleviate: (a) a serious delay in service delivery that could not have been foreseen; (b) a threat to the health, safety or welfare of any person; (c) the disruption of essential services; or (d) damage to public or private property, and includes, but is not limited to, an emergency declared under the *Emergency Management and Civil Protection Act*.

Estimated Value of Contract refers to the potential dollar value of the contract, i.e. the 'Amount' plus the pricing for future years should all optional terms be renewed.

Fast Track refers to the purchase of additional deliverables, irrespective of the total amount of the expenditure, provided that the authorization to purchase the additional deliverables is required to prevent interruption in service delivery or to avoid incurring extra costs.

Request for Tender (RFT) refers to a procurement method where the procuring department has exact specifications for the required deliverables and vendors are required to submit pricing information. RFTs are awarded to the lowest compliant bidder.

Request for Proposal (RFP) refers to a procurement method where the procuring department does not have clearly defined deliverables and it is anticipated that bidders may propose a variety of alternatives to fulfill the Regional needs. The evaluation of proposals includes both a technical (80%) and financial (20%) evaluation, and the award is made to the highest scoring proponent.

Request for Quotation (RFQ) refers to a procurement method similar to an RFT except that the procurement is issued to a limited audience of bidders who are invited to submit bids (referred to as quotes). RFQs are generally awarded to the lowest compliant bidder.

Request for Pre-Qualification (RFPQ) is a procurement process that is used to select qualified vendors to respond to a future RFT or RFP. RFPQ submissions are evaluated based upon factors such as experience of similar work, references, verification of qualifications, licenses and permit, and financial capability.

'Working days' refers to business days.

Report of the Acting Commissioner of Community and Health Services
**Update on Implementation of the Community Safety and Well-Being Plan
for York Region 2022 to 2026**

1. Recommendations

1. The Regional Chair write letters to:
 - a. The Solicitor General of Ontario requesting dedicated provincial funding to support implementation of the Community Safety and Well-Being Plan for York Region.
 - b. The federal Minister of Public Safety requesting dedicated federal funding to support Community Safety and Well-Being Plan initiatives.
2. The Regional Clerk circulate this report for information to Clerks of local municipalities, York Regional Police Service Board and the Human Services Planning Board of York Region.

2. Purpose

To provide an update on progress and outcomes of the second year of the Community Safety and Well-Being Plan for York Region 2022 to 2026 (Plan).

Key Points:

- Under the [Community Safety and Policing Act, 2019](#), York Region is required to develop a Community Safety and Well-Being Plan and report on progress
- In [June 2018](#), Council designated the [Human Services Planning Board of York Region](#) to advise on the Plan's development

- Community Action Tables established in 2021 are having a positive impact in each of four focus areas: northern Georgina, central Newmarket, south-central Richmond Hill and south-central Markham
- Council approved a place-based Plan in [May 2022](#), which identifies 122 local actions across the four focus areas to address priority risks
- 116 or 95% of actions are projected to be completed or underway by the end of 2024
- Federal funding further enhances the work of the Community Action Tables with six social development, prevention and risk intervention initiatives
- Implementation of the Plan is supported in part by external, time-limited funding
- Staff have begun efforts to refresh the Community Safety and Well-Being Plan in 2026

3. Background

Council approved the Community Safety and Well-Being Plan in 2022

Under the [Community Safety and Policing Act, 2019](#), municipalities are required to develop and implement a Community Safety and Well-Being Plan that enhances safety by focusing on well-being. This provincial framework focuses on upstream social development and reducing risks through prevention and risk intervention initiatives, which can reduce reliance on emergency responses.

In [June 2018](#), Council designated the [Human Services Planning Board of York Region](#) to advise on the Plan's development. In [May 2021](#), four communities were approved by Council as focus areas for the Plan: northern Georgina, central Newmarket, south-central Richmond Hill and south-central Markham. Council approved York Region's first [Community Safety and Well-Being Plan](#) in May 2022.

The Human Services Planning Board continues to advise on the Plan's implementation.

Community Action Tables were established in 2021 and are implementing local action plans

In [May 2021](#), Council also approved establishing a Community Action Table for each of the four focus areas. Community Action Tables proactively address local priority risks. Each table includes representatives from local municipalities, York Regional Police (YRP), school boards, service providers, grassroots agencies and resident leaders.

Launched in fall 2021, each Community Action Table developed a local action plan to address top priority risks: mental well-being and housing stability in central Newmarket, south-central

Richmond Hill and south-central Markham; and mental well-being and economic stability in northern Georgina.

A total of 122 actions from the four local action plans were included in the first iteration of the Community Safety and Well-Being Plan, approved by Council in May 2022.

York Region receives external funding to support Plan implementation

A time-limited Community Safety and Policing Grant for \$750,000 (2022 to 2025) was secured in collaboration with YRP to support the Region's capacity to implement and manage the plan effectively.

Through Public Safety Canada's Building Safer Communities Fund, York Region receives \$7.3 million over four years (2022 to 2026) to support initiatives aimed at reducing underlying risk factors that lead to gun and gang prevalence. Six initiatives (Attachment 1) have been developed to enhance implementation of the Plan through the Community Action Tables.

United Way Greater Toronto contributed \$140,000 in 2023 and 2024, providing Quick Action Grants for Community Action Tables to allocate to grassroots, resident and agency-led initiatives.

4. Analysis

Community Action Tables continue to serve as important points of community mobilization

The Community Action Tables continue to provide the infrastructure to enhance community capacity to identify and respond locally to challenges that impact safety and well-being. An important measure of this progress is resident and community partner engagement to implement the local actions. Currently, 281 residents and community partners participate as members across the four Tables. In 2023, 59% (72 of 122) of local actions were completed or in progress, and by the end of 2024 95% (116 of 122) of local actions are projected to be completed or in progress.

Since 2022, 39,207 residents were engaged through the Community Action Tables. Some examples of local actions and community engagement in the four focus areas include:

- **Central Newmarket:** To address mental well-being and support after-school engagement, partnered with JumpStart and Boys and Girls Club to offer a four-week subsidized sports camp for youth aged 6-15 at JLR Bell Public School, attracting around 30 participants weekly
- **Northern Georgina:** To find more accessible spaces for communities, created a Garden of Inclusion at The Link in Sutton with various partners. This project engages residents

to improve physical and mental health, grow food, and build friendships. The launch had over 50 attendees, with six residents in leadership roles

- **South-Central Richmond Hill:** To address mental well-being by making services more culturally relevant and accessible, organized regular service awareness and resource events, and outreach tables in schools and cultural festivals, engaging 179 residents
- **South-Central Markham:** To support resident navigation of services, partnered with 211, Access York, Alzheimer's Society York Region, ENAGB Indigenous Youth Agency, York Region Centre for Community Safety and Milliken Wesleyan Methodist Church. Community ambassadors help with housing and mental health resources, enhanced by workshops attracting 178 residents on civic engagement and advocacy in collaboration with Institute for Change Leaders, and engaging 33 partner organizations.

Details regarding progress on Community Action Tables actions are provided in Attachment 1.

Collaboration with York Regional Police and community partners is showing promise in reducing potentially serious incidents

York Region and YRP continue to collaborate across a number of projects:

- YRP officers participate on each of the four Community Action Tables and Children, Youth and Families Situation Tables
- Children, Youth and Families Situation Tables are co-chaired by York Region and YRP
- YRP provides real-time data to identify locations where services such as the [Mobile Youth Hub](#) are needed most
- YRP works with York Region to determine whether a serious incident in the community is considered traumatic, activating the [Traumatic Incident Response Protocol](#)
- York Region and YRP co-facilitate presentations and events, including a Youth Summit in Georgina, in March 2024 which attracted about 100 youth who shared their views on community safety and well-being through creative engagement activities

YRP and York Region collaborate with community partners through Children, Youth, and Families Situation Tables in each focus area. These tables include 42 community organizations working collaboratively to resolve situations of acutely elevated risk (defined as imminent risk of crime, harm or victimization). Since January 2023, 546 situations involving 1,195 individuals were brought forward to the tables. In 78% of situations, collaboration among partners resulted in reductions of acutely elevated risk. YRP reported a 65% decrease in calls for service comparing six months before and after a situation was brought to a Children, Youth, and Families Situation Table.

The Building Safer Communities Fund has enhanced opportunities for social development, prevention and risk intervention

The six projects supported by the Building Safer Communities Fund (Attachment 1) enhance the work of Community Action Tables, creating additional opportunities for social development, prevention and risk intervention. Federal funding for these initiatives is time-limited and will expire in March 2026, with a reduced amount available in the final year. Community organizations delivering these projects across the four focus areas are secured through March 2025. The Building Safer Communities Fund is administered following Council's authorization in [October 2021](#) to direct external funding through the Community Investment Fund.

The latest project, Traumatic Incident Response Protocol, supports timely, coordinated responses to communities impacted by traumatic events such as shootings, stabbings, hate-motivated crimes, or school-related violence. The protocol was first activated in Keswick in September 2024 following a double homicide. With York Region and YRP, Routes Connecting Communities coordinated a community healing event at Bayview Park to facilitate community conversations and share resources.

8,374 individuals have been served by the six Building Safer Communities Fund projects since these launched in early 2023.

As implementation of the current Plan continues, staff aim to update the Plan and address sustainability of initiatives

York Region is preparing for the next term of the Plan by considering new trends influencing safety and well-being (YRP crime statistics, 2024 Spring Pulse Community Opinion poll results), updated social determinants of health data, community feedback, and input to maximize impact of current initiatives, inform evaluation and potential future direction of the Plan.

Regional staff continue to socialize key initiatives and aspects of the current Plan at events such as the 2024 Safety of Our Cities Conference and 2024 Ontario Municipal Social Services Association conference. Staff are collaborating with funders to extend support and build a sustainability network while advocating for policy change and increased investments based on local learnings.

The Plan supports the Healthy Communities priority of the 2023 to 2027 Strategic Plan and York Region's Vision of strong, caring and safe communities

The Plan aligns with the Support Community Well-Being priority of the [2023 to 2027 Strategic Plan](#), which focuses on the livability, health, safety and social well-being of our communities. It also supports Council's [Vision](#) of strong, safe, caring communities by developing strategies to help mitigate risks and improve the overall well-being of communities.

5. Financial Considerations

This report does not present current financial changes to the Region's budget or fiscal position.

Despite a provincial mandate for the Plan, the Province does not provide dedicated funding to support the Plan. Regional Council has allocated approximately \$0.45M through 2024 budget approval to support the Plan's implementation, and this was included in the proposed 2025 Community and Health Services department budget. Community agencies also received funding from the Community Investment Fund to lead the Community Action Tables. An update on Community Investment Fund will be provided to Council in December 2024.

To date, \$7.3M has been allocated from Public Safety Canada's Building Safer Communities Fund for the first iteration of the Plan (2022 to 2026, expiring in March 2026). Public Safety Canada has indicated that the Building Safer Communities Fund will not continue past March 2026. A Community Safety and Policing Grant for \$0.75M (2022 to 2025, expiring March 2025) was secured in collaboration with YRP to support staffing. YRP and staff are monitoring renewal of this provincial grant in early 2025.

This report recommends the Regional Chair advocate to senior levels of government for sustained support to implement Plan initiatives. Any additional resources that may be needed will be identified as part of future budget processes.

6. Local Impact

The Community Safety and Well-Being Plan is making a real difference in York Region fostering proactive and community-driven actions to address priority risks. Through Community Action Tables and various events, many residents and community partners have been engaged. The initiatives funded by the Building Safer Communities Fund have successfully contributed to reduced risks and improved safety, decreasing emergency calls for service. These efforts collectively enhance public safety, increase access to services, and support the well-being of residents.

The Region continues to work closely with YRP, focus area mayors and local councillors, local municipal staff, United Way Greater Toronto, other community partners, and residents to learn more about risks and priorities, leverage resources, and collaborate on implementing actions under the Plan. The partners will be consulted further to inform the future direction of the Plan.

7. Conclusion

The Community Safety and Well-Being Plan continues to serve as a mobilizing force for stronger, caring, safer communities. Community Action Tables in four focus areas are actively implementing local actions to improve access to timely supports addressing priority risks. This work is further enhanced by six federally funded projects focused on social development, prevention and risk intervention. Emerging evidence suggests these upstream interventions

may be mitigating serious downstream incidents. As current funding is time-limited, sustainability will be a key consideration when updating the Plan in 2026.

For more information on this report, please contact Mary Boushel, Director, Strategies and Partnerships at 1-877-464-9675 ext. 78389. Accessible formats or communication supports are available upon request.



Recommended by:

Lisa Gonsalves

Acting Commissioner of Community and Health Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

November 19, 2024

#16389378

Attachment 1 – Community Safety and Well-Being Plan 2022-2026 Update

COMMUNITY SAFETY AND WELL-BEING PLAN 2022-2026 UPDATE

BUILDING SAFER COMMUNITIES FUND INITIATIVES

Initiative	Results (since launch)*
<u>Children, Youth and Family Situation Tables</u>	
Brings together diverse, multi-sector service providers to resolve situations of acutely elevated risk and prevent negative outcomes from (re)occurring.	<ul style="list-style-type: none"> • 42 partner organizations • 1,195 individuals served through 546 situations brought to the Tables • Acutely elevated risk lowered in 78% of situations • York Regional Police report a 65% decrease in calls for service comparing six months before and after a situation was brought to a Situation Table
<u>Mobile Youth Services Hub</u>	
Provides mobile services to vulnerable youth in identified high traffic areas. Aims to increase resource access, social inclusion and community safety through crisis intervention and prevention supports.	<ul style="list-style-type: none"> • 1,773 youth served • 2,604 services provided • 899 participants assisted with food security • 585 participants assisted with transportation
<u>Service Navigator Pilot Program</u>	
Provides youth and other residents with improved service access and navigation tools to increase awareness and access to available supports. Service Navigators have cultural connections, community connections and/or lived experience with priority risks. Service navigators can be embedded in locations such as schools and hospitals.	<ul style="list-style-type: none"> • 324 served • 4,384 individuals engaged • 234 assessments completed • 296 community referrals

*current as of October 2024

BUILDING SAFER COMMUNITIES FUND INITIATIVES

Initiative	Results (since launch)*
<u>Youth Supporting Youth Pilot Program</u>	
Uses a peer mentorship approach to support youth with strategies and coping mechanisms to increase protective factors and reduce underlying risk factors. Program offers peer support certification and workshops at local schools and in the community on topics.	<ul style="list-style-type: none"> • 9 peer mentors engaged • 81 youth healers recruited • 618 youth attended events/initiatives that address educational needs (e.g., mental health) • 1781 youth engaged to share information about events/initiatives
<u>Community Violence Prevention Funding</u>	
Students, grassroots organizations, and agencies can apply for funding to undertake community driven proactive actions to reduce underlying risk factors that can lead to youth crime, harm and victimization.	
8 resident-led projects underway, including: <ul style="list-style-type: none"> • <i>Stamp Out Stigma</i> • <i>Youth Driven Watershed</i> • <i>Violence Prevention and Intervention</i> • <i>Community Anti-bully Education Program</i> • <i>Toastmaster for Violence Prevention</i> • <i>Echoes of Empowerment: Art Against Abuse</i> 	Resident stream <ul style="list-style-type: none"> • 3,060 served by resident stream • 15 projects completed • 7 projects under consideration
5 agency-led initiatives: <ul style="list-style-type: none"> • Chippewas of Georgina Island First Nation – <i>Bridging the Gaps - An Interconnected Approach to Community Safety and Well-Being</i> • Housing Help Centre – <i>Improving Safety Outcomes for Female Victims of Violence in South-Central Richmond Hill</i> • Canadian Centre for Men and Families – <i>Early Intervention Strategies for Youth</i> • Playforever – <i>Fostering Resilience through Sports, Mental Health, and Employment</i> • South Asian and Tamil Women's Collective – <i>Community Well-Being Conference</i> 	Agency stream <ul style="list-style-type: none"> • 1,319 served

Traumatic Incident Response Protocol

Following a traumatic incident in the community, the program identifies and mobilizes local municipalities and community partners.

- 1 activation
 - 85 served
-

COMMUNITY ACTION TABLES (CAT) – LOCAL ACTIONS

Northern Georgia

70
CAT
members

10
community
ambassadors
(resident leaders)

15,860
residents
engaged
2023-2024

15/35
CAT actions
completed in
2023

35/35
actions to be
completed or
in progress by
end of 2024

Mental Well-Being actions	Completed (action achieved)	Ongoing (achieved, requires ongoing attention)	In-progress (action started)
1. Conduct a resident mental well-being survey to inform community projects and service delivery	•	•	
2. Create and maintain a community resource asset map	•	•	
3. Share resources to increase access to information and connections to mental health supports	•	•	
4. Improve coordination and integration of services with established community networks	•	•	
5. Build partnerships across the focus area for referrals and supports	•	•	
6. Build resident-led ambassador groups to encourage resident participation in CAT actions	•	•	
7. Host social and cultural inclusion activities (e.g., community kitchens, free tax clinics, festivals)	•	•	
8. Create youth peer support in local high schools			•
9. Partner with school boards to explore opportunities to address mental well-being			•
10. Offer mental health first aid training in a variety of community settings			•
11. Create more in-person substance use and addiction workshops			•
12. Explore opportunities to increase access to the Parents Support Program			•
13. Explore opportunities to offer grief counselling training to community and grassroots organizations			•
14. Explore options to increase mental health workers in the community			•
15. Explore alternative funding and service models for mental health			•

16. Develop a food program model and adapts to cultures, offering diverse foods	•	•	
17. Partner with local farmers to address local food security	•	•	
18. Find more accessible spaces for communities (e.g., community gardens)			•
19. Explore expanding accessible transportation in Georgina			•

Economic Stability actions	Completed	Ongoing	In progress
20. Work with local service providers to review and strengthen culturally relevant services, including delivery in multiple languages			•
21. Host employment readiness workshops with a focus on transitional supports, coaching, interview skills and resume writing	•	•	
22. Develop employment training and support program for people living with developmental/mental health issues			•
23. Conduct employers workshops with a focus on preparing the workplace for a diverse range of workers (e.g., youth, women, indigenous, newcomers, etc.) and job shadowing/coaching opportunities			•
24. Sponsor, support local job fairs	•	•	
25. Establish partnerships to promote local job creation including youth employment opportunities	•	•	
26. Create Pathways Program for Youth to explore higher education and pathways to employment	•	•	
27. Develop youth peer mentorship program			•
28. Explore developing youth business program with partners	•	•	
29. Host career training workshops targeted for women, youth and newcomers			•
30. Explore paid internship/apprenticeship program with schools and colleges			•
31. Explore developing a program to support single mothers to obtain education and employment			•
32. Conduct a feasibility study for the creation for a Working Centre for Northern Georgina	•	•	
33. Advocate for work incentives/bonus to start work			•
34. Advocate for a livable wage			•
35. Partner with stakeholders on transportation for employment reasons, incentives for hiring locally, training and apprenticeship programs for skilled workers, and subsidies for working mothers			•

United Way Greater Toronto Quick Action Grant projects

18

resident grants

7

agency grants

2,455

residents reached

Project	Priority risk
Keswick Community Fridge	Mental health and well-being
Food and Mood	
Perennial Pollinators	
Boots, Brushes and Breath	
Smoking Cessation and Naloxone Workshop	
Halloween in the Point	
Kits for a Cause	
Learning about Persian Culture	
Aging Strong: Brain and Body Tools for Aging Well	
Supporting Youth Diversity	
Sabre Day: Community Connections and Mental Health Self Care	
Birds of a Feather	
Giddy Goats	
Georgina Angel Moms	
Brushes and Blooms	
Georgina Community Equity Needs Analysis	
Sutton Youth Shelter Health Mind & Body and York Regional Police Basketball and BBQ	
Garden of Inclusion	
Clearwater Community Collaboration	
Recreate Our Space and First Responder Fun Fair	
Wings Virtual World Tour	
Wellness and Wealth Gathering	Economic stability
Creating Your Personal Brand	
Bringing Financial Knowledge to Georgina	
Enhancing Georgina's Workforce	

COMMUNITY ACTION TABLES – LOCAL ACTIONS

Central Newmarket

70
CAT
members

2
working
groups

10
community
ambassadors
(resident leaders)

6,600
residents
engaged
2023-2024

13/35
CAT actions
completed in
2023

33/33
actions to be
completed or in
progress by end
of 2024

Mental Well-Being actions	Completed	Ongoing	In progress
1. Create a community bulletin board program to provide frequent updates on community programs	•	•	
2. Create and maintain a community resource Asset map	•	•	
3. Develop a service fair roadshow to support access and awareness of services	•	•	
4. Develop a resident champion program to provide education and mentoring for service navigation	•	•	
5. Develop self-serve program to improve service navigation (e.g., hotline, directory for mental health and housing, which as the priority risks in this focus area)	•	•	
6. Create community connections and host mental health event in collaboration with partners	•	•	
7. Create child/youth-specific community programming with schools to support after-school engagement			•
8. Explore options to provide additional interpretation services (e.g., for parents to connect with teachers and increase culturally accessible information)			•
9. Engage youth in opportunities to volunteer and offer support to the community	•	•	
10. Create peer/community mentorship opportunities to share skills, and encourage learning	•	•	
11. Host workshops to support skills building and community learning (e.g., CPR, financial planning)	•	•	
12. Adapt available spaces for multi-use (e.g., using school yard for community ice rink, parking lot for events)	•	•	
13. Increase access to recreation programming and space			•
14. Increase access to green spaces to connect residents			•
15. Explore using the Street Outreach Van to offer new services (e.g., clinician support)			•
16. Increase affordable transit (e.g., funding additional routes to community resources such as food pantry, community centers, etc.)			•
17. Assess need and options to increase street lighting to promote safe pedestrian engagement			•

Housing Stability actions	Completed	Ongoing	In progress
18. Provide education/awareness workshops (e.g., legal clinic, financial literacy, tenant rights, etc.)	•	•	
19. Explore partnership to support residents to understand their housing options	•	•	
20. Identify people at risk and make connections to them (e.g., referral system to support proactive outreach)			•
21. Increase availability of housing support service worker to help residents navigate and access services	•	•	
22. Create a centralized community hub for social services which addresses short and long-term needs			•
23. Explore roommate connector program to support safe and effective roommate matching			•
24. Explore shared living space programs (e.g., with seniors and youth) and options to adopt and support symbiotic relationships			•
25. Explore options to help landlords increase building maintenance quality			•
26. Explore options to support privacy in congregate living settings			•
27. Collaborate with partners to understand barriers to increasing housing supply and Advocate for change (e.g., housing coalition, new affordable housing, by-laws to regulate accessible housing processes)			•
28. Increase safety monitoring of neighborhood (e.g., implement community watch program to complement police services)			•
29. Explore opportunities to improve safety living and community spaces			•
30. Enhance support for vulnerable residents (e.g., childcare signup, meal delivery, tool lending program)			•
31. Partner with local farmers/grocery stores to create low-cost food access opportunities (e.g., farmers market at school parking lot)			•
32. Support vulnerable residents by exploring options to increase access to cell phones with prepaid minutes and food gift cards			•
33. Increase access to resources through additional mobility shuttles and service locations			•

United Way Greater Toronto Quick Action Grant projects

13

resident grants

4

agency grants

2,468

residents reached

Project	Priority risk
Neighbourhood BBQs	Mental health and well-being
In Joyness: Women's Wellness Group	
Sharing is Caring	
Strawberry Farm Community Meet & Mingle	
Nature Connections	
Persian Seniors Community wellness	
Healing Shears	
Paws & Bonds	
Info on Mental Health	
Best Buddies Celebration	
Community Mentor Match Up	
Driving Change through Tech/Coding	
Neighbourhood BBQ	
Boys and Girls Club Summer Camp: Fun, Fitness and Community Connection	
Newmarket Heights: Welcome, Worth, Safe Project	
Senior Outreach	
108 Health Promotions	
Formal for Family Wellness	Housing stability

COMMUNITY ACTION TABLES – LOCAL ACTIONS

South-central Richmond Hill

70 CAT members	2 working groups	10 community ambassadors (resident leaders)	2,756 residents engaged 2023-2024	18/26 CAT actions completed in 2023	23/26 actions to be completed or in progress by end of 2024
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Mental Well-Being actions	Completed	Ongoing	In-Progress
1. Finalize and maintain a comprehensive asset map of services to share with residents and partners	•	•	
2. Examine and support how institutions and organizations are making their services culturally-relevant (e.g., race, language, ethnicity)	•	•	
3. Explore options for increasing culturally-accessible information (e.g., translation services)	•	•	
4. Create list of community spaces available for community use			•
5. Create a Community Bulletin Board Program to provide frequent updates regarding community programs and services	•	•	
6. Develop Mobile Service Program to better coordinate services with partners and build resident awareness of resources and services	•	•	
7. Develop Little Libraries and arts programs to connect with residents	•	•	
8. Implement youth and other community engagement events about mental health and substance use	•	•	
9. Use community gardens and green spaces to connect with residents	•	•	
10. Increase low-cost/free Recreation Programming for youth and adults	•	•	
11. Negotiate use of space to offer services (e.g., library, mall)	•	•	
12. Examine, co-create, and execute a culturally-relevant Campaign that can reframe mental health as health (e.g., public awareness/anti-stigma, education to support mental health literacy for all)			
13. Increase availability and visibility of Support Workers within the community	•	•	
14. Expand Food Donation and Delivery programs to support food stability	•	•	

15. Identify local shower facilities for people experiencing homelessness	•	•	
16. Explore need for and possible locations of Safe Injection Sites and Needle Exchange			•
17. Increase safety monitoring of neighborhood (e.g., implementing trauma-informed Community Watch Program to complement police services)	•	•	
18. Examine options for increased Street Lighting at night			•
19. Increase LGBTQ2+ signage throughout community			

Housing Stability actions	Completed	Ongoing	In-Progress
20. Provide education/awareness workshops, and develop and deliver communication campaigns to improve awareness of housing supports (e.g., legal clinic, financial literacy, tenant rights)	•	•	
21. Identify people at risk and make connections to them (e.g., referral system to support outreach)	•	•	
22. Explore developing Roommate Connector Program to support safe and effective roommate matching			
23. Increase availability of Housing Support Workers to help residents navigate and access services	•	•	
24. Enhance supports for vulnerable residents (e.g., sign-up for childcare, meal delivery shifts, community Tool Lending Program)	•	•	
25. Collaborate with partners to understand barriers to increasing housing supply and advocate for change (e.g., housing coalition, new affordable housing options, by-laws to regulate accessible housing)	•	•	
26. Explore options to work with partners to improve housing quality (e.g., Landlord Education and Maintenance Incentives)	•	•	

United Way Greater Toronto Quick Action Grant projects

14

resident grants

5

agency grants

2,684

residents reached

Project	Priority risk
Pizza in the Park	Mental health and well-being
Community Walking and Jogging	
Seniors Instrument Concert	
Self Exploration workshop for Chinese females	
Family Fun & BBQ	
South Asian cultural events 2023	
Parents Mental Health support and social event	
Teen Community Leaders	
Srs Lunch and Social	
La Dolce Vita Wellness Evenings	
York Star Children Choir Singing Training & Performance Show	
Gapper Park Olympics	
Community Picnic – Day of Connection and Unity	
Empowering Women (YRCCS)	
Changing the Game (Help a Girl Out)	
We Jam (Hooshvar Foundation)	
York Region Inclusive Support Initiative	
Learn & Improve Seniors' Mental Well-being	
Blessings Bags	Housing stability

COMMUNITY ACTION TABLES – LOCAL ACTIONS

South-central Markham

100 CAT members	2 working groups	10 community ambassadors (resident leaders)	7,999 residents engaged 2023-2024	20/26 CAT actions completed in 2023	25/28 actions to be completed or in progress by end of 2024
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Mental Well-Being actions	Completed	Ongoing	In-Progress
1. Conduct asset mapping to create an inventory of services and identify those that are culturally specific	•	•	
2. Implement a communication strategy to raise awareness of services and service navigation tools, such as FindHelp Information Services (211) and York Region's Access York	•	•	
3. Engage residents of all cultures to better understand and address barriers to service access	•	•	
4. Explore the use of community space for programs and networking	•	•	
5. Help residents find services by creating a system navigator role	•	•	
6. Find a centralized place where the System Navigator can connect residents to services	•	•	
7. Develop or enhance existing student and parent ambassador programs to support service navigation and build connections			
8. Enhance service coordination between community partners to support warm transfers			
9. Host focus groups with service providers to develop new models of virtual/in-person service delivery	•		
10. Work with service providers to improve triage, reduce waitlists and provide rapid follow-up supports			•
11. Reduce stigma around mental well-being through public education and awareness	•		
12. Host events to bring people together and improve the community's sense of belonging	•	•	
13. Identify and understand relationships across cultures (resident to resident) and develop a culturally diverse stories project about mental wellness	•		
14. Strengthen partnerships with faith-based and cultural organizations to better engage the community	•	•	

15. Build resident civic engagement skills	•	•	
16. Create, support opportunities for community agencies and residents to participate in government decision-making	•	•	

Housing Stability actions	Completed	Ongoing	In-Progress
17. Create a platform to improve community outreach using social media	•	•	
18. Share information on resources and services at existing hubs, faith-based centres and libraries	•	•	
19. Educate tenants on their rights and build awareness of eviction prevention programs	•	•	
20. Host education and awareness building sessions on housing issues, (e.g., documenting lived experiences along the housing continuum)	•	•	
21. Examine service pathways to better understand and address barriers	•		
22. Initiate a community watch program for vulnerable populations to complement police services			
23. Create opportunities for tenant-led initiatives and resident capacity building	•	•	
24. Conduct research to better understand issues surrounding second suite apartments	•		
25. Explore the use of spare bedrooms for temporarily housing community members	•	•	
26. Explore the long-term effect of illegal rentals on infrastructure, revenue generation, etc.	•	•	
27. Examine how to integrate Community Action Table work with other organizations that have similar mandates (e.g., Affordable Housing Coalition)	•	•	
28. Advocate to implement the Rights to Housing Framework and bylaws to support housing affordability	•	•	

United Way Greater Toronto Quick Action Grant projects

13

resident grants

3

agency grants

2,435

residents reached

Project	Priority risk
Music & Autism	Mental health and well-being
Young & wise	
Bond & Care	
Reflecting Mental Wellness	
Dementia Awareness	
Healing Art	
Pride and Power	
Wilclay Cultural Community Connections	
Connecting to Community	
Healthy Families	
Wellness & Us	
Crocheting for Wellness	
Family Movie Time	
Food & Belonging	
Breakthrough for Youth with Mental Health (MACCA)	
Young Adults Night	

COMMUNITY ACTION TABLES – IMPLEMENTATION PROJECTS

York Region provides an implementation grant to each Community Action Table to support work to mitigate priority risks.

- **Georgina Learning Café** serves individuals under the age of 30 who face barriers to traditional employment opportunities with career exploration, economic opportunities, mentorship, skills development, and training. The project aims to serve 300 individuals.
- **Newmarket Heights Nourishing Homes** aims to serve 1,000 residents and advances housing stability actions through a pay-what-you-can fresh food market that provides housing and legal information to vulnerable residents experiencing food insecurity.
- **South-central Richmond Hill Community Cares Project** advances key actions by providing 100 households in the focus area with York Region Food Network Good Food Boxes and packaged community resources. Households receive workshops on housing stability, tenant and landlord rights, and access to a housing specialist. The project also provides support for vulnerable residents through a community tool lending program in partnership with Richmond Hill Public Library's "Library of Things" program.
- **Markham's Benches 2 Bridges Project** creates intergenerational spaces to reduce loneliness by fostering diverse interactions. This is achieved by collaborating with cultural organizations, hosting 45 residents through workshops, and installing 3 benches with conversation prompts and QR codes for community resources. The project also raises awareness of local services through outreach and workshops.

TESTIMONIALS

"I had no career plans before now, but I like working here." – Georgina Learning Café participant

"The greatest benefit of becoming an Ambassador has been the opportunity to make a tangible impact on mental health awareness and support within the community. Through various initiatives, such as creating engaging social media content, organizing events, and collaborating with other organizations, I have been able to foster a supportive environment and promote open discussions about mental health. This role has not only allowed me to develop valuable leadership and communication skills but also to connect with and empower others, contributing to a greater sense of community and well-being." – Newmarket youth

"Coming together as a community to celebrate the accomplishments of the students is a wonderful way to make school-community relationships which builds trust. Parents were able to see their kids interacting with their peers and the wide support system." – Newmarket project lead

"It is an absolute joy to be a community ambassador! Being a part of the wonderful local community family events and resource tables creates a lot of great memories, experiences, and opportunities to grow and learn together. Always looking forward to every chance to share the mission and work of the team!" – Richmond Hill resident leader

"I'm a newcomer and meeting people from different cultures every week has been wonderful. I even brought a friend to join the project!" – Markham CAT participant

"Beautiful to see the young and old together, learning, and having fun in the same room, laughing together. A huge 'thank you' for this excellent community program! Got so much more than I signed up for!" – Markham quick action grant event participant

"I am so grateful for all the help the [mobile] pop-up team has provided to me and my family. With my mom on long term disability and my brother injured from work, all the financial responsibilities fell on me. The pop-up team gave us hope again. They brought us resources like bus tickets, groceries, gift cards bi-weekly for months until they were able to get us in contact with the Children, Youth and Families Situation Tables and then directly into John Howard (Society of York Region's) case management program for more long term supports." – Resident served by Mobile Youth Hub

Report of the Acting Commissioner of Community and Health Services
Capital Contribution for Mental Health Community Care Hub as a Funding Grant

1. Recommendation

1. Council approve the one-time capital contribution of \$5 million (committed at Regional Council on June 29, 2023) be structured as a funding grant for the Mental Health Community Care Hub, operated by Canadian Mental Health Association York Region-South Simcoe.
2. Council authorize the Commissioner of Community and Health Services or their designate to enter into the funding agreement with the Canadian Mental Health Association York Region-South Simcoe and execute all related documents on business terms satisfactory to the Commissioner and on legal terms satisfactory to the Regional Solicitor.

2. Purpose

This report seeks Council approval for the one-time capital contribution of \$5 million to be structured as a funding grant to develop a Mental Health Community Care Hub.

Key Points:

- On [June 29, 2023](#), Council committed to providing a one-time capital contribution of \$5 million, with \$2.5 million to be drawn from Pandemic Management and Recovery Reserve and \$2.5 million from Debt Reduction Reserve, to support development of the Hub
- Council's capital contribution commitment facilitated Provincial Ministry of Health's (Ministry) approval of the Hub project
- With approval from the Ministry, CMHA-YRSS is proceeding with Hub development
- Town of Newmarket has approved zoning bylaw amendment for Hub site

- With necessary approvals and conditions fulfilled, Commissioner of Community and Health Services will execute necessary agreements and related documents with CMHA-YRSS, subject to review of the Regional Solicitor, as approved by Council in June 2023
- Region's funding grant for the Hub will be provided in allotments tied to development milestones
- CMHA-YRSS anticipates service delivery at the Hub beginning in 2026

3. Background

Council's investments address increasing demand for health services, including mental health services, and support Regional priorities

In Ontario and many other provinces, demand for mental health services and wait times have increased. While police are often first to respond to mental health or addictions crises and hospital emergency departments are often the default destination for those in crisis, research shows that emergency departments are not always the optimal care setting for residents experiencing mental health and addictions issues. A critical gap in the mental health system is a lack of access to specialized emergency mental health care. [Community Safety and Well-Being Plan for York Region](#), approved by Council in [May 2022](#), identified mental well-being, housing stability and economic stability as three priority risks. The Plan further notes the Hub's crucial role in meeting growing need for mental health and addiction services in York Region.

On [October 22, 2009](#), Council authorized a memorandum of understanding (MOU) between the Region and local hospitals for the Region to contribute to capital costs of hospital expansion in exchange for increased efficiency of Regional services. Funding was contingent on and resulted in improvements to patient offload delays for paramedics; however, as outlined to Council on [May 4, 2023](#), despite offload targets still being achieved, patient offload delays have increased. Additional approaches are needed to help residents in crisis access appropriate and timely care (particularly related to mental health and addictions), help reduce offload delays in hospitals, and increase efficiencies in Regional services.

Having received necessary approvals, CMHA-YRSS is proceeding with Hub development and aiming to begin service delivery in 2026

On [June 29, 2023](#), Council committed to a one-time \$5 million capital contribution to support development of a Mental Health Community Care Hub operated by the CMHA-YRSS, conditional on provincial approval and funding for remaining capital costs. Council's support led to the Ministry approving of the Hub project on March 13, 2024 (see Appendix A). However, the June 2023 report did not specify the approach for the capital contribution. The Ministry [announced](#) the Hub project on July 3, 2024, and held a funding event on July 5, 2024.

On October 28, 2024, Town of Newmarket approved zoning bylaw amendment for the Hub site. CMHA-YRSS is proceeding with Hub development at 17255 Yonge Street in the Town of Newmarket.

4. Analysis

Providing a one-time funding grant aligns with Council's commitment to support development of the Hub

Provincial approval of the Hub project and confirmation of funding for remaining capital costs fulfills Council's conditions for proceeding with a capital contribution agreement between the Region and CMHA-YRSS. It is recommended the Region's one-time \$5 million capital contribution be structured as a funding grant. As CMHA-YRSS will have a long-term lease but not own the building, funding cannot be secured against the property. Despite the Region being unable to register security on title, the Region will nonetheless negotiate with CMHA-YRSS to include in the funding agreement reasonable alternative repayment obligations in the event there is a breach of the agreement. Providing funding as a grant meets Council's objectives to support development of the Hub and promote operational partnerships.

Region's funding grant to be provided in allotments tied to development milestones

Allotments will be tied to development milestones to manage the Region's risk and ease potential financial pressures for CMHA-YRSS, aligning with the Ministry's capital contribution approach. Ministry of Health has indicated long term support for the Hub.

Development milestones will be negotiated with CMHA-YRSS to balance the development process and the Region's investment, consistent with other Regional capital projects.

Staff are engaging with CMHA-YRSS on operational alignments for the Hub

As CMHA-YRSS plans the Hub, Paramedic Services, York Regional Police and Central York Fire Services reviewed the site layout and discussed first responders' needs. Paramedic Services is also working with CMHA-YRSS to designate the Hub as an Alternative Destination in the provincial [Patient Care Model](#), allowing patients to be treatment at the Hub instead of local hospital emergency departments.

Mental Health Community Care Hub supports community well-being and efficiently delivering trusted services toward the 2023 to 2027 Strategic Plan

An area of focus of Council's [Vision](#) is healthy communities with a community indicator on mental health of residents. Similarly, priorities of [2023 to 2027 Strategic Plan](#) include supporting community well-being, to protect and promote residents' well-being, and efficiently delivering trusted services. Supporting development of the Hub project fills a service gap for residents' well-being and provides an essential referral pathway for Regional and community services.

5. Financial Considerations

2025 operating impacts of a \$5 million funding grant to CMHA-YRSS, fully funded from Regional reserves, are outlined in Table 1.

Table 1
2025 Operating Impacts

Operating Impact	2025	Ongoing Annual Impact
Gross Expenditures	\$5.0 million	\$0
Funded from:		
Debt Reduction Reserve	(\$2.5 million)	\$0
Pandemic Management Recovery Reserve	(\$2.5 million)	\$0
Net Tax Levy Impact	\$0	\$0

Funding grant will be funded through reserves, with \$2.5 million from Debt Reduction Reserve and \$2.5 million from Pandemic Management and Recovery Reserve.

6. Local Impact

Residents from all nine local municipalities will benefit from improved access to mental health and addictions services. The Hub will fill a current gap in mental health services by providing residents with more timely access to dedicated mental health and addictions supports, and divert demand from local hospitals to free up resources for other needs.

Located in the Town of Newmarket, the Hub is situated for widest geographical coverage of York Region residents and along a major traffic corridor for transit and emergency services. Its proximity to Southlake Regional Health Centre enables services to work together to address community need.

7. Conclusion

This report recommends a one-time capital contribution of \$5 million as a funding grant for the Mental Health Community Care Hub to be operated by CMHA-YRSS. This funding grant will support development of the Hub to fill a critical mental health and addictions service gap, support positive outcomes for residents in need, and improve access for related Regional programs.

For more information on this report, please contact Lisa Gonsalves, Acting Commissioner of Community and Health Services, at 1-877-464-9675 ext. 72023. Accessible formats or communication supports are available upon request.



Recommended by:

Lisa Gonsalves

Acting Commissioner of Community and Health Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

November 19, 2024

16343893

Appendix A – Ministry of Health approval confirmation letter (16163094)

Ministry of Health
Hospitals and Capital Division
Health Capital Investment Branch

438 University Avenue, 4th Floor
Toronto ON M5G 2K8

Ministère de la Santé
Division des hôpitaux et des immobilisations
Direction de l'investissement dans les
immobilisations en matière de santé

438, avenue Universitaire, 4e étage
Toronto ON M5G 2K8



eApproval # 174-2024-1528

March 19, 2024

Ms. Katherine Chislett
Commissioner, Community and Health Services
Regional Municipality of York
17250 Yonge Street
Newmarket ON L3Y6Z1

Dear Ms. Chislett:

Re: York Region Mental Health and Addictions Crisis Hub

I am writing to advise you that the Honourable Sylvia Jones, Deputy Premier and Minister of Health, has confirmed the commitment of the Ministry of Health (the ministry) to support the planning and implementation of the Canadian Mental Health Association (CMHA) - York and South Simcoe's York Region Mental Health and Addictions Crisis Hub (the project).

Please keep all information in this letter confidential, under communications embargo, and not for public release for the time being. This information may be used, without being made public, by the Region of York to support confirmation of funding arrangements between the Region of York and CMHA – York and South Simcoe.

I am confirming that the ministry has received the Government's fiscal approval for the project to be implemented using a traditional procurement approach in partnership with the ministry. The project will be subject to Legislative appropriation and all applicable approvals of the ministry. The ministry's Hospitals and Capital Division will be working with CMHA – York and South Simcoe to proceed through the planning and implementation stages.

The ministry will provide a one-time capital implementation grant to assist CMHA – York and South Simcoe with the costs of completing the project.

The ministry has written to CMHA – York and South Simcoe to set out the terms and conditions governing the ministry's funding and other administrative details.

I understand that:

- The Region of York will be providing a one-time capital contribution of \$5 million towards the project.
- The purpose of the contribution is to support development of a Mental Health Community Care Hub operated by the Canadian Mental Health Association, York and South Simcoe; and
- Provision of the Region of York's funds is subject to a capital contribution agreement between the Region of York and CMHA – York and South Simcoe.

.../2

Ms. Katherine Chislett

For any questions on capital planning matters, kindly engage CMHA – York and South Simcoe. If you have any questions for the ministry, please contact Jeannie Fong, Senior Consultant, who can be reached at 416-326-5267 and Jeannie.Fong@ontario.ca.

The ministry welcomes the Region of York's funding contribution towards this important project for your community.

Sincerely,



Caroline Proctor
Interim Director

c: Rebecca Shields, Chief Executive Officer, Canadian Mental Health Association - York and South Simcoe
Susan deRyk, Chief Regional Officer, Ontario Health Central and West Regions

Report of the Commissioner of Public Works Toronto-York Water Supply Agreement

1. Recommendations

1. Council authorize the Commissioner of Public Works to execute an amendment to the January 1, 2019, consolidated, amended, and restated Toronto-York Water Supply Agreement (“2019 Toronto-York Water Supply Agreement”) based on terms set out in this report, and any other terms and conditions satisfactory to the Commissioner of Public Works, in a form acceptable to the Regional Solicitor.
2. Council delegate authority to the Commissioner of Public Works to negotiate and execute on behalf of York Region any future amendments to the 2019 Toronto-York Water Supply on terms set out in this report, together with such ancillary documents that may be required, on business terms satisfactory to the Commissioner of Public Works and on legal terms satisfactory to the Regional Solicitor and General Counsel.
3. The Regional Clerk forward a copy of this report to the City of Toronto Clerk.

2. Purpose

This report seeks Council approval to amend the January 1, 2019, consolidated, amended, and restated Toronto-York Water Supply Agreement (“2019 Toronto-York Water Supply Agreement”) and Council authority for the Commissioner of Public Works to negotiate, enter into, and execute any future amendments to the 2019 Toronto-York Water Supply Agreement that are consistent with its original intent and as part of each five-year review. This requested approval aligns with the delegated authority granted to the General Manager of Toronto Water for amending the water supply agreement.

Key Points:

- 2019 Toronto-York Water Supply Agreement is a long-term agreement that allows for introduction of new or amended terms during regular five-year reviews

- Staff from both parties propose amendments that would reduce the Asset Replacement Contribution and formalize York Region's entitlement during power outages, as well as operations, inflation and other administrative updates
- Delegated authority for the Commissioner of Public Works is requested to streamline the amendment process, aligns with Toronto Water's authority and allows for quicker responses to emerging issues

3. Background

Toronto and York Region have been partners in water supply agreements for 50 years

The original agreement for Toronto to supply water to York Region started in December 1974, with both parties having entered into a series of agreements for the supply of water since that time. To date, the Region has invested more than \$265 million in Toronto's infrastructure that serves York Region. The ongoing water supply from Toronto is crucial for supporting residents and businesses, as well as future planned growth in the Region.

Water rate structure has three major components

The Region pays Toronto a \$0.44 unit rate per cubic metre for water. This rate is based on three components: \$0.21 (48%) for operating costs, \$0.02 (5%) for hydro surcharge (additional hydro cost to pump water to York Region), and \$0.21 (47%) for the Asset Replacement Contribution.

4. Analysis

Asset Replacement Contribution recalibrated to reflect lessons learned and spending needs over next five years

York Region's Asset Replacement Contribution over the past five years (2019 to 2023) totaled \$80.3 million while its share of capital renewal activities was determined to be \$49.1 million. As a result, Toronto will return \$31.2 million to York Region, which will be credited to the Water Rate Stabilization Reserve and used to help offset lower development charge collections resulting from recent changes to the *Development Charges Act, 1997*.

Although actual spending was lower than anticipated over the past five years, Toronto was able to complete all necessary renewal activities. At least 97% of Toronto's assets that supply water to York Region are in fair to very good condition and Regional staff will continue to work with Toronto to ensure shared assets are maintained in optimal condition.

Over the five-year period from 2024 to 2028, the Region's share of capital renewal activities is expected to total \$72.8 million. To align contributions with these activities, Toronto and Regional staff agreed to reduce the Asset Replacement Contribution through the proposed amendments.

Clarifying York Region's water supply entitlement during electrical power interruptions

In recent years, York Region has prioritized ensuring an uninterrupted water supply by actively engaging in the study, implementation, and cost-sharing of uninterrupted power supply with Toronto. Diesel generators serve as back-up power sources for Toronto's essential water infrastructure, maintaining the functionality of treatment facilities and pumping stations during electrical outages and preventing disruptions in water services.

This proactive strategy safeguards York Region's water supply and enhances the overall resilience and reliability of the Toronto water system. This underscores the importance of intermunicipal cooperation in securing essential infrastructure to withstand and respond to unforeseen challenges.

The proposed amending agreement would include a new schedule to clearly outline York Region's water supply capacity entitlement during power outages, ensuring the needs of residents and businesses are consistently met, even in emergency situations.

Proposed delegated authority is similar to that of Toronto and aligns with Region's Delegation of Authority Bylaw

This report requests Council delegate authority to the Commissioner of Public Works to negotiate and execute future amendments to the 2019 Toronto-York Water Supply Agreement. The Commissioner will ensure the business terms are consistent with the principles of the agreement, as amended, and do not impose additional financial obligations on the Region that are not otherwise contained in the agreement. This delegated authority includes the power to execute any necessary ancillary documents to give effect to this delegated authority, terminate the agreement or ancillary documents and amend any ancillary documents.

This approach aligns with the delegated authority granted to the General Manager of Toronto Water for amending the water supply agreement. Delegating similar authority, as done in the City of Toronto, would enhance operational efficiency by streamlining the amendment process, allowing for quicker responses to emerging issues and provide the necessary flexibility to address adjustments and operational changes promptly, ensuring the agreement remains functional.

Amended Agreement aligns with Regional Council's Vision for strong, caring, safe communities

The recommended amendments to the 2019 Toronto-York Water Supply Agreement will ensure York Region can continue to provide safe water and deliver customer satisfaction, aligning with the 2023 to 2027 Strategic Plan priority to support community well-being as identified under the Vision's area of focus for healthy communities.

5. Financial Considerations

Reduced Asset Replacement Contribution limits overall financial impact

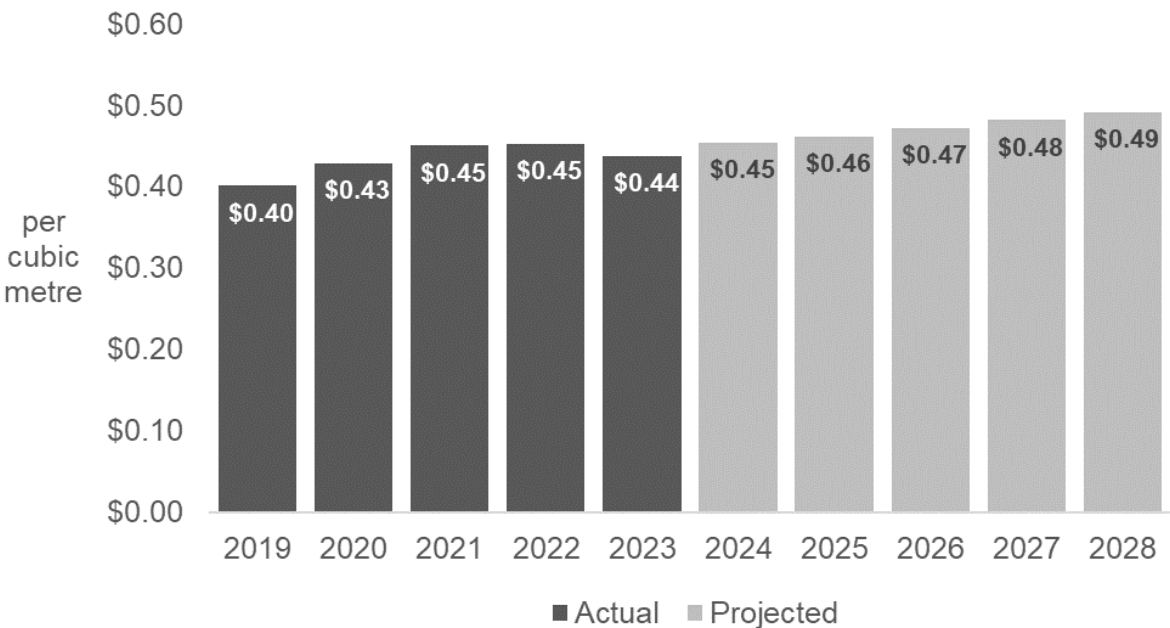
Revenue from the Region’s wholesale water rates is used to pay Toronto for water services. The financial model developed for the September 2021 approved water rate schedule anticipated some increases in purchased water cost. The overall financial impact resulting from proposed amendments is negligible as the reduction in the Asset Replacement Contribution largely offsets cost pressures relating to operations, inflation and other administrative updates. Staff evaluated the impact of the updated rate on York Region’s wholesale water rate and Council approved increases and determined the Region remains on track to maintain full cost recovery for water and wastewater services.

This report does not present current or anticipated financial changes to the Region’s budget or fiscal position.

The rate paid to Toronto for water is expected to increase in line with inflation over the next five years

From 2019 to 2023, as shown in Figure 1, the rate York Region paid Toronto for water increased from \$0.40 to \$0.44 per cubic metre. Based on proposed changes, including the lower Asset Replacement Contribution, the overall rate is projected to increase by \$0.01 annually (or around 2%) over the five-year period from 2024 to 2028.

Figure 1
Rate Paid by York Region to Toronto for Supplied Water



The total volume of water purchased from Toronto annually over this period is expected to be approximately 77 million cubic metres, resulting in an estimated cost of \$35 million in 2024 and \$38 million by 2028, as shown in Table 1 below, with no tax levy impact.

Table 1
Anticipated Operating Expenses

	2024	2025	2026	2027	2028
Gross Expenditures	\$34.9M	\$35.4M	\$36.3M	\$37.1M	\$38.0M

6. Local Impact

Proposed changes will not impact wholesale water rate to local municipalities

Rates charged to local municipalities as part of the approved water rate schedule, covering the period of April 1, 2022, to March 31, 2028, are not expected to change in the future as a result of proposed amendments.

Formalizing York Region's entitlement during standby power operations will ensure the needs of local municipalities' residents and businesses continue to be met.

7. Conclusion

Toronto has supplied York Region with safe drinking water for 50 years and, under the amended terms of the 2019 Toronto-York Water Supply Agreement, will continue to be an important partner in supporting existing and future residents and businesses.

The amending agreement would include a reduced Asset Replacement Contribution and clarity on the Region's entitlement during power outages, among other administrative updates. These amendments enhance the arrangement for Toronto to supply water to York Region and ensure it will be beneficial for both parties going forward.

Providing the Commissioner of Public Works authority to negotiate future amendments will provide additional flexibility and facilitate efficient resolution of issues.

For more information on this report, please contact Michelle Swan, Director, Finance and Performance, at 1-877-464-9675 ext. 73040. Accessible formats or communication supports are available upon request.

Recommended by:



Laura McDowell, P.Eng.
Commissioner of Public Works



Approved for Submission:

Erin Mahoney
Chief Administrative Officer

November 15, 2024
16299402

Report of the Commissioner of Finance

Temporary Borrowing Authorization for 2025

1. Recommendations

1. The Commissioner of Finance and Regional Treasurer be authorized to temporarily borrow during 2025 from either external financing or by means of temporary loans from reserves and reserve funds for the following amounts and purposes:
 - a. Up to \$650 million to fund operating expenditures pending receipt of tax levies and other revenues; and
 - b. Up to \$300 million to fund capital expenditures until such time as long-term financing is in place.
2. The Commissioner of Finance and Regional Treasurer be authorized to execute the necessary documents to enable temporary borrowing in 2025.
3. The Regional Solicitor be authorized to prepare the necessary bylaws.

2. Purpose

This report seeks authorization for temporary borrowing, if and when required, to meet capital and operating expenditures during 2025. The *Municipal Act, 2001* (Act) requires authorization for a temporary borrowing bylaw for each calendar year.

Key Points:

- Provincial legislation allows municipalities to borrow on a temporary basis
- The borrowing limit for operating expenditures for 2025 is \$1.46 billion from January to September and \$728 million from October to December, calculated based on a prescribed formula according to the provincial legislation

- This report seeks authorization for up to \$650 million in temporary borrowing to fund operating expenditures for 2025, which is less than both the upper permissible limit for the first nine months and the last three months of the year
- This report also seeks temporary borrowing authorization for up to \$300 million to fund 2025 capital expenditures before receipt of debenture proceeds
- Temporary borrowing does not have a direct impact on the Region's credit rating

3. Background

Provincial legislation allows municipalities to borrow on a temporary basis

The Commissioner of Finance and Regional Treasurer may engage in temporary borrowing from time to time to fund the operating and capital needs of the corporation.

Section 407 of the Act provides the authority for temporary borrowing for approved operating expenditures until tax levies and other revenues are received where the amounts are considered necessary to meet the expenses of the municipality for the year. The borrowing may include amounts required for principal and interest payments on debt and required payments to local boards.

Provincial legislation limits the amount that can be temporarily borrowed for operating purposes to 50% of budgeted total estimated revenue from January to September and 25% of budgeted total estimated revenue from October to December. The limits include any temporary borrowing from previous years not yet repaid.

In addition, Section 405 of the Act provides the authority for temporary borrowing for approved capital expenditures to be financed in whole or in part by the issuance of debentures during the year.

Temporary borrowing does not affect the Region's annual repayment limit or credit rating

The Province regulates the amount of municipal debt and other financial obligations through an annual repayment limit regulation under the Act, including any temporary borrowing outstanding at the end of the year. Each year, as part of the annual update to the Regional Fiscal Strategy, Council adopts a Long-Term Debt Management Plan, the most recent being the [2024 Long-Term Debt Management Plan](#). The plan includes a multi-year projection of the Region's long-term debt and financial obligation needs and the corresponding annual repayment limit for each year.

Any funds borrowed from reserves are always paid back during the year of borrowing with interest at the same rate that would have been earned on the corresponding reserves and excluded from the annual repayment limit. All outstanding amounts on promissory notes are also repaid before year-end and do not affect the Region's credit rating.

4. Analysis

The Region's estimated temporary borrowing needs for 2025 operating costs are within the limit prescribed by the Province

Using 2025 revenues in the proposed 2025 Regional multi-year budget as an estimate for the allowable revenues, the Region's temporary borrowing limit for operating purposes is \$1.46 billion from January to September and \$728 million from October to December. Allowable sources of revenue include net taxation, user charges, grants and subsidies, transfer payments, fees and services revenues and exclude development charges, third-party recoveries and revenues from fines.

Staff estimate \$650 million of temporary borrowing for operating expenditures would be sufficient to meet the Region's 2025 short-term financing requirements, when used in conjunction with the Working Capital Reserve.

This amount bridges the gap between when bills need to be paid and when revenues are received.

- The estimate is based on approximately one third of the annual tax levies forecasted to be received, the monthly receipt of user charges, half of the expected amount of fees and services, and additional buffer to account for any uncertainties such as impacts of Bill 23 or any other unforeseeable events and legislative changes.
- This report seeks authorization for up to \$650 million for 2025, which is conservatively less than the upper permissible limit for both the first nine months and the last three months of the year.

The Region's Capital Financing and Debt Policy permits temporary borrowing for both operating and capital needs from any of the following sources: reserves and reserve funds; promissory notes; bank credit facilities; and short-term advances.

For this coming year, the \$50 million currently available in the Working Capital Reserve and other short-term financing sources can be used to partially offset temporary borrowing needs prior to the receipt of tax, user rate revenue and fees and charges. The receipt of these revenues will be used to repay any temporary borrowing drawn for operating expenditures during the year.

Temporary borrowing will provide the flexibility to finance the Region's capital projects in 2025 prior to debenture issuance

The 2025 proposed Capital budget includes \$446 million of capital expenditures eligible for debt financing, with planned debenture issuance of \$209 million. Actual debt requirement for the year may increase should DC collections come in lower than the budget forecast. This report requests up to \$300 million of temporary borrowing for capital expenditures to provide the Region with flexibility to accommodate the timing of debenture issuance and any potential

increase in debt requirements. This amount is in line with historical temporary borrowing authorization requests. Receipt of debenture proceeds will be used to repay any temporary borrowing for capital expenditures during the year.

Promissory notes may be employed when it is economically advantageous to do so within the context of the Region's investment and debt management programs. They may be used for temporary borrowing for both operating and capital expenditures. It is expected that a combination of reserves and reserve funds and short-term promissory notes, as appropriate, may be used to finance any temporary borrowing needs in 2025.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position.

The cost of temporary borrowing is estimated at \$3.0 million for 2025, offset by the investment income which is incorporated into the operating budget. The cost of borrowing is mainly determined by short-term interest rates which are driven by factors such as the Bank of Canada interest rate decisions and money market pricing (i.e., increases during rate hikes and declines during rate cuts). Temporary borrowings help fund capital requirements in the interim until permanent funding is in place. Temporary borrowing can also help fund the liquidity requirements of the Region to support its operating needs.

Temporary borrowing does not have a direct impact on the Region's credit rating, as it is based mainly on long-term debt. Although credit rating agencies consider the Region's fiscal management practices, they have not raised any concerns regarding temporary borrowing in the past.

6. Local Impact

Temporary borrowing allows operating and capital spending to proceed throughout the Region on a timely basis. This spending provides essential services and capital infrastructure for residents and businesses in all local municipalities in York Region.

7. Conclusion

The report requests authorization for the Commissioner of Finance and Regional Treasurer to borrow up to \$650 million to fund operating expenditures and up to \$300 million to fund capital expenditures by way of temporary loans, if needed, to meet the short-term funding needs of the corporation during 2025.

For more information on this report, please contact Bonny Tam, Director (A), Treasury Office and Deputy Treasurer, at 1-877-464-9675 ext. 75885. Accessible formats or communication supports are available upon request.

Recommended by:



Laura Mirabella

Commissioner of Finance and Regional Treasurer



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

November 18, 2024
16378879

Joint Report of the Commissioners of Finance and Corporate Services

Development Charges Deferral for Affordable Rental Buildings Policy - Update

1. Recommendations

1. Council approve continued implementation of the Development Charges Deferral for Affordable Rental Buildings Policy by amending to remove the expiry date and unit cap as updated in Attachment 1.
2. The Regional Clerk circulate this report to local municipalities, the Ministers of Finance and Municipal Affairs and Housing, and the Building Industry and Land Development Association.

2. Purpose

This report seeks Council's approval to update the Development Charges Deferral for Affordable Rental Buildings Policy as provided in Attachment 1.

Key Points:

- In [October 2019](#), Council approved new long-term Development Charges (DC) deferrals to facilitate development of rental buildings affordable to moderate income households. The program included a 1,500-unit/3-year allowance
- In [June 2021](#), Council extended the expiry date for the 1,500 unit/ 3-year allowance to October 2024
- This report proposes continuity of the Development Charges Deferral for Affordable Rental Buildings Policy until its potential consideration as part of a suite of tools under the umbrella of the 10-year Housing and Homelessness Plan
- This report also amends the area of application to align with current terminology for intensification areas (i.e., adds reference to Major Transit Station Areas)

- Without approval of Attachment 1, York Region will no longer have a DC deferral program for affordable rental housing

3. Background

York Region has the lowest supply of rental housing across the Greater Toronto and Hamilton Area (GTHA)

At 18% of total housing stock, York Region has the lowest supply of rental housing across the GTHA. This compares to Durham at 21%, Peel at 26% and Toronto at 48%. Since 2016, renter households accounted for over half of all household growth in York Region; however, only 5% of these renter households are in purpose-built rental housing. The remaining 95% rely on the secondary rental market, such as condominiums and ground-related homes, which typically offer less affordability and security of tenure compared to purpose-built rentals.

Recent analysis confirms need for continued commitment to increasing the supply of rental options affordable to moderate income households

The Region's most recent [Housing Needs Assessment](#) identified a limited supply of rental housing and that renter households are more likely to experience housing challenges. The Needs Analysis highlighted that it is more pressing to address the needs of renter households across a variety of incomes and characteristics.

In 2023, York Region saw an increase in new rental supply with more units completed than the past 5 years combined, including 670 private rental units. Development interest for rental housing continues to climb, with almost 8,200 proposed units reported across 34 developments ([May 2024](#), [June 2024](#)).

Council has demonstrated leadership in offering financial incentives for rental developments affordable to moderate income households

Council has taken action to incentivize rental developments by offering a 3-year DC deferral and servicing allocation reserve for all rental developments, subject to capacity. In 2019, this was expanded to incentivize rental developments affordable to moderate income households, as described in Table 1.

Table 1
Affordable* Rental DC Deferral Duration and Criteria

Duration	Criteria	Location
5 Year	Affordable rental housing	Urban Area, Towns and Villages
10-Year	Affordable rental housing	Centres and Corridors, Specific Local Centres
10-Year	Affordable rental housing Minimum 100 units Minimum 50% units 2 or more bedrooms	Urban Area, Towns and Villages
20-Year	Affordable rental housing Minimum 200 units Minimum 50% units 2 or more bedrooms	Centres and Corridors Specific Local Centres

* Rental housing that is less than, or equal to, one-hundred and seventy-five (175) % of Average Market Rent (AMR) for private apartments, by bedroom type.

Since 2018, 693 rental units across six developments have received deferrals, including 151 units in a development that received a 3-year deferral, and 542 units across five developments that received the longer deferrals outlined in Table 1. The longer-term deferrals are subject to a 1,500-unit/3-year allowance. There are currently 958 units remaining in the policy. The time allowance was extended in [June 2021](#) and has now expired.

4. Analysis

Continuity in the affordable purpose-built rental development charge deferral program will allow for ongoing support of development of new rental units

DC deferral for affordable rental buildings continues to interest development proponents and local municipalities. Staff receive ongoing expressions of interest in accessing the program and are aware that the DC deferral program is used to bolster financing requests submitted to Canada Mortgage and Housing Corporation (CMHC). It has been determined that:

- There is a need to increase rental supply in York Region
- Existing affordable purpose-built rental development charges deferrals have been a successful tool in supporting the development of new units
- The program is aligned with the corporate strategic policy framework

The thresholds embedded in the Development Charges Deferral for Affordable Rental Buildings align with the incomes of moderate-income households in the Region per the Provincial Policy

Statement; generally, those earning from the 3rd income decile (approximately \$80,000/year) to the 6th decile (approximately \$150,000/year). These households are not eligible for rent subsidies in community housing but also cannot afford what the private sector is building.

To address housing challenges in the Region, it is important that momentum in the rental market be maintained and promoted. As such, this report recommends that the Development Charges Deferral for Affordable Rental Building Policy be amended to allow for ongoing application by removing the expiry date and unit cap. The existing 36-month DC deferral remains in effect and is not impacted by this report.

Proposed changes also align area of application (i.e. intensification areas) with current planning terminology by including Major Transit Station Areas (MTSAs) introduced since the original policy was introduced.

The 10-Year Housing and Homelessness Plan is currently being updated

In [October 2024](#), Council received a report outlining potential actions to increase affordable and community housing supply under the next 10-Year Housing and Homelessness Plan to give a line of sight and receive feedback. Actions to support community and affordable housing in an increasingly challenging housing market will be considered through the next 10-year Housing and Homelessness Plan.

While this report extends the pilot development charges deferral program, further actions and incentives to facilitate rental, including those discussed in [October 2024](#), will be considered as part of the Region's next 10-Year Housing and Homelessness Plan.

Affordable Development Charges deferrals for rental housing support Good Government and Healthy Communities focus areas of the 2023 to 2027 Strategic Plan and Vision

Supporting development of purpose-built rental buildings through a targeted development charges deferral policy aligns with the Region's Strategic Plan and its goals, including the Corporate Strategic Plan Objective to "sustain and increase affordable housing choices". It also aligns with the 10-year Housing and Homelessness Plan Goal to "increase the supply of affordable and rental housing."

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position.

Based on the uptake of the previous deferral program, if 200 new qualifying rental units per year deferred their DCs, \$9.1 million could be deferred annually (based on current DC rates and historic

apartment splits). The proposed DC deferrals would be financed, as opposed to funded, and therefore do not have any tax levy or user rate implications.

While deferring DCs delays their collection, the deferrals have increased supply of affordable purpose-built rental supply in York Region which in turn supports local municipal social and economic growth targets while also leveraging the Region's infrastructure investments.

6. Local Impact

Local municipalities are key partners in addressing mid-range income affordable housing needs through the private market. Local municipal input informed development of the deferral policy. Local municipal staff reviewing active purpose-built rental applications have indicated support for continuing the program pending its review along with a suite of incentives which may be required to promote affordable housing options in an increasingly challenging housing market.

7. Conclusion

The affordable rental development charges deferral policy successfully supported increasing supply of affordable rental inventory in York Region. The report recommends updates to the existing policy that eliminate the unit/timeframe allowance and add areas of applicability. This ensures continuity of the program while other incentive options are being explored to support local municipal efforts to achieve housing and affordability targets.

For more information on this report, please contact Teresa Cline, Manager Planning Policy at 1-877-464-9675 ext. 71591 or Bonny Tam, Director Treasury Office (A) at 1-877-464-9675 ext. 75885. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso

Commissioner of Corporate Services



Laura Mirabella

Commissioner of Finance and Regional Treasurer



Approved for Submission: **Erin Mahoney**
Chief Administrative Officer

November 14, 2024
16425476

Attachment 1 – Development charges deferral for affordable purpose-built rental buildings



Development Charges Deferral for Affordable Rental Buildings - REVISED

Approved By: Council

Approved On:

Policy Statement

A policy governing the deferral of Regional development charges and area-specific development charges for affordable, rental buildings that meet the policy criteria.

Application

Subject to the terms and conditions as set out in this policy, this policy is available for affordable rental buildings that meet the following criteria:

- A minimum of four storeys
- Affordable to the midrange income cohort (household incomes that fall between the fourth and sixth deciles of income distribution for York Region) with average rents that are less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type
- Located in the Urban Area, Towns and Villages, on Regional Centres and Corridors, Major Transit Station Areas (MTSA), or on specific Local Centres for those local municipalities without lands on Regional Centres and Corridors

For the purposes of this deferral, the development may be registered as a condominium, but it must be operated as an affordable rental property for a period of not less than 20 years.

Purpose

The purpose of this policy is to incentivize the development of affordable rental buildings to:

- Increased affordable rental supply in the Region
- More complete communities offering a range of housing options
- Promote live/work within the Region

Definitions

Act: The *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, revised, re-enacted or consolidated from time to time, and any successor statute

Affordable: Rental housing that is less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type

Average Market Rent (AMR): Average actual rents paid by tenants for private apartments in York Region (Region-wide rents), calculated and published annually through the Canada Mortgage and Housing Corporation (CMHC) Fall Rental Market Report

Bedroom: A room that meets the requirements of a bedroom under the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended, revised, re-enacted or consolidated from time to time, and any successor statute and/or the requirements of a bedroom under Ontario Regulation 332/12 as amended, revised, re-enacted or consolidated from time to time, and any successor statute

Development: Construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or changing the use thereof from non-residential to residential or from residential to non-residential and includes redevelopment

Development Charges: The Region's development charges, including any area-specific development charges.

Dwelling Unit: Means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons

Local Centres: Specific Local Centres that qualify under this policy are:

- Georgina: Glenwoods Urban Centre, Maskinonge Urban Centre, Uptown Keswick Urban Centre, as well as Mixed-Use Corridor 1 and 2
- King: Village Core and Mixed-Use areas of King City, Nobleton, and Schomberg
- Whitchurch-Stouffville: Western Approach Mixed-Use Area, Gateway Mixed Use Area, and Highway 48 Mixed-Use Corridor

Major Transit Station Areas (MTSAs): As identified in Appendix A.

Regional Centres and Corridors: As depicted on Map 1 – Regional Structure, attached as Appendix B.

- Markham Centre (Highway 7 and Warden Avenue)
- Newmarket Centre (Yonge Street and Davis Drive)
- Richmond Hill/Langstaff Gateway (Highway 7 and Yonge Street)
- Vaughan Metropolitan Centre (Highway 7 and Jane Street)

Restrictive Covenant: A covenant registered on the title of the proposed development requiring it be developed and entirely operated as an affordable rental building for a period of not less than 20 years

Schedule 'I' Bank: As referenced in subsection 14(1)(a) of the *Bank Act*, S.C. 1991, c. 46. These are domestic banks and are authorized under the *Bank Act* to accept deposits, which may be eligible for deposit insurance provided by the Canadian Deposit Insurance Corporation

Storey: A portion of a building that is above grade and is situated:

- (a) Between the top of any floor and the top of the floor next above it, or
- (b) Between the top of the floor and the ceiling above the floor, if there is no floor above it

Description

1. Development Charges Deferral Agreement

Any developer wishing to defer development charges for affordable rental buildings (minimum of four storeys) must enter into a development charges deferral agreement with the Region.

A development charges deferral agreement will only be executed by the Region provided that the developer can immediately upon execution of the agreement attain building permit issuance by the local municipality.

2. Covenants Included in the Development Charges Deferral Agreement

Every development charges deferral agreement will include covenants on the part of the developer.

These covenants will include, but not be limited to, a covenant by the developer(s) that:

- a) The affordable rental building will remain affordable for a period of not less than 20 years
- b) Monthly rents will not be increased at a rate that brings them above 175% of Average Market Rent for private apartments, by bedroom type
- c) For those units that achieve 125% Average Market Rent or less for private apartments, by bedroom type, and do not have to satisfy the unit split requirement identified in Term '3' of this policy, that they will be maintained at 125% Average Market Rent or less for private apartments, by bedroom type, for the duration of the development charges deferral
- d) They will notify the Region on an annual basis, at an agreed upon date, in an agreed upon manner, of the rents, by bedroom type, in the affordable rental building
- e) If they are found to be in non-conformity with clauses 'a', 'b', 'c', or 'd' of this Term ('2'), development charges will be made payable (including interest)
- f) They will enter into any additional agreement(s), as determined to be required by the Regional Solicitor, to give full force and effect to the development charges deferral agreement

3. Duration of the Deferral

a. Duration

The duration of the development charges deferral will vary based on the location, total number of units and number of units that are two or more bedrooms, in accordance with Table 1 below.

Table 1
Duration of Development Charges Deferral

Criteria*	Duration of Development Charges deferral
1. Affordable rental housing (located in Urban Area, Towns and Villages)	5 Year
1. Affordable rental housing 2. Located in Regional Centres and Corridors, MTSAs, or specific Local Centres	10 Year
1. Affordable rental housing (located in Urban Area, Towns and Villages) 2. Minimum of 100 Dwelling Units 3. Minimum of 50% of the total number of dwelling units in the affordable rental building must have two or more bedrooms (unit split requirement)**	10 Year
1. Affordable rental housing 2. Located in Regional Centres and Corridors, MTSAs, or specific Local Centres 3. Minimum of 200 Dwelling Units 4. Minimum of 50% of the total number of dwelling units in the affordable rental building must have two or more bedrooms (unit split requirement)**	20 Year

*Note:

- All criteria must be met to qualify for each Duration of Development Charges Deferral

**Note:

- Units that achieve 125% of Average Market Rent or less for private apartments, by bedroom type, may not have to satisfy the unit split requirement
- In addition, those units that achieve 125% of Average Market Rent or less for private apartments, by bedroom type, will be excluded from the total number of units used to calculate the unit split calculation
- Those units that have been excluded from the unit split requirement, as a result of achieving 125% of Average Market Rent or less for private apartments, by bedroom type:
 - must be maintained at 125% of Average Market Rent or less for private apartments, by bedroom type for the duration of the Development Charges deferral
 - after the Development Charges deferral they must still be less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type

Development Charges Deferral for Affordable Rental Buildings

- These units must remain less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type, for the duration of the restrictive covenant as identified under Term '7' of this policy.

b. Start date

1. Development charges are deferred until 15 days immediately following the date that is 5 years, 10 years, or 20 years (as applicable) after the date that the building permit is issued by the local municipality
 - Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an affordable rental building prior to January 1, 2020, or
 - Applications submitted for an amendment to a bylaw passed under section 34 of the *Planning Act* prior to January 1, 2020
2. Development charges are deferred until 15 days immediately following the date that is 5 years, 10 years, or 20 years (as applicable) after the earlier of the date of the issuance of a permit under the Building Code Act, 1992, authorizing occupation of the building or the date the building is first occupied
 - Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an affordable rental building including and after January 1, 2020, or
 - Applications submitted for an amendment to a by-law passed under section 34 of the *Planning Act* including and after January 1, 2020

If the occupation of the building is not authorized by a permit under the Building Code Act, 1992, the developer must notify the Region within five business days of the building first being occupied, whereupon the deferral period will begin. Failure to notify the Region within five business days of the building first being occupied will constitute a material default of the deferral agreement.

Development charges will be payable prior to the timeframe indicated in Table 1 should any of the following trigger events occur:

- Change of use from an affordable rental building
- Failure to notify the Region on an annual basis, at an agreed upon date and in an agreed upon manner of the rents in the affordable rental building
- Monthly rents exceeding 175% of Average Market Rent for private apartments, by bedroom type

Development Charges Deferral for Affordable Rental Buildings

- Monthly rents exceeding 125% of Average Market Rent for private apartments, by bedroom type, for those units that do not have to satisfy the unit split requirement identified in Term '3' of this policy. This trigger only applies for the duration of the Development Charges deferral
- Sale, or transfer of ownership, of the property unless an assumption agreement is entered into
- Any other material default as defined in the agreement(s)

Notification to the owner of the property on the tax roll will occur immediately after the trigger event. The 15 business days will begin with the mailing, by registered mail, of notice.

4. Development Charges Rates

The Regional development charges rate will be the amount determined under the applicable development charges bylaw:

a. Day of building permit issuance

- i. Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an affordable rental building prior to January 1, 2020, or
- ii. Applications submitted for an amendment to a bylaw passed under section 34 of the *Planning Act* prior to January 1, 2020

- OR -

b. Day of application

- i. Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an affordable rental building including and after January 1, 2020, or
- ii. Applications submitted for an amendment to a bylaw passed under section 34 of the *Planning Act* including and after January 1, 2020

For greater clarity, if clauses b(i) or b(ii) do not apply to an affordable rental building that is seeking to defer development charges including and after January 1, 2020, the development charges rate is determined on the day the development charges is payable in accordance with section 26 of the Act.

5. Development Charges Payable

The amount of the development charges payable to the Region, as required under the Act, will be based on the rates determined under Term '4' of this policy multiplied by the number of dwelling units, of which will be determined on the day that the developer enters into a development charges deferral agreement with the Region.

6. Interest Waiver

All interest will be calculated using the development charges payable in Term '5' to this policy until the date upon which the development charges are fully paid.

All deferred development charges will bear interest at the prime commercial lending rate charged by an agreed upon 'Schedule I' commercial bank on demand loans in Canadian funds to its most creditworthy customers plus 2% per annum. All interest will accrue and be compounded.

The time period will be calculated beginning on the date of issuance of the building permit for the proposed structure by the local municipality.

The Region will forgive all amounts due and owing on account of interest, provided that the development charges are paid in full to the Region at the time required (within 15 business days immediately following notification of a trigger event as defined in Term '3' of this policy).

If unpaid development charges are added to the tax roll (Term '9'), interest will continue to accrue and be compounded until all outstanding charges are fully paid.

For greater clarity, this term has no effect on any interest charged in accordance with Region's Development Charge Interest Policy - Under sections 26.1, 26.2 and 26.3 of the Act, as may be amended by Regional Council from time to time.

7. Restrictive Covenant

A 20 year change of use covenant will be registered on the title stipulating that the property will be developed and entirely operated as an affordable rental building for a period expiring 20 years from the date that an occupancy permit is issued for the affordable rental building.

The burden of the restrictive covenant will run with the title of the land.

8. Local Participation

The Region will only enter into a development charges deferral agreement if the local municipality has provided a similar, if not better, deferral, exemption, or other incentive, for the proposed development.

It will be up to the Commissioner of Finance and/or the Chief Administrative Officer, in consultation with the Commissioner, Corporate Services, to decide what constitutes “similar, if not better”, but this may be determined by looking at:

- Whether or not there is a prescribed timeframe for the deferral
- Whether or not interest is waived
- Other incentives that may be provided, be them financial or otherwise

9. Unpaid Development Charges

If any development charges (including any interest) are unpaid within 15 business days immediately following notification of a trigger event identified in Term ‘3’ of this policy, or at the end of the development charge deferral timeframe when payment has not been made, those development charges (including interest) will be added to the tax roll and collected in the same manner as taxes (in accordance with section 32 of the Act).

If unpaid development charges are added to the tax roll, interest will continue to accrue and be compounded until all outstanding total charges are fully paid (development charges + interest).

10. Security

A form of security will be taken and registered against the title to the property, at the execution of the development charges deferral agreement with the Region. The Region’s security interest will always be, at minimum, *pari passu*, or of equal footing, to that of the local municipality offering a similar, if not better, deferral of development charges.

11. Other Agreements Required

In addition to the requirements that the developer enter into a development charges deferral agreement with the Region, the developer will enter into any other agreements as required by the Regional Solicitor. Additional agreements include, but may not be limited to:

- Charge
- Assignment of Rents
- Restrictive Covenant
- Pari Passu Agreement
- General Security Agreement
- Other agreement(s) as deemed necessary

12. Legal and Administration Fees

All legal fees of the developer(s) and Region, including any costs incurred by the Region to prepare any other agreements required by the Regional Solicitor, and other associated administration fees, will be borne by the developer.

13. Report Back to Council

Staff will report back to Council annually on the uptake of this policy.

14. Non-Applicability – 36 month Development Charges Deferral

For greater clarity, any affordable, rental building that avails itself of the deferral under this policy is not eligible for the Region's 36 month development charges deferral for rental buildings that are a minimum of four storeys.

15. Mixed-Use Developments

This policy does apply to affordable rental buildings, or uses, in a mixed-use building or development.

For greater clarity, this policy does not apply to the non-residential development charges due for any mixed-use development, the residential portion of which is an affordable rental building.

16. Section 26.1 of the Act

For greater clarity, any rental building to which section 26.1 applies and that opts to pay development charges in instalments in accordance with section 26.1 of the Act, will not be entitled to also avail itself of the deferral under this policy.

17. Effective Date

This policy will take effect the day it is passed by Regional Council and may be repealed by the Region at any time.

Responsibilities

Chief Administrative Officer, Regional Municipality of York

- Responsibilities as identified under the Terms of this policy
- Signing of security agreements

Commissioner of Finance, Finance Department

- Responsibilities as identified under the Terms of this policy
- Signing of security agreements

Regional Solicitor, Legal Services

- Draft and prepare for execution the deferral agreement between Region and the developer
- Draft and prepare for execution any additional agreements required
- Maintain copies of all executed deferral agreements and other agreements as required
- Registration of security on title

Commissioner, Corporate Services

- Responsibilities as identified under the Terms of this policy

Director, Treasury Office, Finance Department

- Administer the deferral policy, including assisting stakeholders in determining if they qualify for the policy, the development charges rates to be applied, and the development charges payable
- Enforce the deferral policy
- Collect all development charges when due

- Monitor timing of payment to ensure compliance with Term ‘6’ of the policy
- Notify, through the Commissioner of Finance, to the Treasurer of the local municipality if development charges are not paid/received within the prescribed timeframe and to have said charges added to the tax roll of that municipality
- Undertake any additional administrative obligations as determined through the agreements
- Maintain copies of all executed deferral agreements and other agreements as required

Director, Development Services, Corporate Services Department

- Assist in identifying structures as within Regional Centres and Corridors or MTSAs

Compliance

Immediately upon the occurrence of any of the trigger events identified in Term ‘3’ of this policy, the **Director, Treasury Office** will notify the owner of the property on the tax roll that development charges are due within 15 business days, the timing of which will begin with the mailing, by registered mail, of notice.

The **Director, Treasury Office** will also monitor the payment of the development charges due in order to ensure interest is only forgiven (Term ‘6’ of the policy) when the development charges are paid in full to the Region within 15 business days immediately following notification of a trigger event.

Reference

Legislative and other authorities

- [Building Code Act, 1992, S.O. 1992, c. 23](#)
- [Development Charges Act, 1997, S.O. 1997, c. 27](#)
- [Ontario Regulation 82/98](#)
- [Ontario Regulation 332/12](#)
- [Planning Act, R.S.O. 1990, c. P.13](#)
- [York Region Development Charges Bylaw No. 2022-31](#)
- Council Report, Affordable Rental Development Charges Deferral Policy Update, December 5, 2024

Appendices

- [Appendix A - York Region Major Transit Station Areas \(MTSAs\)](#)
- [Appendix B - Map 1 - Regional Structure](#)

Contact

- Director, Treasury Office, Finance Department

Approval

Council Date:	Committee Date:
Council Minute Item:	Committee Minute Item:

#16418465

Accessible formats or communication supports are available upon request.

Appendix A - York Region Major Transit Station Areas



YORK REGION MAJOR TRANSIT STATION AREAS (MTSAs)

PMTSA: PROTECTED MAJOR TRANSIT STATION AREAS

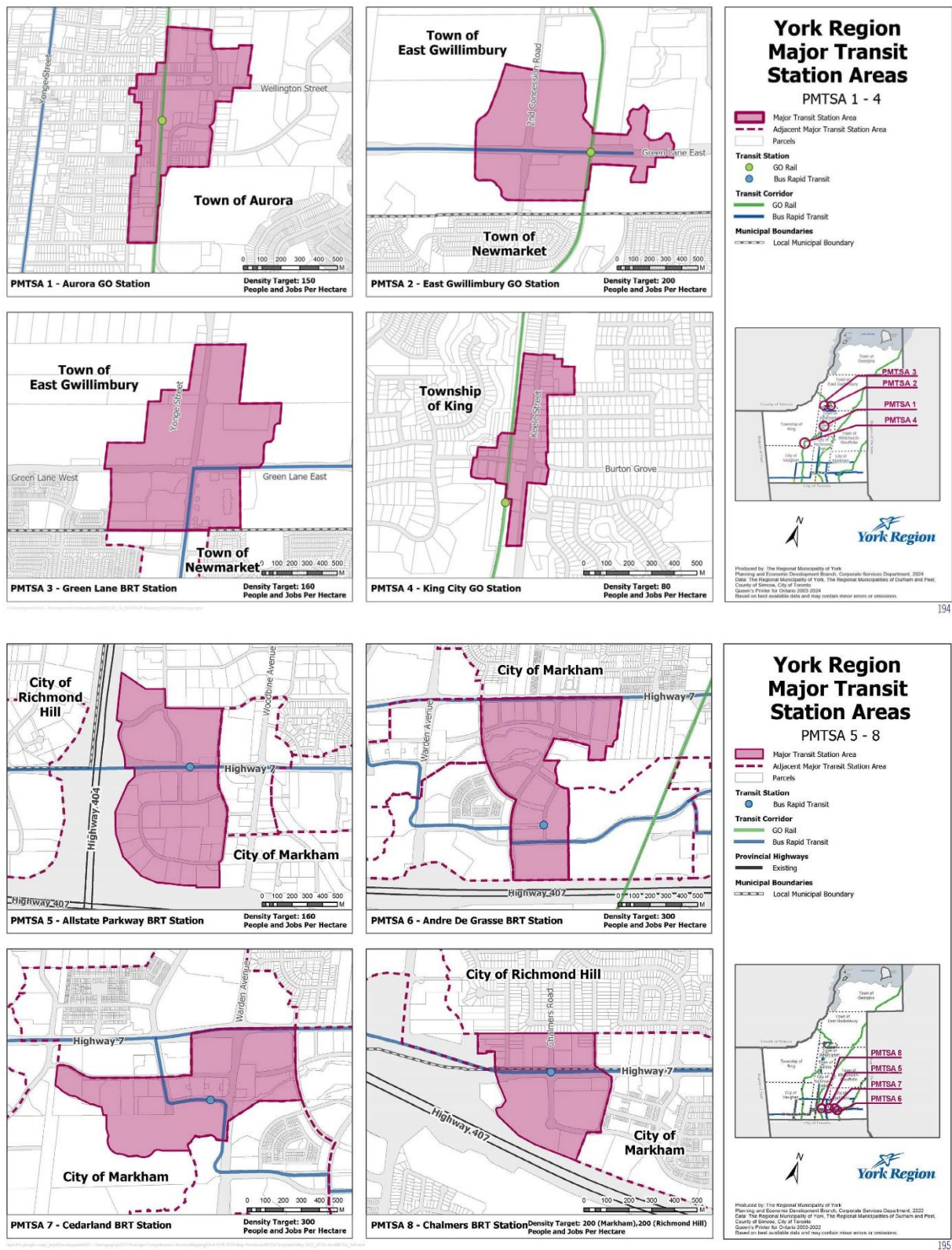
MTSA ID	STATION NAME	MUNICIPALITY	PROPOSED MINIMUM DENSITY TARGET
PMTSA 1	Aurora GO Station	Aurora	150 PEOPLE and JOBS/HA
PMTSA 2	East Gwillimbury GO Station	East Gwillimbury	200 PEOPLE and JOBS/HA
PMTSA 3	Green Lane BRT Station	East Gwillimbury	160 PEOPLE and JOBS/HA
PMTSA 4	King City GO Station	King	80 PEOPLE and JOBS/HA
PMTSA 5	Allstate Parkway BRT Station	Markham	160 PEOPLE and JOBS/HA
PMTSA 6	Andre De Grasse BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 7	Cedarland BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 8	Chalmers BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 9	Clark Subway Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 10	Cornell BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 11	East Beaver Creek BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 12	Enterprise BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 13	Langstaff GO-Bridge Station	Markham	400 (PMTSA), 1,200 (TOC) PEOPLE and JOBS/HA
PMTSA 14	Leslie-Highway 7 BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 15	McCowan BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 16	Milliken GO Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 17	Montgomery BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 18	Mount Joy GO Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 19	Royal Orchard Subway Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 20	Steeles Subway Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 21	Town Centre BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 22	Unionville GO Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 23	Valleymede BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 24	Warden BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 25	West Beaver Creek BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 26	Woodbine BRT Station	Markham	160 PEOPLE and JOBS/HA
PMTSA 27	Bonshaw BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 28	Eagle BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 29	Highway 404 BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 30	Huron Heights BRT Station	Newmarket	160 PEOPLE and JOBS/HA



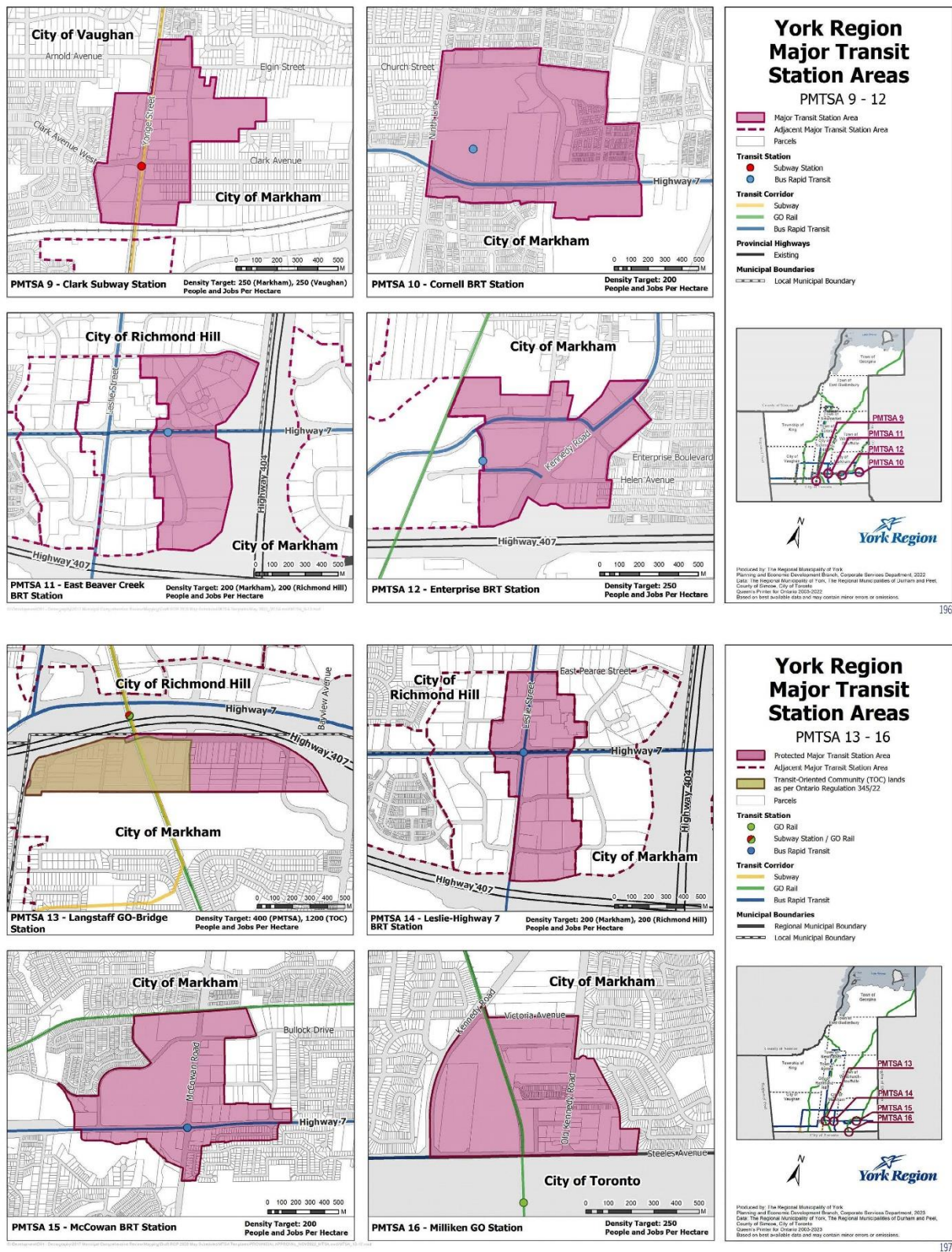
Development Charges Deferral for Affordable Rental Buildings

PMTSA 31	Leslie-Davis BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 32	Longford BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 33	Main BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 34	Mulock BRT Station	Newmarket	160 PEOPLE and JOBS/HA
Future MTSA 35	Mulock GO Station	Newmarket	
PMTSA 36	Savage-Sawmill BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 37	Southlake BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 38	Yonge-Davis BRT Station	Newmarket	250 PEOPLE and JOBS/HA
PMTSA 39	16th-Carrville BRT Station	Richmond Hill	300 PEOPLE and JOBS/HA
PMTSA 40	19th-Gamble BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 41	Bantry-Scott BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PTMSA 42	Bathurst-Highway 7 BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 43	Bayview BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 44	Bernard BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 8	Chalmers BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 45	Crosby BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 11	East Beaver Creek BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 46	Elgin Mills BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 14	Leslie-Highway 7 BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 48	Major Mackenzie BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 49	Richmond Hill Centre Subway Station	Richmond Hill	400 (PTMSA), 1,400 (TOC) PEOPLE and JOBS/HA
PMTSA 50	Richmond Hill GO Station	Richmond Hill	150 PEOPLE and JOBS/HA
PMTSA 23	Valleymede BRT Station	Richmond Hill	250 PEOPLE and JOBS/HA
PMTSA 51	Weldrick BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 25	West Beaver Creek BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 52	Ansley Grove BRT Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 53	Atkinson BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 9	Clark Subway Station	Vaughan	250 PEOPLE and JOBS/HA
PMTSA 54	Commerce BRT Station	Vaughan	350 PEOPLE and JOBS/HA
PMTSA 55	Concord Station BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 56	Creditstone BRT Station	Vaughan	300 PEOPLE and JOBS/HA
PMTSA 57	Disera-Promenade BRT Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 58	Dufferin BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 59	Highway 407 Subway Station	Vaughan	0 PEOPLE and JOBS/HA
PMTSA 60	Keele BRT Station	Vaughan	160 PEOPLE and JOBS/HA
Future MTSA 61	Kirby GO Station	Vaughan	
PMTSA 62	Maple GO Station	Vaughan	150 PEOPLE and JOBS/HA
PMTSA 63	Pine Valley BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 64	Pioneer Village Subway Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 19	Royal Orchard Subway Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 65	Rutherford GO Station	Vaughan	100 PEOPLE and JOBS/HA
PMTSA 20	Steeles Subway Station	Vaughan	300 PEOPLE and JOBS/HA
PMTSA 66	Taiga BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 67	Vaughan Metropolitan Centre Subway Station	Vaughan	400 PEOPLE and JOBS/HA
PMTSA 68	Weston BRT Station	Vaughan	250 PEOPLE and JOBS/HA
PMTSA 69	Wigwoss-Helen BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 70	Old Elm GO Station	Whitchurch-Stouffville	150 PEOPLE and JOBS/HA
PMTSA 71	Stouffville GO Station	Whitchurch-Stouffville	150 PEOPLE and JOBS/HA
Future MTSA 72	Langstaff BRT Station	Vaughan	
Future MTSA 73	Major Mackenzie BRT Station	Vaughan	
Future MTSA 74	Norwood BRT Station	Vaughan	
Future MTSA 75	Pennsylvania BRT Station	Vaughan	
Future MTSA 76	Springside BRT Station	Vaughan	
Future MTSA 77	Vaughan Mills BRT Station	Vaughan	

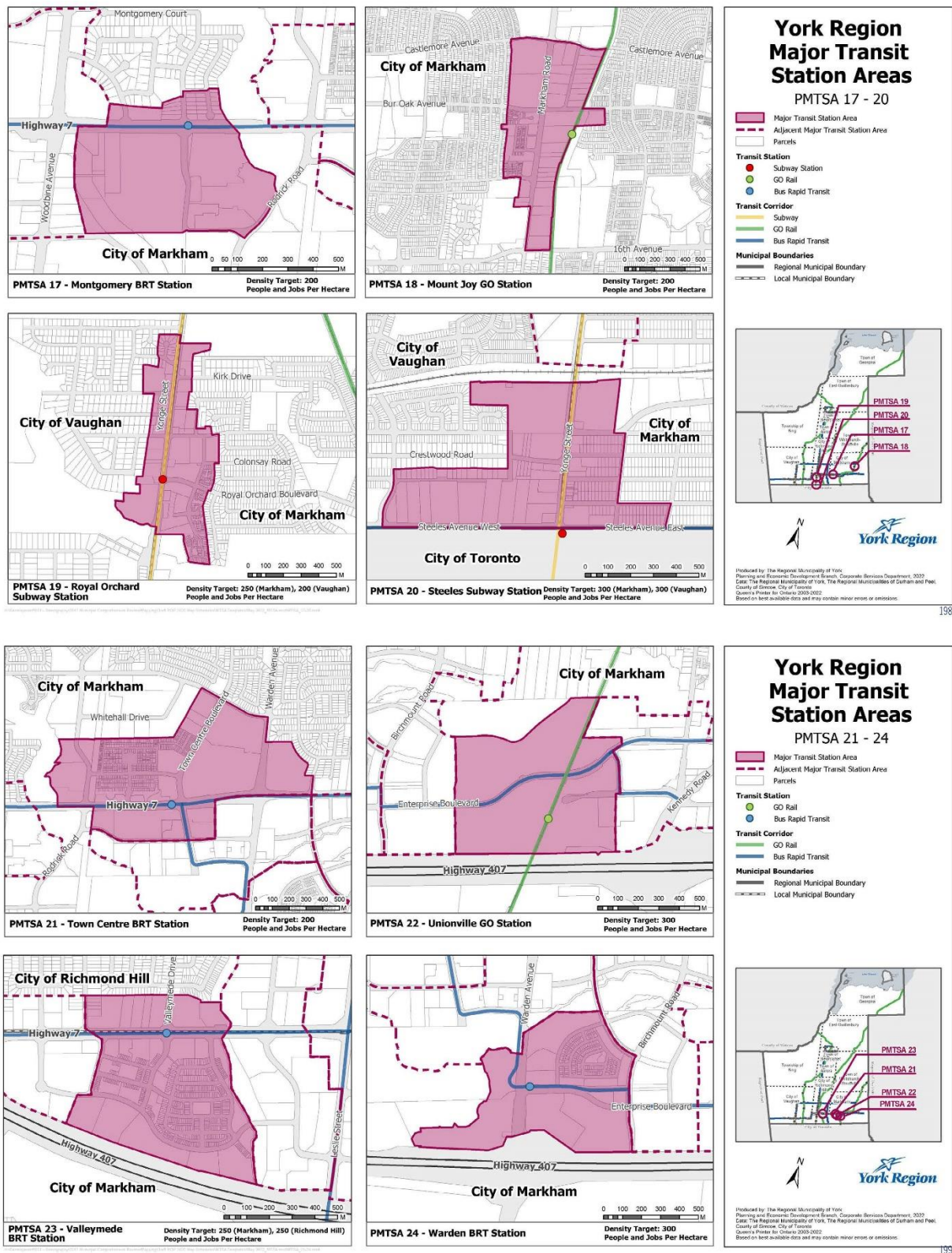
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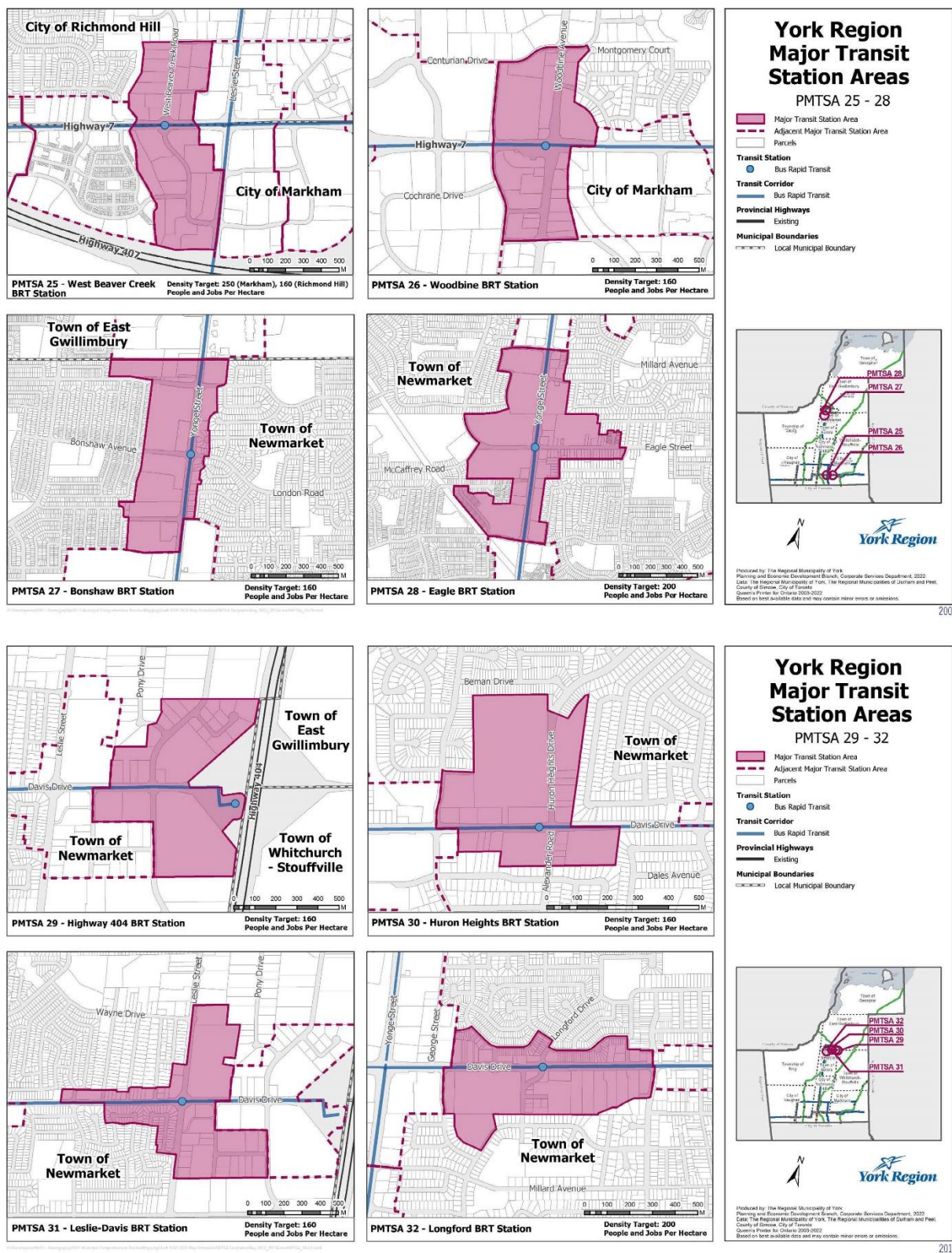
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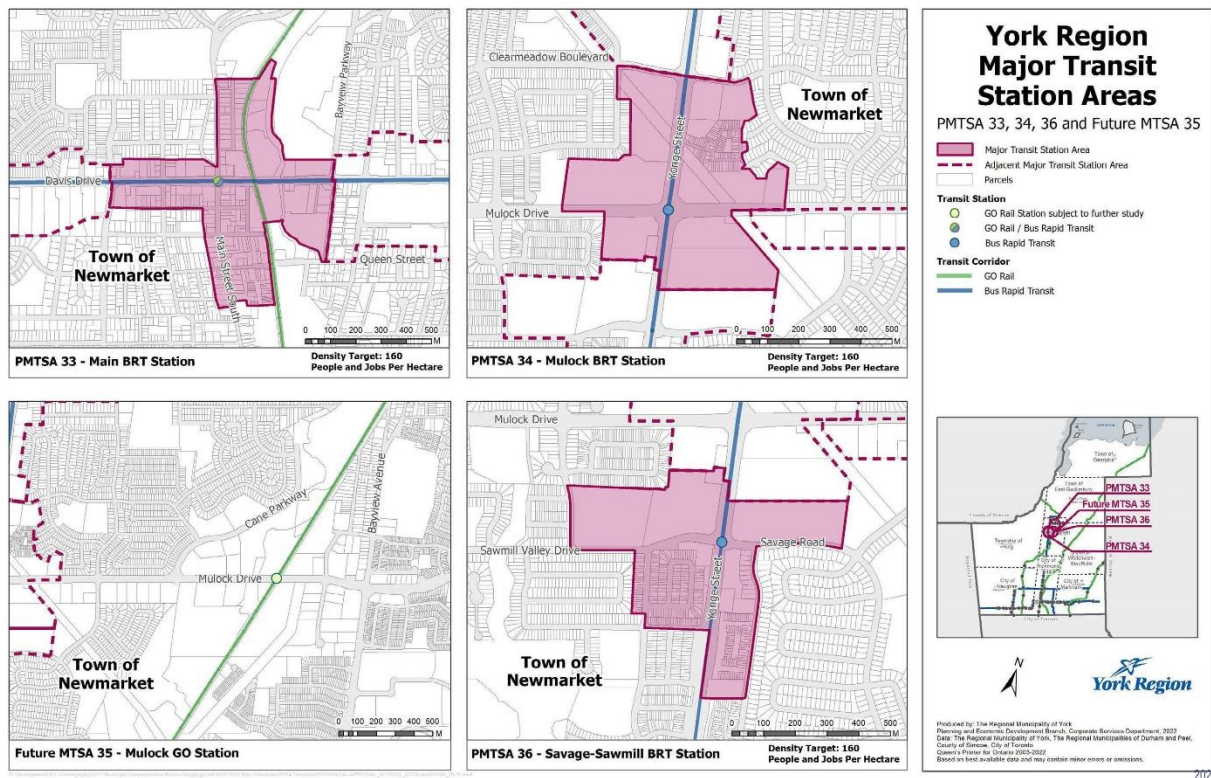
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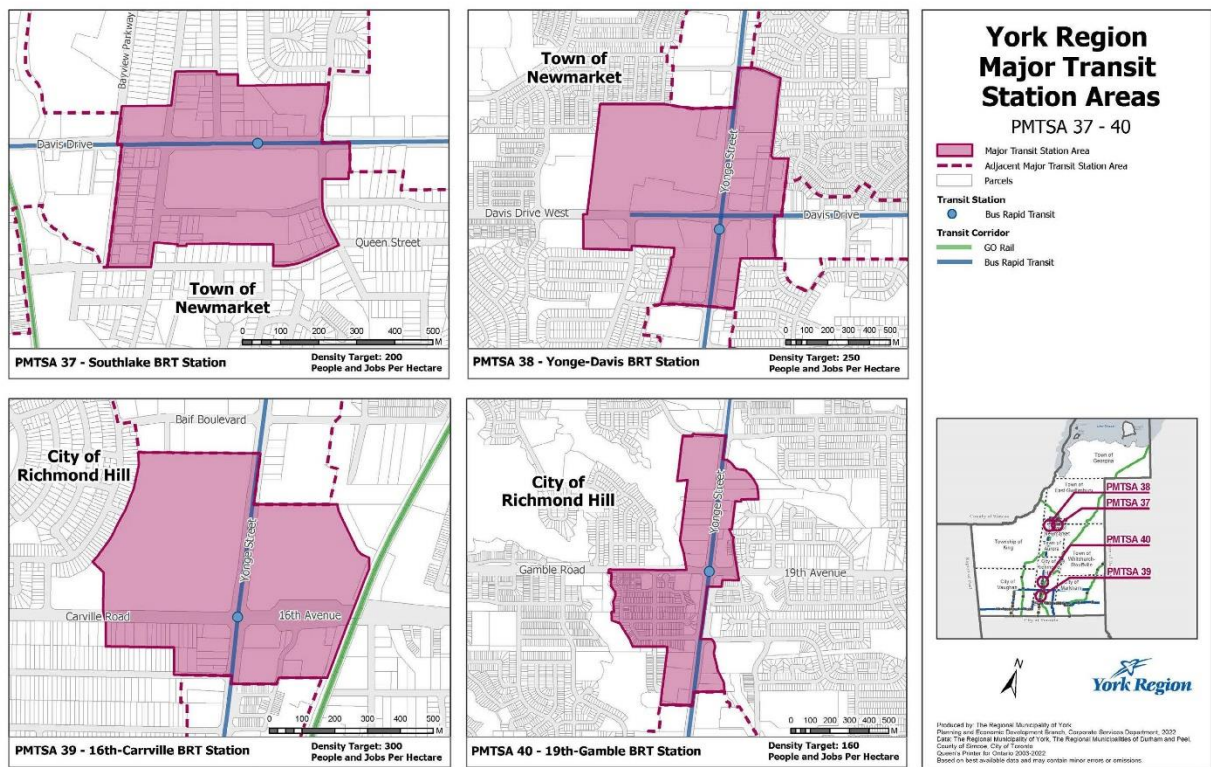
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Development Charges Deferral for Affordable Rental Buildings

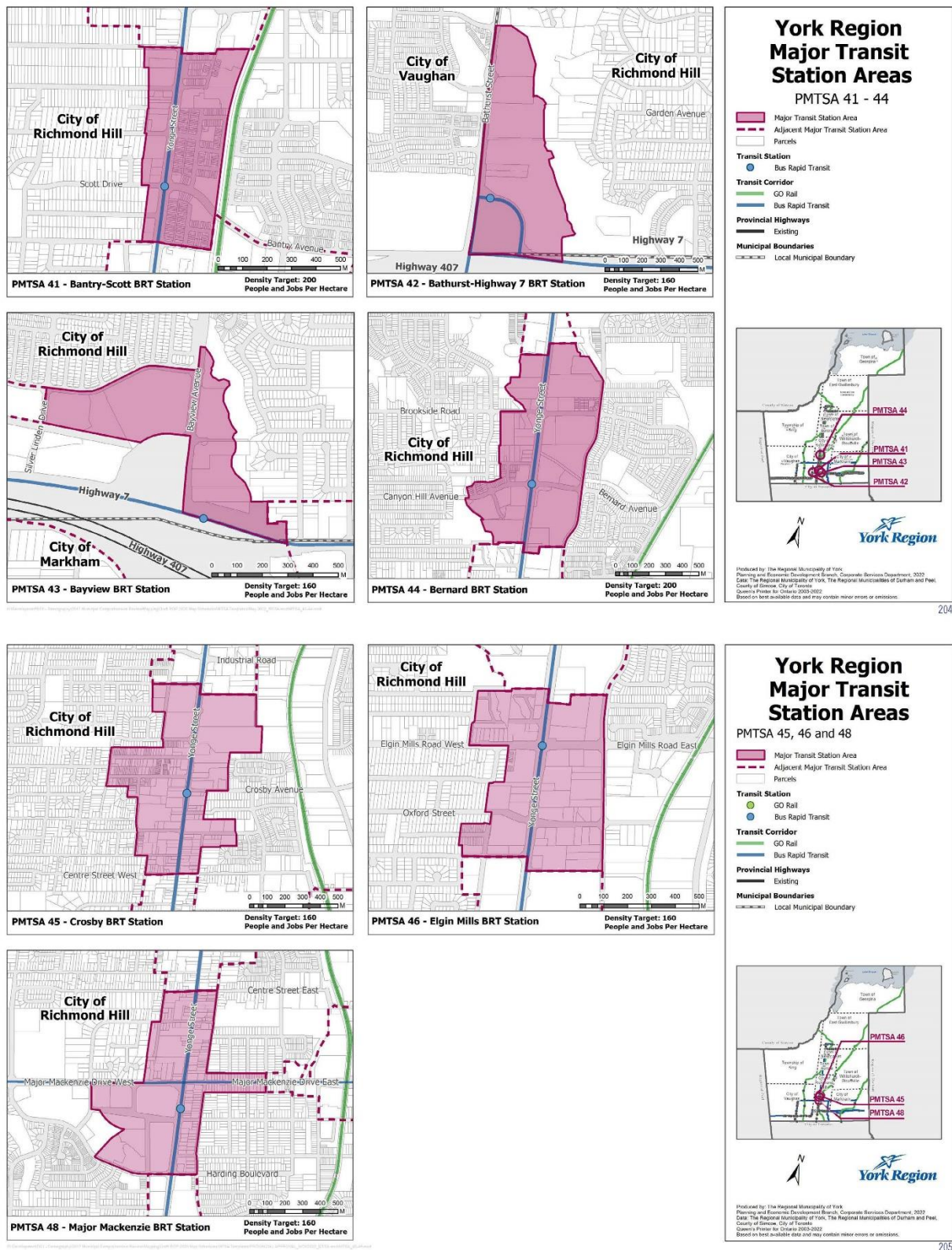


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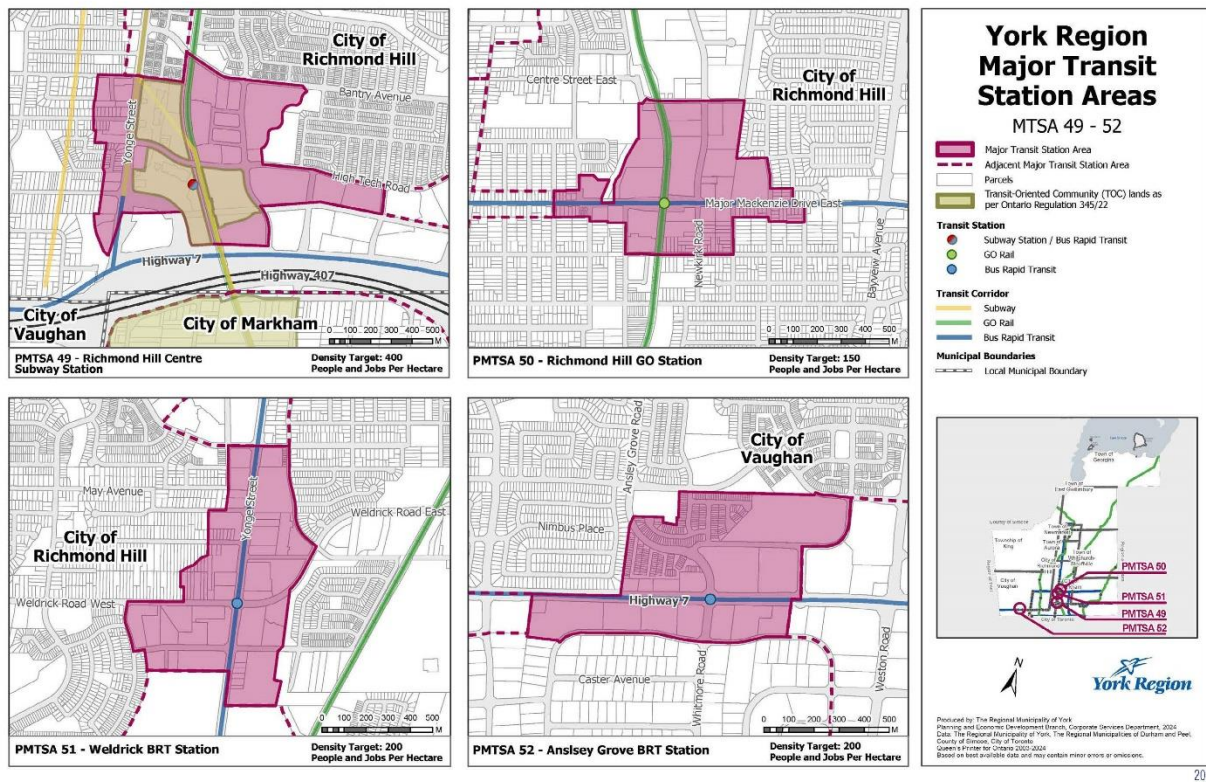
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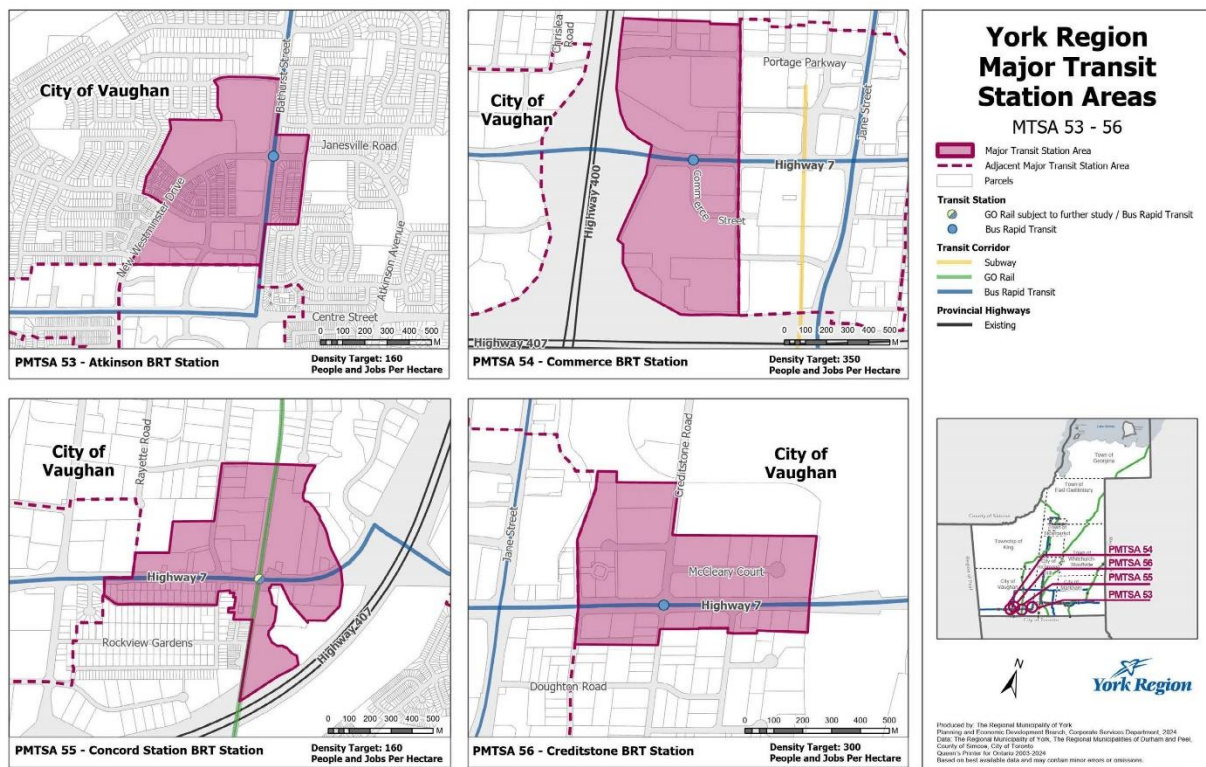
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Development Charges Deferral for Affordable Rental Buildings



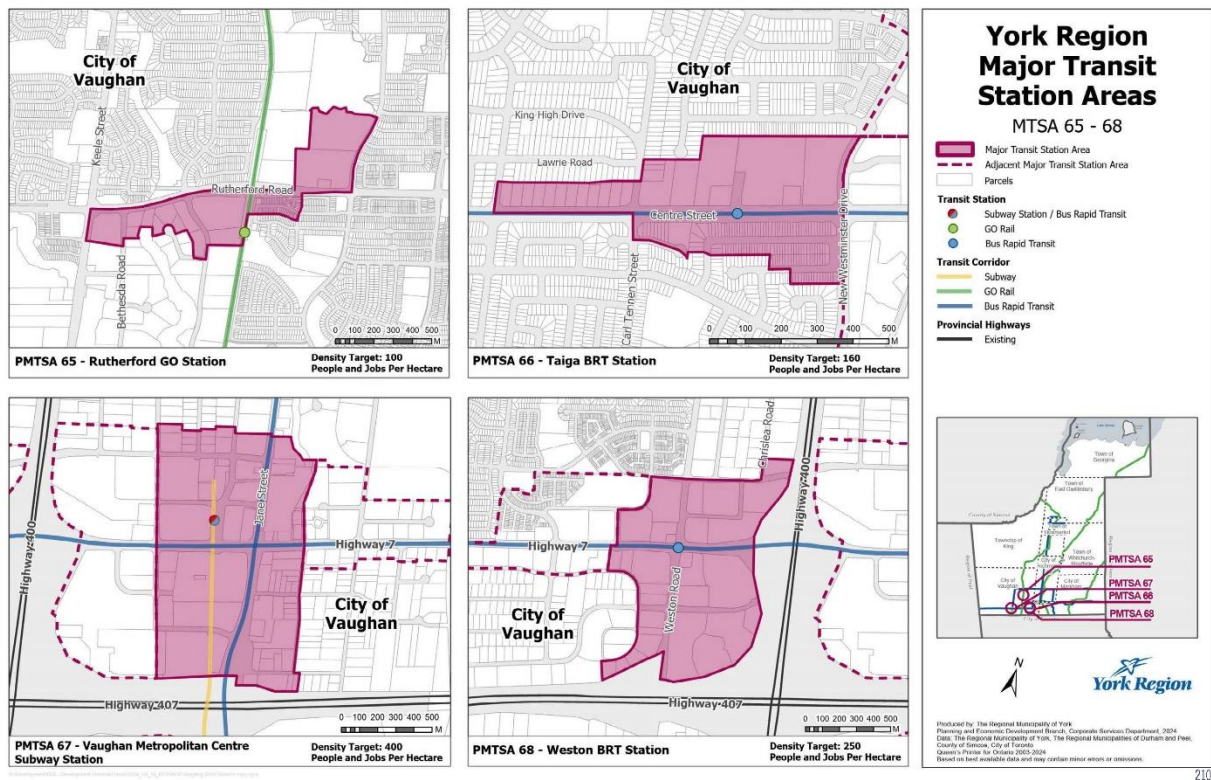
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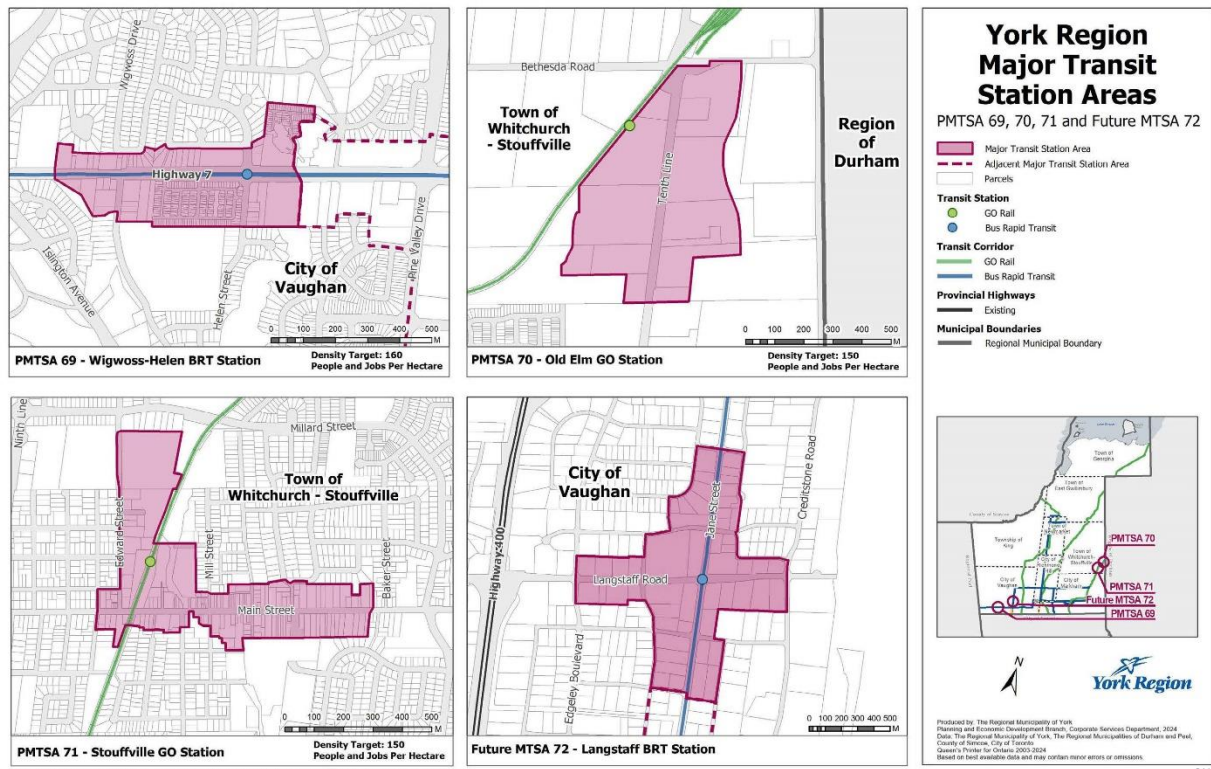
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Development Charges Deferral for Affordable Rental Buildings

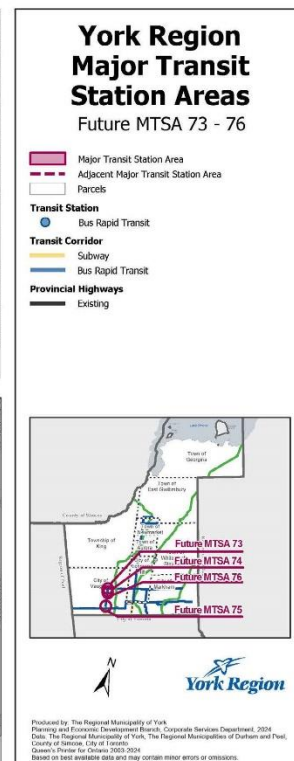
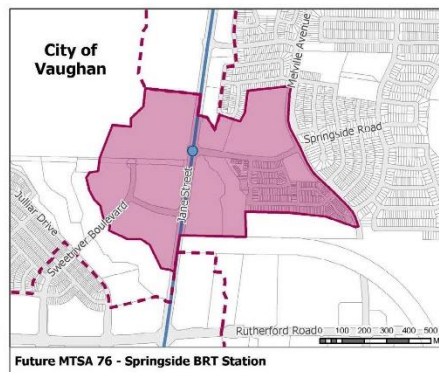
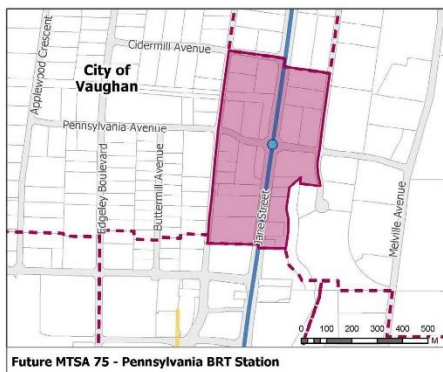
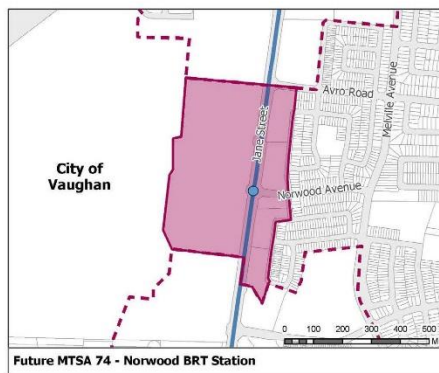
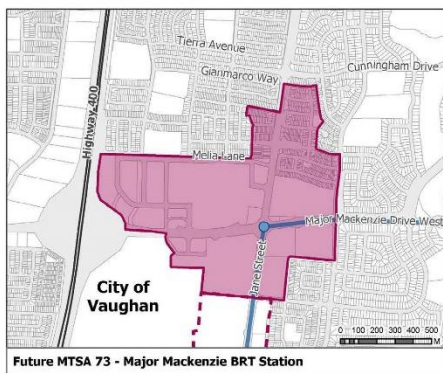


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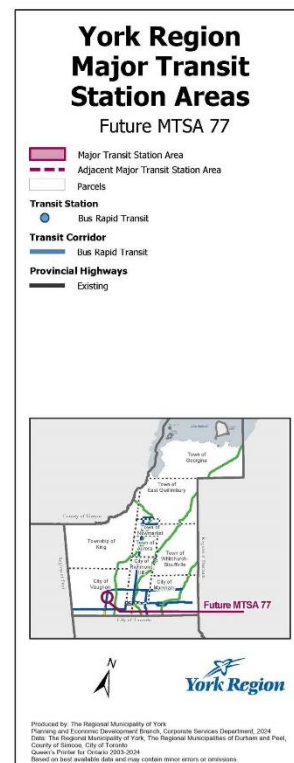
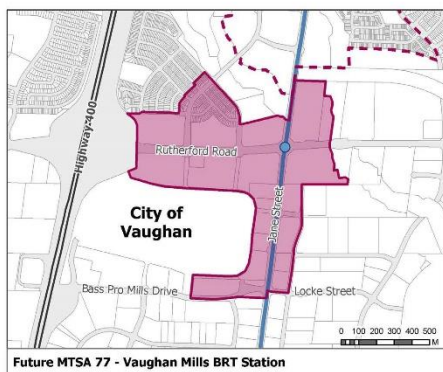


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Development Charges Deferral for Affordable Rental Buildings

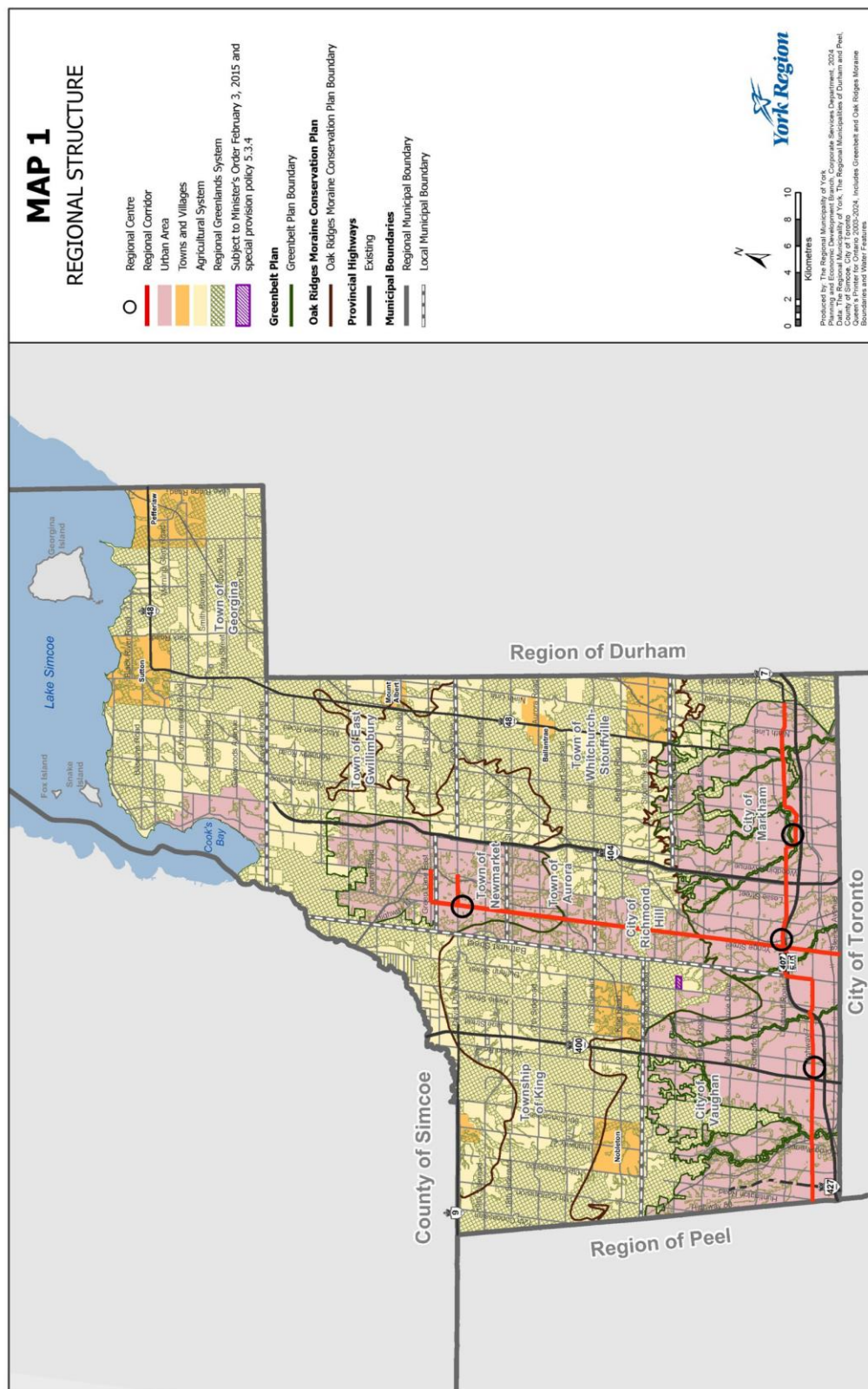


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Appendix B - Map 1 – Regional Structure



Report of the Commissioner of Corporate Services

**Expropriation Settlement Viva Bus Rapid Transit Corridor 20 Davis Drive
Town of Newmarket**

1. Recommendations

1. Council authorize the settlement of all claims pursuant to the *Expropriations Act* with the easement owner in respect of the expropriation of land from 20 Davis Drive, related to constructing the vivaNext Bus Rapid Transit corridor on Yonge Street, in the Town of Newmarket.
2. Commissioner of Corporate Services be authorized to execute the Minutes of Settlement and all necessary documentation to complete the transaction.

2. Purpose

This report seeks Council approval to complete a full and final settlement regarding expropriation claims made by the easement owner for expropriation of lands located at 20 Davis Drive in Newmarket for the vivaNext Bus Rapid Transit project. Property location is shown in Appendix A.

Private Attachment 1 to this report will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act*, 2001, because it relates to the acquisition of land by the Region.

Key Points:

- 20 Davis Drive is located at the southeast corner of Yonge Street and Davis Drive
- A plaza known as “York Town Square” is located at 20 Davis Drive and 50 Davis Drive, which are owned by two separate, unrelated corporations, although the plaza appears as a single property
- The property owners of 20 Davis Drive and 50 Davis Drive have easements over the entirety of each other’s lands for access and parking

- In 2013, permanent and temporary easements along Yonge Street were expropriated from 20 Davis Drive, and the temporary easement was extended via expropriation in 2016
- The expropriations impacted the access and parking easement over 20 Davis Drive
- The Region settled the expropriation claim made by the owner of 20 Davis Drive, Loblaw Properties Limited
- An easement owner and a fee simple owner have the same rights for compensation under the *Expropriations Act*
- The owner of 50 Davis Drive (Monashee Holdings Ltd. and Timeoso Inc.) made a claim for business loss resulting from the expropriation of its easement at 20 Davis Drive
- Proposed settlement protects the Region from any additional claims by Monashee/Timeoso in respect to this expropriation

3. Background

The Region constructed dedicated bus rapid transit lanes for the vivaNext project along Yonge Street in Newmarket to facilitate public transit. York Region Rapid Transit Corporation (YRRTC), on behalf of the Region, constructed dedicated bus lanes for Viva buses with enhanced streetscaping along Yonge Street. Construction of the project on this corridor was completed in December 2018.

Requirements were identified to complete the project and steps were taken to obtain land

The Region identified land requirements from 36 property owners along Yonge Street from Sawmill Valley Drive/Savage Road to Davis Drive in Newmarket. Land required to facilitate the project was obtained through negotiated agreements, expropriation and dedication through Regional site plan approvals, with most land acquired via expropriation.

York Town Square is composed of two separately owned properties that share mutual access easements

York Town Square is a commercial and retail plaza located at the southeast corner of the intersection of Yonge Street and Davis Drive in Newmarket. The plaza is at 20 Davis Drive and 50 Davis Drive, and each address is owned by a separate owner. The property at 20 Davis Drive is owned by Loblaw Properties Limited (“Loblaw”) and is occupied by four tenants. 50 Davis Drive is owned by Monashee Holdings Ltd. and Timeoso Inc. (“Monashee/Timeoso”) and is occupied by 24 tenants, being two larger anchor units, 13 small units, and nine rear units.

Loblaw and Monashee/Timeoso have mutual easements allowing vehicular traffic to access all businesses in the plaza from both Yonge Street and Davis Drive.

Settlement with the property owner of 20 Davis has been paid in full

In 2013 and 2016, the Region expropriated easements from Loblaw to facilitate construction along Yonge Street. Monashee/Timeoso's access easement is located within the expropriated lands.

In 2018, the Region and Loblaw agreed to a full and final settlement. Monashee/Timeoso made business loss claims related to expropriation of part of its access easement on the Loblaw property.

4. Analysis

Construction impacted business between 2013 and 2018

Monashee/Timeoso claimed that during construction, lane reductions along Yonge Street and reduced access to the area resulted in lost revenue to the numerous shops and services at the site. Its primary retail unit of over 80,000 square feet was vacated before construction and was only fully occupied once construction was complete. Due to this long-term vacancy and other lost rents from the smaller tenants, Monashee/Timeoso made a claim for business loss and other costs associated with stabilizing occupancy in the plaza.

Two mediations were completed with the Ontario Land Tribunal; the first in 2019 which did not result in an agreement between the parties, and a second in September 2024 which resulted in this settlement agreement.

The proposed settlement resolves all matters associated with this expropriation.

Region will not incur additional expenses once the final settlement is completed

The negotiated full and final settlement is in the Region's best interest and will avoid continued interest accrual in accordance with the *Act*. Upon completion of this agreement, the Region will not incur any further legal and litigation expenses related to the expropriation from Monashee/Timeoso.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. The vivaNext project is funded by the Province via the Metrolinx Master Agreement between the Region, YRRTC and Metrolinx. The cost and funding for the settlement are included in the Property Services 2024 Capital Budget.

This settlement is subject to approval by Metrolinx, which was obtained on October 30, 2024.

6. Local Impact

Construction of dedicated bus lanes and related facilities, as well as road and intersection improvements, is critical to achieving the Region's vision for the project. Additionally, this project has improved public transit services and the streetscape on Davis Drive and Yonge Street, in Newmarket.

7. Conclusion

A full and final settlement of expropriation claims has been negotiated with the easement owner, Monashee/Timeoso, which represents good value to the Region.

It is recommended that Council authorize the proposed transaction described in this report to settle all claims with the easement owner at 20 Davis Drive.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

November 15, 2024

#16369815

Appendix A – Property Schedule and Location Map

Private Attachment 1 – Proposed Compensation (#16369881)

**Property Schedule
Expropriation Settlement
Viva Bus Rapid Transit Corridor
20 Davis Drive
Town of Newmarket**

No.	Easement Owner	Municipal Address	Legal Description	Interest Required
1.	Monashee Holdings Ltd. and Timeoso Inc.	20 Davis Drive Newmarket	Part 1, Plan YR2071545	Permanent Easement (116.2 sq. m.)
			Part 1, 2, 3, 4, 5 Plan YR2528787	Temporary Easements (625.5 sq. m.)
			Part 2, 3, 4 Plan YR2071545	Temporary Easements (625.4 sq. m.)

LOCATION MAP



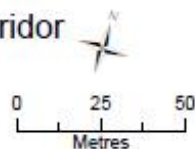
Produced by:
The Regional Municipality of York
Property Services, Corporate Services
October 2024

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Location Plan

Expropriation Settlement
Viva Bus Rapid Transit Corridor
20 Davis Drive
Town of Newmarket
December 5, 2024



- Subject Property
- Interest Acquired
- Easement
- Parcel
- Road

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Minutes

Agriculture and Agri-Food Advisory Committee

November 13, 2024

Electronic Meeting

Members: J. Bartley, A. Eek, K. Empringham, A. Gomes, L. Jittoo,
S. Paisley, J. Pegg, J. Tong, E. Ali

Staff: C. Banfield, K. Doyle, M. Hassanali, N. Mohammed, B. Switzer,
J. Wheatle

A. Call to Order

The York Region Agriculture and Agri-Food Advisory Committee meeting was called to order at 4:03 p.m. with Councillor Eek as Chair.

B. Land Acknowledgement

"We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land.

We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community."

C. Disclosures of Interest

None

D. Presentations

D.1 York Farm Fresh 2024 Year End Report

The Committee received the presentation by Lyf Stolte, Coordinator, York Farm Fresh Association

D.2 Updated Ontario Building Code and Impact to Agriculture

The Committee received the presentation by Andrew Quattrociocchi, Chief Building Official, Township of King

D.3 2024-2027 Agriculture and Agri-food Sector Strategy and Program Updates

The Committee received the presentation by Meena Hassanali, Program Manager, Rural and Agri-Food Initiatives, Nadia Mohammed, Rural and Agri-Food Specialist and Eman Ali, Communications Advisory, Economic Strategy

E. Deputations

None

F. Communications

None

G. Other Business

G.1 Member Roundtable Updates

H. Adjournment

The York Region Agriculture and Agri-Food Advisory Committee meeting adjourned at 5:47 p.m.

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2024-63

A Bylaw to confirm the proceedings of
Council at its Meeting held on December 5, 2024

THE REGIONAL MUNICIPALITY OF YORK HEREBY ENACTS AS FOLLOWS:

1. The action of Council in respect of each motion, resolution and other action passed and taken by the Council at its meeting of December 5, 2024, is, except where the prior approval of the Local Planning Appeal Tribunal is required, hereby adopted, ratified and confirmed.
2. The Regional Chair and the proper officers of the Municipality are hereby authorized and directed to do all things necessary to give effect to Council's action or to obtain approvals where required, and, except where otherwise provided, the Regional Chair, or another Member of Regional Council designated by the Regional Chair, and the Regional Clerk are hereby directed to execute all documents necessary in that behalf, and the Regional Clerk is hereby authorized and directed to affix the corporate seal of the Municipality to all of these documents.

ENACTED AND PASSED this 5th day of December, 2024

Regional Clerk

Regional Chair

#16476241