



Notice of Meeting Regional Council

A meeting of **York Regional Council** will be held on **May 22, 2025 at 9 a.m.**

In accordance with Bylaw 2024-52, this meeting will be conducted both **electronically and in person** at the Council Chambers, York Region Administrative Centre, 17250 Yonge Street, in the Town of Newmarket.

Deputation requests will be accepted by the [Regional Clerk's Office](#) until 12 p.m. on May 21, 2025. Registered deputants will be provided with instructions for joining the meeting.

Christopher Raynor
Regional Clerk

May 15, 2025

#16729878

Agenda
YORK REGIONAL COUNCIL

May 22, 2025

9 a.m.

Chairman's Boardroom

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

D.1 Council Meeting held on April 24, 2025

1

E. Presentations

E.1 Mackenzie Health Update

Altaf Stationwala, President and CEO, Mackenzie Health

F. Deputations

(Subject to Council granting deputant status.)

None

G. Communications

G.1 Communications referred from Committee of the Whole on May 8, 2025

Public Works - Transportation Services

G.1.1 2024 York Region Transit Enforcement and Security Report 7

Memorandum dated April 22, 2025 from Laura McDowell,
Commissioner of Public Works

Recommendation: Receive

Community and Health Services

G.1.2 Paramedic Services Week - May 18 to 25, 2025 and York Region Paramedic Services' 25th Anniversary 28

Memorandum dated April 16, 2025 from Lisa Gonsalves,
Commissioner of Community and Health Services

Recommendation: Receive

Finance and Administration

G.1.3 Financing Leases as at December 31, 2024 33

Memorandum dated April 22, 2025 from Laura Mirabella,
Commissioner of Finance and Regional Treasurer

Recommendation: Receive

G.1.4 2024 Accounts Receivable Write-Off and Status Update 39

Memorandum dated April 22, 2025 from Laura Mirabella,
Commissioner of Finance and Regional Treasurer

Recommendation: Receive

G.1.5 Support for a 35% Municipal Tax Rate Discount for the New Multi-Residential Subclass - 2025 Taxation Year 48

Danielle Binder, Senior Director, Policy and Advocacy,
Building Industry and Land Development Association
dated May 5, 2025

Recommendation: Receive

(See Item H.2.5)

G.2 City of Vaughan Resolution - Woodlot Jurisdiction 49

Todd Coles, City Clerk, City of Vaughan dated May 7, 2025

Recommendation: Receive and refer to staff

G.3 Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 51

Hon. Robert J. Flack, Minister of Municipal Affairs and Housing
dated May 13, 2025

Recommendation: Receive

H. Consideration and Adoption of Reports

H.1 Committee of the Whole Meeting - May 8, 2025 55

H.2 Reports referred from Committee of the Whole on May 8, 2025

Public Works - Environmental Services

**H.2.1 2024 Regional Greening Strategy Achievements and
Street Tree Removal Offsetting Policy 62**

Report dated April 22, 2025 from the Commissioner of
Public Works recommending:

1. Council approve the Street Tree Removal Offsetting Policy (Attachment 1).
2. Council approve the fees and charges for offsetting to be charged in accordance with the Street Tree Removal Offsetting Policy and these fees and charges be effective immediately upon Council approval and included Schedule A of the Fees and Charges for Services and Activities Bylaw No. 2020-04.
3. The Regional Clerk circulate this report to the Clerks of local municipalities, Chippewas of Georgina Island First Nation, Environment and Climate Change Canada, Natural Resources Canada, Ontario Ministry of Natural Resources and Forestry, Ontario Ministry of the Environment, Conservation and Parks, Lake Simcoe Region Conservation Authority, and Toronto and Region Conservation Authority.

H.2.2 York Region Sewage Works Collaborative Construction Delivery Model Implementation

76

Report dated April 22, 2025 from the Commissioner of Public Works recommending:

1. Council authorize the Commissioner of Public Works to negotiate, award and execute non-standard construction contracts for the York Region Sewage Works Project including components of the North York Durham Sewage System Expansion Phase 1 and Primary System Expansion Primary Trunk Twinning, pursuant to Section 18.1(e) of the Procurement Bylaw 2021-103.
2. Each contract be delivered through a Construction Manager at Risk collaborative contract delivery model, whereby the construction services value is limited to a Guaranteed Maximum Price, as described in Section 5 of this report.

Finance and Administration

H.2.3 2023 to 2027 Strategic Plan Year 2 (2024) Progress Report

87

Report dated April 22, 2025 from the Chief Administrative Officer recommending:

1. Regional Clerk circulate this report to local municipalities.
2. Council approve a Special Meeting on Council's Vision for Thursday, September 4, 2025, to support the development of the next 2027 to 2031 Strategic Plan.

H.2.4 Collection of Provincial Offences Act Defaulted Fines Update

108

Report dated May 8, 2025 from the Regional Solicitor and General Counsel recommending:

1. Council approve an increase of \$23 to the Region's fine default fee effective January 1, 2026 and that Schedule A to Bylaw 2020-04, a bylaw to impose fees and charges for services

and activities provided by The Regional Municipality of York (Fees and Charges Bylaw), be amended accordingly.

2. Council approve writing off defaulted *Provincial Offences Act* fines described in Private Attachment 1 that were deemed uncollectable, in accordance with Ministry of the Attorney General's Write-Off Directive and Operating Guideline and the Region's Collection and Write-Off Policy for *Provincial Offences Act* Defaulted Fine.

H.2.5 2025 Property Tax Policy

114

Report dated April 22, 2025 from the Commissioner of Finance recommending:

1. Council approve the 2025 property tax ratios to be established in accordance with the recommendations in this report.
2. Council approve a 35% municipal tax rate discount for the new multi-residential (municipal reduction) subclass for the 2025 taxation year.
3. Council approve a reduction in the municipal property tax rate discount from 30% to 0% for properties in the vacant and excess subclasses of the commercial property class, and from 35% to 0% for properties in the vacant and excess subclasses of the industrial property class.
4. Council approve an update to the participant eligibility criteria for the Low-income Seniors and Low-Income Persons with Disabilities Property Tax Increase Deferral program such that eligible low-income seniors are defined as Guaranteed Income Supplement recipients.
5. The Regional Solicitor and General Counsel be authorized to prepare bylaws to implement the above recommendations.
6. The Regional Clerk circulate this report to the local municipalities.

H.2.6 2025 Property Tax Rate

132

Report dated April 22, 2025 from the Commissioner of Finance recommending:

1. Council approve 2025 Regional tax rates for 2025 for property classes according to the table referred to in the report.
2. Council approve deadlines for local municipalities to pay the final two installments of their 2025 Regional property tax levy on or before September 26, 2025 and December 12, 2025, respectively.
3. The Regional Solicitor and General Counsel be authorized to prepare a bylaw to implement the above tax rates.
4. The Regional Clerk circulate this report to local municipalities.

H.2.7 2024-2027 Economic Development Action Plan Update

141

Report dated April 18, 2025 from the Commissioner of Corporate Services recommending:

1. The Regional Clerk circulate this report to the Ministry of Economic Development, Job Creation and Trade, Invest Ontario, Toronto Global, ventureLAB, York University and local municipalities.

H.2.8 Minutes - Accessibility Advisory Committee Meeting - February 26, 2025

193

Recommendation: Receive

H.2.9 Minutes - Accessibility Advisory Committee Meeting - April 23, 2025

198

Recommendation: Receive

I. Introduction and Consideration of Bylaws

I.1 2025-28 Town of Aurora Debenture Bylaw

201

Authorize \$8.2 million in amortizing debentures for a Town of Aurora capital project per Schedule "A" of the bylaw

I.2 2025-29 2025 Tax Ratio Bylaw

222

A bylaw to set 2025 tax ratios and rate reductions for specific property subclasses

I.3 2025-30 2025 Tax Rate Bylaw **225**

A bylaw to set and levy 2025 tax rates for Regional general purposes

I.4 2025-31 Amendment to Bylaw No. A-0339-2004-026 **231**

A bylaw to amend Bylaw No. A-0339-2004-026, a bylaw to provide tax assistance to certain seniors and disabled property owners in York Region

I.5 2025-32 Clarify Lands to Regional Roads System - Teston Road **233**

A bylaw to clarify lands to Regional Roads System - Teston Road (YR 49)

J. Motions

K. Notices of Motion to Reconsider

L. Other Business

M. Private Session

M.1 Private Attachment 1 to Item H.2.4 - Collection of Provincial Offences Act Defaulted Fines Update - Solicitor-Client Privilege

Recommendation: Receive private attachment. Attachment remains private.

N. Confirmatory Bylaw **236**

Introduction of Bylaw 2025-33 to confirm the proceedings of Council at this meeting

O. Adjournment



Minutes

The Council of The Regional Municipality of York

April 24, 2025
Council Chambers
17250 Yonge Street, Newmarket

Members: E. Jolliffe, G. Chan, M. Chan, N. Davison, S. Del Duca,
J. DiPaola, M. Ferri, A. Ho, L. Jackson, J. Jones, J. Li, I. Lovatt,
T. Mrakas, S. Pellegrini, M. Quirk, M. G. Racco, G. Rosati,
F. Scarpitti, J. Taylor, T. Vegh, D. West

Staff: D. Basso, Dr. S. Erdman, L. Gonsalves, D. Kuzmyk,
E. Mahoney, L. McDowell, L. Mirabella, C. Raynor

A. Call to Order

Regional Chair Jolliffe called the meeting to order at 9:05 a.m.

B. Land Acknowledgement

Regional Chair Jolliffe made the following remarks:

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

Regional Councillor Davison declared an interest in items relating to Public Health and/or public hospitals as she works for Southlake Health and has a family member who works for York Region Public Health. This includes the following Items in Item H.1 - Minutes of the Committee of the Whole meeting held on April 10, 2025:

- D.2 and H.1.1 - Public Health 2024 Update and 2025 Areas of Focus
- D.4 and H.2.1 - Provincial Funding Shortfall of Human and Health Services
- I.1.1 - 2025 Capital Contribution for Mackenzie Health - Cortellucci Vaughan Hospital Project

Regional Councillor Davison did not participate in any discussion or voting on these matters.

D. Minutes of Council

D.1 Council Meeting held on March 20, 2025

Moved by Mayor Lovatt

Seconded by Mayor Mrakas

Council confirm the Minutes of the Council meeting held on March 20, 2025.

Carried

D.2 Special Council Meeting held on April 3, 2025

Moved by Mayor Pellegrini

Seconded by Regional Councillor G. Chan

Council confirm the Minutes of the Special Council meeting held on April 3, 2025.

Carried

E. Presentations

None

F. Deputations

None

G. Communications

None

H. Consideration and Adoption of Reports

H.1 Committee of the Whole Meeting - April 10, 2025

Moved by Mayor Taylor

Seconded by Mayor West

Council adopt the recommendations in the following items in the Minutes of the Committee of the Whole meeting held on April 10, 2025:

- D.2 and H.1.1 - Public Health 2024 Update and 2025 Areas of Focus
- D.4 and H.2.1 - Provincial Funding Shortfall of Human and Health Services
- I.1.1 - 2025 Capital Contribution for Mackenzie Health - Cortellucci Vaughan Hospital Project

Carried

(Regional Councillor Davison did not participate in any discussion or voting on these matters.)

Moved by Regional Councillor Rosati

Seconded by Regional Councillor Davison

Council adopt the recommendations in the Minutes of the Committee of the Whole meeting held on April 10, 2025, except for Items D.2, D.4, H.1.1, H.2.1 and I.1.1.

Carried

I. Introduction and Consideration of Bylaws

Moved by Regional Councillor Jackson

Seconded by Regional Councillor Ferri

Council approve and enact the following bylaws:

- I.1 2025-25 Establish a Public Highway - Jane Street
- I.2 2025-26 Amendment to Transit Bylaw 2017-7

Carried

J. Motions

None

K. Notices of Motion to Reconsider

None

L. Other Business

L.1 Passing of Pope Francis

Regional Chair Jolliffe acknowledged the recent passing of His Holiness Pope Francis. On behalf of Council and The Regional Municipality of York, he extended deepest condolences to Catholics in York Region and around the world.

Regional Chair Jolliffe remarked that Pope Francis was a transformative leader whose humility, compassion and commitment to social justice resonated globally and has left an enduring legacy.

L.2 Observances and Days of Significance

Regional Chair Jolliffe noted upcoming observances and days of significance:

- April 22 to May 1, 2025 - Festival of Ridván
- April 22, 2025 - Earth Day
- April 23, 2025 - Administrative Professionals Day
- April 24, 2025 - Holocaust Memorial Day
- April 21 to 27, 2025 - National Volunteer Week
- April 28, 2025 - National Day of Mourning
- April 30, 2025 - International Guide Dog Day

L.3 Housing and Homelessness Committee – Appointments and Meeting Dates

Regional Chair Jolliffe announced that the new Housing and Homelessness Committee's membership will consist of:

- Regional Chair Jolliffe
- Mayor Del Duca
- Mayor Hackson
- Mayor Lovatt
- Mayor Mrakas
- Mayor Pellegrini
- Mayor Quirk
- Mayor Scarpitti
- Mayor Taylor
- Mayor West

Regional Chair Jolliffe also announced that meetings for the Housing and Homelessness Committee will be held on:

- **May 15, 2025** - immediately following the Housing York Inc. Board meeting
- **June 19, 2025** - at 1 p.m.
- **September 11, 2025** - immediately following the Committee of the Whole meeting
- **October 16, 2025** - immediately following the Housing York Inc. Board meeting

M. Private Session

Council did not resolve into private session.

N. Confirmatory Bylaw

Moved by Mayor Quirk

Seconded by Regional Councillor Vegh

Council enact Bylaw No. 2025-27 to confirm the proceedings of this Council meeting held on April 24, 2025.

Carried

O. Adjournment

Moved by Mayor West

Seconded by Regional Councillor Ho

Council adjourn the meeting at 9:14 a.m.

Carried

Regional Clerk

Minutes confirmed and adopted at the Council meeting held on May 22, 2025.

Regional Chair



To: Committee of the Whole
Meeting Date: May 8, 2025
From: Laura McDowell
Commissioner of Public Works
Re: **2024 York Region Transit Enforcement and Security Report**

This memorandum provides a summary of the 2024 York Region Transit Enforcement and Security Report, included as Attachment 1.

Special Constable activities are reported to York Regional Police Service Board, as required under the Joint Services Agreement

In accordance with the Joint Services Agreement, the York Region Transit Enforcement and Security Annual Report is submitted annually to the York Regional Police Services Board (Attachment 1).

York Region Transit (YRT) Special Constables are granted Peace Officer authorities under the Criminal Code of Canada. These include enforcement of offences related to Obstructing or Resisting a Peace Officer, Obstructing Justice, False Pretences, Forgery, Uttering a Threat, Forged Document, Fraud Under \$5,000 and Fraud relating to fares.

The 2024 York Region Transit Enforcement and Security Annual Report follows the format adopted in 2021, aligning with York Regional Police reporting. It outlines staffing levels, affiliations and associations, job functions and reporting requirements, statistics related to complaints, occurrences and fines, professional development and training and significant accomplishments.

Update on Policing in Ontario – *Community Safety and Policing Act, 2019*

Effective April 1, 2024, the *Police Services Act* was repealed and replaced with the *Community Safety and Policing Act, 2019* (CSPA) to modernize policing and enhance community safety.

The CSPA expands upon the regulation of Special Constable appointment and training. The CSPA introduces a standardized approach to training, a code of conduct, complaints process and introduces uniform requirements and vehicle labeling through its regulations. The legislation now requires the Region to obtain a Special Constable Employer Authorization from the province. Once obtained, the Board may appoint the Region's Special Constables, subject to any terms and conditions of the authorization.

Special Constable appointments made before April 1, 2024, will continue under the CSPA until April 1, 2027, at which the officers will be eligible for reappointment. This allows the Region to comply with the training expectations for Special Constables before the reappointment process and while obtaining the required Special Constable Employer Authorization.

YRT is in the process of obtaining authorization as a Special Constable Employer and reviewing the current Joint Service Agreement to ensure it is CSPA compliant and aligns with the Special Constable Employer Authorization.

Enforcement continued collaborative efforts with York Regional Police and Community & Health Services to support Operations and Community Engagement Initiatives.

In 2024, YRT Enforcement and Security, in partnership with York Regional Police and Community and Health Services, maintained their commitment to ensuring a safe and comfortable experience for travelers. They safeguarded Regional assets through operational and community engagement opportunities.

Highlights include the following:

- Conducted joint safety and security initiatives in partnership with York Regional Police focused on community outreach and visibility across the York Region Transit system.
- Collaborated with Community and Health Services to participate in anti-human trafficking events hosted by Central York Fire Service, Ontario Provincial Police, and York Region at 17250 Yonge Street, Newmarket, and York Region's 2nd Anti-Human Trafficking Conference at Seneca College.
- YRT Enforcement actively participates in the annual York Region Cold Weather Response Plan and Heat Relief Strategy for People Experiencing Homelessness and supports referrals to the Homelessness Community Programs central intake line that connects people at risk of or experiencing homelessness with supports. Officers are authorized to provide transportation through YRT services, to support people at risk of or experiencing homelessness to access community supports and emergency housing. Officers are also equipped with heat/cold relief packages for distribution for people at risk of or experiencing homelessness
- YRT Enforcement and Security staff participated in various community events and programs, including the Ontario Special Olympics Polar Plunge, Torch Run and International Day for the Elimination of Racial Discrimination.

Enforcement officers provided a uniformed presence, ensuring a safe, secure and accessible transit environment

YRT Enforcement reported over 15,200 safety and security events outlined in additional detail in Attachment 1. The top three safety and security incidents reported for 2024 remained consistent with previous years and include disorderly conduct, crimes against property and trespassing. As identified

in Table 1, YRT Enforcement and Security experienced a 15% decrease in disorderly conduct and property crimes, while experiencing an 11.9% increase in ridership. Initiatives such as online digital reporting allow YRT and contracted staff to provide feedback directly to YRT enforcement through the use of a QR Code. The feedback is reviewed and analyzed, allowing YRT Enforcement to deploy officers in a timely, effective and strategic manner where officer presence provides a deterrent and/or mitigates the issues prior to escalation.

Table 1
York Region Transit Safety and Security Incident Comparison

Incident Type	2023	2024	Percentage Decrease
Disorderly conduct*	1,374	1,173	15%
Crimes against property**	348	295	15%
Trespassing	442	437	1%

*Includes crime categories, provincial offences and security-related offences

**includes mischief and fraud in relation to fares

In addition to the decrease in the top three safety and security incidents, YRT Enforcement reports an increase of 18% in providing assistance or aid to the public on or in relation to YRT property and services. Aid and assistance include officers supporting vulnerable members of the public, including those at risk or experiencing homelessness. YRT Enforcement partners with Community and Health Services and local community support agencies to equip officers to conduct welfare checks on people at-risk or experiencing homelessness. Through this collaborative and people-first approach, we are able to promote a safe and secure environment across YRT facilities and services.

YRT Enforcement is responsible for fare revenue protection across YRT Services. The evasion rate for 2024, specific to Viva Services, which uses off-board fare collection, was 5.03% which would amount to approximately \$1.6M in revenue loss. Throughout 2024, uniformed officers conducted over 140,000 fare inspections and reported over 7,200 evasions. Table 2 provides YRT Enforcement’s evasion rates for the last five years.

Table 2

York Region Transit Annual Evasion Rates

2020*	2021*	2022*	2023	2024
3.05*	3.61%	5.43%	5.04%	5.03%

*Covid-19 Impacts

In addition to fare revenue protection, uniformed officers are committed to ensuring a positive customer experience and reported engaging in over 19,000 customer service interactions, primarily answering questions related to YRT services. The highlight for 2024 was supporting YRT's launch of the One Fare program in partnership with the Province of Ontario, which received positive feedback from travellers.

YRT Enforcement and Security collects closed-circuit television footage from all YRT facilities and vehicles for motor vehicle collisions, legal claims, safety and security, and police purposes. In 2024, staff provided the Region's risk management team and YRP with more than 3,000 video responses, representing a 13% increase when compared to 2023.

Safe and effective public transit is a key component of a well-functioning, sustainable and equitable urban environment, which aligns with York Region's vision of strong, caring and safe communities.

As required under the Joint Service Agreement, a copy of the 2024 York Region Transit Enforcement and Security Annual Report will be forwarded to the York Regional Police Service Board.

For more information on this memo, please contact Richard Montoya Director, Operations, Transit at 1-877-464-9675 ext. 75928. Accessible formats or communication supports are available upon request.



Laura McDowell, P.Eng
Commissioner of Public Works



Erin Mahoney
Chief Administrative Officer

April 22, 2025
#16724249
Attachments (1)

Attachment 1- 2024 York Region Transit Enforcement Annual Report



2024 Annual Report

York Region Transit Enforcement and Security





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Background

In September 2005, York Region Transit (YRT) began operating its Viva rapid transit service, which uses a proof of payment system.

A Joint Services Agreement was made between The Regional Municipality of York and the York Regional Police Service Board to provide a Special Constable program for this service. YRT Enforcement and Security would provide transit revenue protection and security services in partnership with York Regional Police (YRP).

The Transit Special Constable program began as an 18-month pilot project with the launch of Viva. It was approved by the Ministry of Community Safety and Correctional Services and became a permanent program in June 2007.

In 2010, the program's jurisdiction expanded into the City of Toronto through an agreement with the Toronto Police Service Board and York Regional Police Service Board.

As part of the Joint Services Agreement, Transit Enforcement and Security must report annually to the Toronto and York Regional Police Service Boards. This report includes all activities of Special Constables, including recruitment, training, complaints and statistics.

In 2024, YRT had an approved workforce of 32 Special Constables and two Fare Media Inspectors.



Update on Policing and Community Safety

Effective April 1, 2024, the *Police Services Act* was repealed and replaced with the *Community Safety and Policing Act, 2019 (CSPA)* to modernize policing and enhance community safety.

The CSPA expands upon the regulation of special constable appointment and training. The legislation now requires York Region to obtain a Special Constable Employer authorization from the Ministry of the Solicitor General. Once obtained, the York Regional Police Service Board may appoint the Region's Special Constables, subject to any terms or conditions of the authorization.

Special Constable appointments made before April 1, 2024, will continue under the CSPA until April 1, 2027. This allows the Region to comply with the training expectations for Special Constables before the reappointment process and while obtaining the required Special Constable Employer Authorization.

The CSPA introduces a standardized approach to training, a code of conduct, a complaints process, and introduces uniform requirements and vehicle labeling through its regulations.

YRT is in the process of obtaining authorization as a Special Constable Employer and reviewing the current Joint Services Agreement to ensure that it is CSPA compliant and aligns with the Special Constable Employer authorization.

Year in Review

The York Region Transit Enforcement and Security Annual Report is submitted annually to the York Regional Police Service Board, as per the Joint Services Agreement.

YRT Special Constables are granted Peace Officer authorities under the Criminal Code of Canada. This includes the enforcement of offences related to obstructing or resisting a peace officer, obstructing justice, false pretenses, forgery, uttering a forged document, fraud under \$5,000 and fare-related fraud.

The 2024 report following the format adopted in 2021, aligns with YRP reporting. It outlines staffing levels, affiliations and associations, job functions and reporting requirements, statistics related to complaints, occurrences and fines, professional development and training, and significant accomplishments.

In 2024, YRT Enforcement and Security, in partnership with YRP and Community and Health Services, maintained their commitment to ensuring a safe and comfortable experience for travelers. They safeguarded Regional assets through operational and community engagement opportunities.

Safety and Security Incidents

Table 1: Safety and Security Incidents			
Incident Type	2023	2024	% Decrease
Disorderly conduct*	1,374	1,173	15%
Crimes against property**	348	295	15%
Trespassing	442	437	1%
* Including crime categories provincial offences and security-related occurrences			
** Including mischief and fraud in relation to fares			

YRT Enforcement and Security reported over 15,200 safety and security events, detailed in Table 6. The top three safety and security incidents continue to be disorderly conduct, crimes against property and trespassing. The number of incidents in 2024 decreased when compared to 2023 (Table 1). Initiatives like the digital reporting portal, which encourages system-wide feedback as well as collaboration between YRT and contracted staff, has enhanced the ability to address and mitigate safety and security concerns with existing resources.

YRT ridership grew by 11.9% in 2024. Beyond safety and security incidents, there was an 18% increase in providing assistance or aid to the public on or in relation to YRT property and services. Aid and assistance includes officers supporting vulnerable members of the public, including those at risk or experiencing homelessness. YRT Enforcement and Security partners with Community and Health Services and local community support agencies to equip officers to conduct welfare checks on people at-risk or experiencing homelessness. Through this collaborative and people-first approach, we are able to promote a safe and secure environment across YRT facilities and services.

YRT Enforcement and Security actively participates in the annual York Region Cold Weather Response Plan and Heat Relief Strategy for People Experiencing Homelessness and supports referrals to the Homelessness Community Programs central intake line that connects people at risk of or experiencing homelessness with supports. Officers are authorized to provide transportation through YRT services, to support people at risk of or experiencing homelessness to access community supports and emergency housing. Officers are also equipped with heat/cold relief packages for distribution for people at risk of or experiencing homelessness.

Fare Revenue Protection

YRT Enforcement and Security balanced the safety and security needs of the YRT system with fare revenue protection. Uniformed officers conducted over 140,000 fare inspections and reported over 7,200 evasions. The 2024 fare evasion rate of 5.03% is specific to Viva services, which use offboard fare collection methods. While travelling on the YRT system, officers also reported an additional 19,000 customer service interactions, primarily answering questions related to YRT services. A highlight for 2024 was supporting YRT's launch of the One Fare Program in partnership with the Province of Ontario, which received positive feedback from travellers.

Closed-Circuit Footage

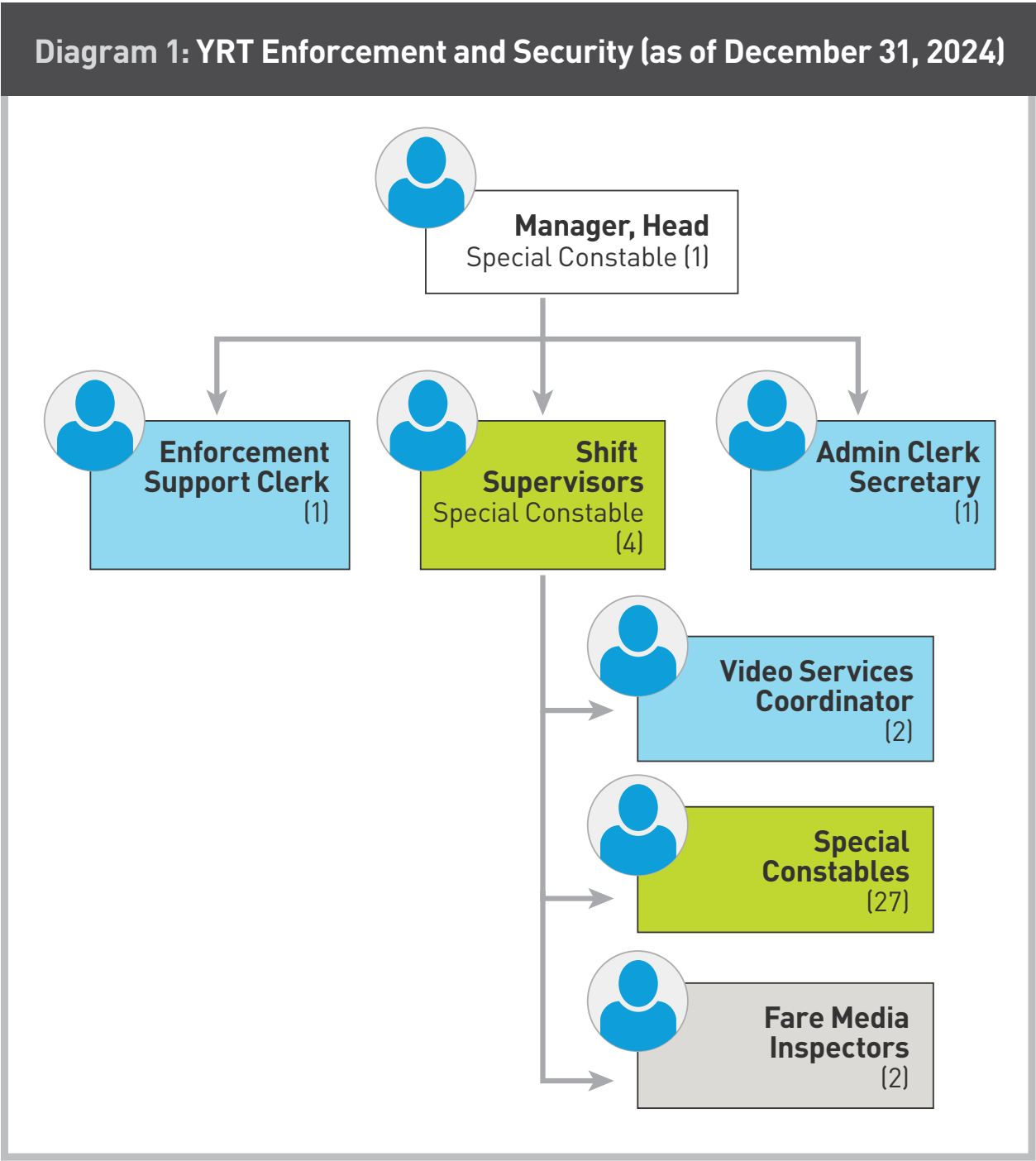
YRT Enforcement and Security is responsible for the collection of closed-circuit television footage from all YRT facilities and vehicles. Requests include motor vehicle collisions, legal claims, safety and security and police purposes. In 2024, staff provided the Region's Risk Management team and YRP with more than 3,000 video responses, a 13% increase over 2023.

In 2024, YRT Enforcement and Security continued to support a safe and comfortable experience for travellers and protect Regional assets. As required under the Joint Services Agreement, a copy of the 2024 York Region Transit Enforcement and Security Annual Report will be forwarded to the York Regional Police Service Board.



Supervision

YRT Enforcement and Security consists of 38 positions, as outlined in the following diagram:



General supervision of the unit is provided by Shift Supervisors, who report to the Manager.

Uniformed Special Constables perform dedicated security and law enforcement duties, maintaining revenue protection through fare inspection. Additionally, Fare Media Inspectors perform fare inspection and customer service functions.

Appointments

In 2024, YRT did not have any new appointments.

Table 2:			
Total Applications	New Appointments	Re-appointments	Total Number of Special Constables
0	0	0	0

Table 3			
Terminations	Suspensions	Resignations	Retirements
0	0	5	0

Training and Professional Development

In 2024, in addition to annual recertification training, YRT Enforcement and Security participated in the following training:

Table 4: 2024 Operational Training			
Course/Topic	Delivered by	Duration	Number of Staff Trained
AODA: Accessible Customer Service	York Region	20 mins	1
AODA: Creating Access	York Region	45 mins	1
Attendance Awareness at YR	York Region	3 hrs	4
Basic Fare Inspector Training	Control Institute	9 days	1
Coaching for High Performance & Development	York Region	1 hr	1
Code of Conduct	York Region	30 min	33
Corporate Privacy Policy	York Region	30 mins	2
Crisis Intervention	Canadian Training Institute	7 hrs	3
CX 101 Leadership Training	York Region	1.5 hrs	1
CX 101 for Public Works Staff	York Region	1.5 hrs	2
Cyber: Spot the Phishing Clues	York Region	1 hrs	1
Defensive Driving	York Region	7 hrs	14
Defensive Driving Essentials	York Region	1.5 hrs	17
Discover Generative AI	York Region	2 hrs	1
Dive Deeper with Generative AI	York Region	2 hrs	1
Emergency Management and Business Continuity	York Region	30 min	3
eProcure	York Region	5 hrs	1

Table 4: 2024 Operational Training

Course/Topic	Delivered by	Duration	Number of Staff Trained
Fire Safety Training	York Region	20 min	31
Foundations of DEI	York Region	1.5 hrs	23
Health & Safety for Mngt.	York Region	7 hrs	1
Identify Manager/Employee burnout	York Region	30 mins	1
Incident Reporting for Supervisors	York Region	30 min	4
Intro. to Project Management	Excellence Canada	3 hrs	1
Leadership and Use of Force Recertification	Control Institute	1 day	5
Liquid Fuels Handling Safety	York Region	30 mins	6
New Employee Workshop	York Region	2 hrs	3
OHS Act Overview	York Region	30 mins	1
Preparing for your Interview	York Region	3 hrs	1
Process Improvement Intro	York Region	1.5 hrs	1
Procurement Bylaw Basics 101	York Region	3 hrs	1
Progressive Discipline	York Region	3 hrs	1
Respectful Workplace Management	York Region	1 hr	2
Respectful Workplace Staff	York Region	1 hr	1
Standard First Aid CPR/AED	Heaven can wait	1 day	5
Supervisor H&S 5 Steps	York Region	1 hr	1
Training on Human Trafficking for Law Enforcement	MCIS Language Solutions	3 hrs	24
Transit Bus System Safety	TSI	5 days	2
Use of Force Recertification	Control Institute	3 days	19
WHIMIS – Full Course	York Region	1.5 hrs	2
WHIMIS - Refresher	York Region	30 mins	31



Table 5: Canadian Police Knowledge Network (CPKN) Virtual Training

Course/topic	Staff trained
Life in the Fast Lane	1
Bear Management: Proper Response Procedures	1
Unfounded Sexual Offences	1
Call It Out: Racism, Racial Discrimination and Human Rights	1
Continuum of Police Interaction	1
Introduction to Criminal Intelligence Analysis	1
Tourniquet Training – Stop the Bleed	1
Authority to Search	1
Counterfeit Payment Card Analysis	1
Introduction to Criminal Intelligence	1
Note-taking	1
Introduction to Human Trafficking	1
Coach Officer Training	1
Anti-Racism & Unconscious Bias for Workplaces	1
Sleep and Shiftwork	1
Finding Your Way Dementia Response Training	1
Items of Religious Significance: Sikh Religion	1
Managing Unconscious Bias	2
Mental Health Self-Awareness for First Responders	1
Naloxone Nasal Spray Administration	1

Affiliations and associations

Enforcement and Security maintain memberships with the following organizations:

1. Ontario Association of Chiefs of Police (OACP)
2. Association of Black Law Enforcers (ABLE)
3. Municipal Law Enforcement Officers' Association of Ontario (MLEAO)
4. Central Ontario Crime Prevention Association
5. Ontario Police Video Training Alliance (OPTVA)
6. Canadian Police Knowledge Network (CPKN)

Equipment

The following equipment is issued to all Special Constables:

- > Wallet badge with wallet and agency identification card
- > Soft body armor with external carriers
- > Two sets of standard handcuffs with cases
- > Expandable baton with carrier
- > A container of Oleoresin Capsicum (OC) foam with a carrier
- > Serialized memo book with a carrier
- > Flashlight with a carrier
- > Forge cap/baseball cap
- > Reflective safety vest



Reporting

In 2024, Enforcement and Security investigated 15,238 occurrences and incidents. In 2022, enforcement reporting was changed to better align with YRP reporting formats and improve data categories.



Table 6: 2024 Reporting Statistics

Incident type/category	Subcategory	2023	2024
Crime categories**	Crimes against persons	160	156
	Crimes against property	348	295
	Drug violations (CDSA)	33	19
	Other criminal code	120	93
	Traffic violations	5	3
	Weapons violations	22	6
	Total	688	572

Incident type/category	Subcategory	2023	2024
General occurrences	Alarm	44	58
	Assistance	771	912
	Community partner engagement	25	23
	Fare evasion	170	137
	Lost and found	215	224
	Missing persons assistance	7	9
	Motor vehicle collisions (MVC)	27	30
	Property damage**	134	119
	Safety and security concern**	57	45
	Administrative occurrences	2	1
	Total	1,452	1,558

Incident type/category	Subcategory	2023	2024
Provincial offences**	Highway Traffic Act	1	0
	Liquor License Act	27	33
	Mental Health Act	17	16
	Safe Streets Act	8	8
	Trespass to Property Act	442	437
	Total	495	494

Incident type/category	Subcategory	2022	2023
Other	CCTV video services	2,667	3,023
	Transit bylaw offences*	9,703	9,209
	Total	12,370	12,232
Total Overall Occurrences		15,005	15,238

* Includes Transit bylaw enforcement actions

** Included as disorderly conduct

The top three incident occurrence types investigated by Enforcement and Security in 2024 were disorderly conduct, crimes against property and trespassing. These trends have remained consistent with previous years. Although CCTV securement/downloads continue to be significant, they are considered an administrative occurrence and are not included as a top incident type.

Property

In 2023, Enforcement and Security processed 215 pieces of property into evidence lock-up. The increase in property lost/found was directly related to the impacts of increased ridership as we resume pre-pandemic ridership levels. Property secured as lost and found or no longer required for court or investigative purposes was either returned to the lawful owner or disposed of following the Enforcement and Security policy for property disposal.

All sums of money are turned over to the YRT Finance section, while all items of value are donated to local charities. Eyeglasses, cell phones and batteries are recycled. All other items are destroyed. Every object is itemized and a disposition record is maintained for audit purposes.

Complaints

All public complaints relating to staff conduct, safety, security, fare evasion and warning/fine disputes are forwarded to Shift Supervisors for review, assessment and investigation.

Serious complaints relating to Special Constables are reviewed by the Manager. If the allegations meet the criteria under 'Schedule E' of the Joint Services Agreement, they are forwarded to the York Regional Police Professional Standards Bureau for investigation.

Adjudication and penalties are the responsibility of the Manager. Complainants are informed of the findings of all investigations. All complaints are investigated in accordance with Enforcement and Security procedures, within the parameters of the Joint Services Agreement and all Regional policies and procedures.

Investigation findings pertaining to Special Constable and Fare Media Inspector conduct complaints are defined and categorized as follows:

Unsubstantiated

- No evidence exists to support the allegation
- Evidence exists and if believed, would not constitute misconduct
- The identification of the Special Constable or Fare Media Inspector involved cannot be established

Substantiated

- The complaint was found to be supported by statements and/or evidence

Informal resolution

- It may include an apology, an explanation by a management member or a referral to education, training or various forms of mediation

Investigation of Complaints

Complaints	Investigated by YRT	Investigated by YRP	Resolved	Outstanding
46	46	0	46	0

Complaints by Position

Complaint type	Received	Unsubstantiated	Substantiated	Informal resolution
Special Constable	43	42	1	1
Fare Media Inspector	3	0	0	0

Use of Force Reporting

Type of force used	Number of incidents*	Use of force report submitted
Expandable baton	1	1
OC foam	12	12

* Includes discharged or pointed equipment

Enforcement Statistics

The statistics for 2024 are summarized in Table 6 below:

Table 6: Criminal Code of Canada occurrences

Section number/occurrence type	2020	2021	2022	2023	2024
Sec. 129 Obstruct Peace Officer	6	2	4	0	4
Sec. 139 (2) Obstruct justice	0	0	0	0	0
Sec. 362 (2)(b) False pretense under \$5,000	0	0	0	0	0
Sec. 366 Forgery	1	0	0	0	0
Sec. 368 Uttering forged document	0	0	0	0	1
Sec. 380 Fraud under \$5,000	0	0	0	0	0
Sec. 393 Fraud in relation to fares	80	81	84	162	145
Total	87	83	88	162	150

Provincial offences

Occurrence type	2020	2021	2022	2023	2024
Liquor Licence Act	69	44	72	27	33
Trespass to Property Act	82	210	256	442	437
Mental Health Act (Incidents)	9	21	25	17	16
Safe Streets Act (Incidents)	-	9	6	8	8
Total	160	284	359	494	494

Revenue protection statistics

Year	Provincial Offence Tickets Filed	Fine Revenue Recovery Amount
*2020	1,842	\$132,172
*2021	2,276	\$113,912
*2022	4,269	\$251,659
2023	6,765	\$440,928
2024	5,421	\$381,737

*Impacts of COVID-19 pandemic resulted in a reduction of fare inspection activities

Annual system inspections and evasions

Year	Fares inspected	Evasions	Evasion rate (%)
*2020	144,821	4,185	3.05
*2021	107,522	3,883	3.61
*2022	107,637	5,848	5.43
2023	158,446	7,993	5.04
2024	144,791	7,282	5.03

*Impacts of COVID-19 pandemic resulted in a reduction of fare inspection activities



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To: Committee of the Whole

Meeting Date: May 8, 2025

From: Lisa Gonsalves
Commissioner of Community and Health Services

Re: **Paramedic Services Week May 18 to 25, 2025 and York Region
Paramedic Services' 25th Anniversary**

This memorandum provides Council with an update on the nationally recognized Annual Paramedic Services Week and recognizes 25 years of service by York Region Paramedic Services.

Paramedic Services Week 2025 recognizes the critical role paramedics play across Canada to care for people in their communities

Paramedic Services Week 2025 will be celebrated across Canada from May 18 to 25. National Paramedic Services Week unites local communities and emergency medical personnel to honor the dedication of those who provide lifesaving services on the front lines of medicine. It also raises public awareness about safety issues, including injury prevention and how to respond to medical emergencies. York Regional Council first proclaimed National Paramedic Services Week in 2003 and has continued to do so annually. Recognizing National Paramedic Services Week provides an opportunity to increase public awareness regarding the contribution of services paramedics provide in the Region's communities.

Each year, Paramedic Chiefs of Canada sets a theme to bring awareness to paramedicine and help guide initiatives for the week. The theme for Paramedic Services Week 2025 is "We Care for Everyone".

York Region Paramedic Services has planned events to showcase the essential services paramedics provide and to recognize their invaluable contributions

Paramedic Services has planned the following events to acknowledge Paramedic Services Week 2025:

- **Grand Opening and Open House for Paramedic Services Station 32:** Regional Council and residents will be invited to the grand opening of York Region Paramedic

Services Station 32 located at 53 Jacob Keefer Parkway in the City of Vaughan. This event will offer an opportunity to tour the new facility, meet the Region's dedicated paramedics and see how they are equipped to serve the community. Attendees can expect guided tours, and the chance to interact with paramedics and ambulance fleet. Completion of Paramedic Station 32 is part of the 2021 - 2031 Paramedic Services Master Plan, approved by Council in [June 2022](#), to help maintain response times and provide equitable service across the Region

- **Family Fun Day:** York Region Paramedic Services will be hosting a Family Fun Day in partnership with York Region Public Works to celebrate National Public Works Week and Paramedic Services Week 2025. Council and residents will be invited to attend Family Fun Day. The event will be hosted at York Region Public Works Operations Centre and Paramedic Services Headquarters in Sharon. The event will have activities for children and families and will spotlight important services keeping the Region's communities operating smoothly including roads, transit, water, recycling, forest conservation and first responders
- **Staff Appreciation Gatherings:** Barbeques will be held for staff and their families to recognize their hard work and dedication to the community

In addition to celebrating Paramedic Services week, the Region is also celebrating York Region Paramedic Services' 25th anniversary

York Region assumed responsibility for the delivery of land ambulance services in January 2000, amalgamating six ambulance services that previously operated in the Region.

Since its inception, York Region Paramedic Services has consistently delivered reliable and efficient services to the community as last reported to Council in the annual Response Time Report ([June 2024](#)).

York Regional Council's support and investment have enabled Paramedic Services to provide quality clinically and culturally competent care and meet Ministry and Council-approved response time targets. Support of the 2021 - 2031 Paramedic Services Master Plan, approved by Council in June 2022, has facilitated the hiring of additional paramedics and support staff, expansion of the ambulance fleet and construction of a new paramedic service station to meet the needs of the community. Additionally, Council's support has allowed Paramedic Services to offer critical supports and leadership during crises and to be a sector leader in implementing several innovative programs.

Paramedic Services has provided critical supports and leadership during times of crisis

Over the last 25 years, paramedics have demonstrated bravery, dedication, and service to the Region's communities during times of crises:

- The Severe Acute Respiratory Syndrome (SARS) outbreak of 2003 was a significant global event where Paramedic Services played a critical role in transporting infected patients to hospitals. Several paramedics and other healthcare providers were infected while treating patients with SARS. Learning from this outbreak, the Service implemented enhanced infection prevention and control practices, such as mandatory mask fit testing for staff and conducting initial patient screenings to identify risk
- The Northeast Power Blackout of 2003 resulted in a loss of power for up to 20 hours across parts of Ontario, including York Region, and parts of the United States. During this outage, Paramedic Services supported local communities by responding to emergencies, sometimes in complete darkness. The Region's stations did not have back-up power generators at that time but are now designed for multi-day independent operation with back-up power
- During the H1N1 Influenza Pandemic in 2009, York Region Paramedic Services worked in partnership with York Region Public Health to provide vaccinations across the Region's communities in addition to providing emergency response
- In 2014, the Ebola Epidemic in West Africa resulted in more than 9000 cases and the death of more than 150 health care providers. Amidst concerns of global spread, Health Canada and Public Health Ontario directed response planning and preparedness activities. York Region Paramedic Services was tasked to research, develop and implement a response framework that would enable a safe and timely response should the need arise. Although a response was not needed locally, learnings from the planning exercises resulted in a more robust response model that would eventually be beneficial during the COVID-19 Pandemic
- Paramedic Services also played a key role in supporting York Region residents during the recent COVID-19 pandemic. Paramedics led immunization clinics for seniors in the community, as well as staff and residents of congregate living settings; ran COVID-19 testing sites at transitional housing sites, long-term and congregate care settings and at Paramedic Services headquarters; provided primary care, mental health and additional support for people experiencing homelessness; and continued to respond to 911 calls

York Region Paramedic Services has been an innovation leader in the sector

Paramedic Services has implemented several innovative programs such as:

- Partnering with local fire services and operating the Automated External Defibrillator Program to improve response times for cardiac calls and save lives
- Launching the Region's Community Paramedicine program: York Region Paramedic Services was one of the first paramedic services to launch a community paramedicine program in Canada, which provides residents with a range of clinical supports through home visits and clinics in seniors' housing, long-term care homes, subsidized and

emergency housing and drop-in centres. The program prevents frequent 911 calls by providing proactive care, increases healthcare access for at-risk populations and empowers patients to manage chronic disease resulting in improved health outcomes and improved quality of life

- Creating the Special Response Unit in 2008, which was one of the first in the province. It is part of a multi-agency response involving York Regional Police and Municipal Fire Services, providing tactical medical support for high-risk warrants, barricades, hostage rescues, vehicle takedowns, active shooters, and bomb threats, resulting in faster life-saving medical care
- Establishing Paramedic Services' partnership with York Region hospitals through the Dedicated Offload Nurse Program in [October 2009](#). This has decreased average transfer of care times and reduced off-load delays, permitting paramedics to return to service sooner
- Partnering with Southlake Regional Health Centre in [March 2008](#) to develop bypass protocols enabling paramedics to transport patients suffering from a probable heart attack directly to the Region's Cardiac Care Centre. After a successful study, the protocol has been implemented across Ontario
- Implementing the Improving Patient Access and Care in the Community Program: Launched in April 2024, this initiative is an innovative new model of care that integrates paramedics into the broader healthcare system to perform enhanced diagnostics, provide on scene treatment, discharge patients at the scene, transport them to appropriate non-hospital destinations and coordinate care with healthcare partners

Paramedic Services Week 2025 and York Region Paramedic Services' 25th anniversary are important opportunities to acknowledge vital contributions York Region Paramedics make to the Region's communities


Paramedic Services Week 2025 is an important way to acknowledge contributions of Paramedic Services Staff and is part of a year-long celebration to showcase their achievements in the last 25 years and engage the community. Several events have been planned throughout 2025 to celebrate the many achievements and contributions such as a York Region Paramedic Services exhibit at 17150 and 17250 Yonge Street and Paramedic Services Headquarters which will display artifacts and celebrate the growth and achievements of the service. Staff look forward to continuing trusted partnerships, planning and coordinating activities to celebrate Paramedic Services Week 2025 and engage residents.

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

For more information on this memo, please contact Chris Spearen, Acting General Manager of Paramedic and Seniors Services at 1-877-464-9675 ext. 74709. Accessible formats or communication supports are available upon request.



Lisa Gonsalves
Commissioner of Community and Health Services



Erin Mahoney
Chief Administrative Officer

April 16, 2025
#16609089



To: Committee of the Whole
Meeting Date: May 8, 2025
From: Laura Mirabella
Commissioner of Finance and Regional Treasurer
Re: **Financing Leases as at December 31, 2024**

This memorandum provides members of Committee of the Whole with an update on all financing leases in place as at December 31, 2024, in accordance with Ontario Regulation 653/05 (the “Regulation”) under *Municipal Act, 2001*.

Provincial regulation requires annual reporting of financing leases

Regulation states the update must identify all financing leases, the proportion of the net present value of financing leases to total long-term debt of the municipality and contain a statement by the Treasurer that all lease financing agreements were made in accordance with the municipality’s policies and goals.

Region’s Capital Financing and Debt Policy (the “Policy”) governs administration of capital financing leases and incorporates all the Regulation’s requirements, including the need to provide an annual update to Council. Policy also incorporates requirements from Ontario Regulation 403/02, which stipulates financing leases are counted toward the Region’s debt and financial obligation limit, also known as the annual repayment limit.

A financing lease extends beyond term of Council

For purposes of the Regulation, financing leases are a subset of all Regional lease commitments that are for the provision of municipal capital facilities where payments extend beyond current Council term. Municipal capital facilities include land, works, equipment, machinery and related systems and infrastructures. Leases expiring within the same Council term are not a financing lease.

Financing leases differ from contractual lease obligations reported in Region's annual audited financial statements

This memorandum shows the net present value of all lease payments over the entire lease term for financing leases under the Regulation. In contrast, Region's annual audited financial statements, prepared in accordance with Public Sector Accounting Standards, include a disclosure of the minimum payments, for the next five years, for all leases.

Amounts in Appendix A do not match lease amounts disclosed in Region's audited financial statements and the differences are summarized in Table 1.

Table 1
Comparison of financing leases and contractual lease obligations

Comparative Factor	Financing Leases	Contractual Lease Obligations
Reporting standard	Ontario Regulation 653/05	Public Sector Accounting Standards section PS 3390 – Contractual Obligations
Reporting requirement	Update to Council	Annual audited financial statements
Period	Term of lease	5 years beyond the date of the financial statements
Scope	A subset of leases at the end of the reporting year and extending beyond the term of Council	All leases including those entered into after the end of the reporting year
Value of money	Net present value	Nominal dollars

Regulation requires Council approval for new material financing leases, for which one material lease was extended in 2024

Regulation allows a municipality to differentiate between material and non-material financing leases, to be defined in municipality's policies. The Policy currently defines a material financing lease as one for which annual payment is equal to or greater than \$250,000 or where the lease has a net present value equal to or greater than \$2 million for the term of the lease agreement, including possible extensions or renewals for which approval to extend or renew has been delegated to an officer of the corporation. Review of the material lease definition is currently in progress and an updated Policy will be provided to Council for approval.

All material financing leases entered during the year must be approved by Council and be supported by a Treasurer's report. Treasurer's report assesses costs and risks associated with proposed lease and provides a comparison with other financing forms. In 2024, the Region entered one material lease, which was the lease extension for [4261 Highway 7, Markham](#).

All financing leases in 2024 conformed to policy guidelines

Total average annual payments were \$4.6 million for all 36 of the Region's financing leases as at December 31, 2024 expiring beyond 2026, the current term of Council. Details are provided in Appendix A, which includes both material and non-material financing leases.

Policy requires the following cost and risk factors be considered compared to other financing forms prior to the use of all financing leases:

- The ability for lease payments to vary, either based on an underlying benchmark debt instrument, or based on changes in the assumed residual value of the asset
- Uncertainty over leasing costs if the contract needs to be extended or renewed
- Financial strength of the leasing company

Lease information in this memorandum has been verified by departments. Legal Services also reviewed all lease agreements prior to their execution and confirmed that the Region entered one material lease in 2024 that would require consideration for material contingent obligations.

Memorandum confirms, in opinion of Commissioner of Finance and Regional Treasurer, all financing leases entered in 2024 are in accordance with policies and goals set out in the Policy.

Financing leases had a net present value of \$30.7 million as at December 31, 2024

Table 2 shows net present value of all financing leases at end of 2024, itemized by type, as well as the proportion of financing leases relative to Region's total long-term debt in comparison to the prior year.

Net present value of financing leases at 2024 year-end was \$30.7 million, representing Region's financial obligation over the remaining lease terms. The net present value of the financing leases decreased by \$2.4 million from \$33.1 million in 2023 to \$30.7 million in 2024, primarily resulted from the reduced remaining life of outstanding lease payments.

Financing leases represented approximately 1.48% of total long-term debt of the corporation.

This memorandum meets reporting requirements set out by the Regulation and Policy governing the use of capital financing leases.

Table 2
Net Present Value (NPV) of Financing Leases

Type	Amount as at Dec. 31, 2024 (\$Million)	Amount as at Dec. 31, 2023 (\$Million)	Change (\$Million)
A. Real estate	30.2	32.5	(2.3)
B. Miscellaneous Equipment	0.4	0.6	(0.1)
C. Total NPV of Financing Leases as at Dec 31 (= A + B)	30.7	33.1	(2.4)
D. Total Long-Term Debt* plus NPV of financing leases	2,069.0	2,222.3	(153.3)
E. Total NPV of Financing Leases as a Proportion to the Total Long-Term Debt plus NPV of financing leases (= C / D)	1.48%	1.49%	(0.01%)

Figures may not add due to rounding.

*Total long-term debt is debt incurred by Region and outstanding at year-end, offset by value of the sinking fund asset set aside to repay sinking fund debt. Debt and sinking fund for local municipalities is excluded.

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



Laura Mirabella

Commissioner of Finance and Regional Treasurer



Erin Mahoney

Chief Administrative Officer

April 22, 2025

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Appendix A – Financing Leases as at December 31, 2024

The Regional Municipality of York
Financing Leases as at December 31, 2024

Description	Address	Term of Lease Including Renewal Options (Years)	Expiry Date	Average Annual Cost (\$)*	Net Present Value (\$)*
Police Real Estate Leases					
Bruce's Mill (Community Safety Village)	3291 Stouffville Road, Whitchurch-Stouffville	31	9/30/2033	16,205	120,631
Queensway North (Telus) Tower	297 Queensway North, Georgina	10	12/31/2028	30,588	114,663
Tangreen (Communication Tower)	10 Tangreen Court, North York	11	12/31/2028	23,935	89,723
Township of King Sub Station	2585 King Road, Kettleby	20	12/31/2038	25,500	269,142
Whitchurch Stouffville Substation	111 Sandiford Drive, Whitchurch Stouffville	15	10/31/2028	81,204	293,067
York Regional Police Association (YRPA)	63 Eric T. Smith Way, Unit 204, Aurora	20	12/31/2041	79,605	958,261
York Regional Police Association (YRPA)	63 Eric T. Smith Way, Unit 205, Aurora	5	6/30/2027	51,112	122,742
Vaughan Metropolitan Centre	100 New Park Place, Vaughan	10	2/28/2034	176,530	1,359,819
Police Real Estate Leases Subtotal				484,680	3,328,048
Transit Leases					
Access way to Richmond Hill Centre Terminal	Access way to Richmond Hill Centre Terminal, Richmond Hill	25	12/31/2030	25,617	138,451
Bernard Bus Terminal ¹	10909 Yonge Street, Richmond Hill	Note 1	None	1	24
Pioneer Village Station ²	50 Settler Road, Vaughan	Note 2	None	32,000	767,165
TTC - Don Mills	1700 Sheppard Avenue East, Toronto	10	11/24/2032	137,822	945,155
TTC - Downsview	1035 Sheppard Avenue West, Toronto	10	9/30/2030	56,642	295,632
Vaughan Mills Bus Terminal	1 Bass Pro Drive, Vaughan	99	11/30/2103	221,762	5,118,050
YRT Bus Supply Warehouse	35 Killaloe Road, Vaughan	10	2/28/2030	140,417	664,512
Promenade Terminal ³	1 Promenade Circle, Thornhill	30	12/31/2033	2	15
Transit Leases Subtotal				614,262	7,929,004
EMS Leases					
EMS Aurora - Fire Hall	220 Edward Street, Aurora	35	12/31/2034	34,508	283,398
EMS Markham - Fire Hall	10 Riviera Drive, Markham	25	4/30/2029	87,146	351,667
EMS Nobleton	15 Old King Road, Nobleton	23	8/31/2029	29,869	129,218
EMS Schomberg ⁴	15 Dillane Drive, King	50	4/14/2061	1	19
EMS Mount Albert	22A Princess Street, East Gwillimbury	40	8/31/2044	1,373	18,189
EMS Stouffville - Fire Hall	100 Weldon Road, Whitchurch-Stouffville	20	11/26/2029	14,080	63,782
EMS Vaughan - Fire Hall	7690 Martin Grove Road, Vaughan	49	1/31/2066	104,775	2,058,419
EMS Leases Subtotal				271,752	2,904,692

Description	Address	Term of Lease Including Renewal Options (Years)	Expiry Date	Average Annual Cost (\$)*	Net Present Value (\$)*
Other Real Estate Leases					
Community Environmental Centre (Elgin Mills Road)	1200 Elgin Mills Road East, Richmond Hill	20	9/30/2030	44,691	233,255
Early Intervention Services	13175 Yonge Street Premises and Basement, Richmond Hill	20	2/28/2027	308,265	644,037
Markham Early Intervention Services	9275 Highway 48 (Markham Road), Units 16, 17, 202 and 204, Markham	13	1/7/2027	202,083	395,222
Markham Health Services	4261 Hwy #7, Suites B4-B9, Suite C-1, Markham	20	11/30/2029	424,610	1,927,424
Markham Household Hazardous Waste Depot	555 Miller Avenue, Markham	18	12/31/2027	41,830	119,765
South East District Yard (Richmond Hill Works Yard)	1700 Major Mackenzie Drive East, Richmond Hill	33	3/31/2028	57,481	177,333
South Services Centre ⁵	50 High Tech Road, Richmond Hill	31	12/31/2031	1,871,395	11,549,719
The Link	20849 Dalton Road, Georgina	15	9/30/2035	118,750	1,033,480
Other Real Estate Leases Subtotal				3,069,105	16,080,236
Office Services Printer Leases					
Print Shop / High Capacity Sheet Feeder - for File-based Processing	17250 Yonge Street, Newmarket	5	1/8/2028	10,269	29,566
Print Shop - Pro C5300SS/N 3853C600081 (colour - wall)	17250 Yonge Street, Newmarket	5	9/30/2028	36,087	127,522
Print Shop - Pro C5300SS/N 3853C600108 (colour - middle)	17250 Yonge Street, Newmarket	5	9/30/2028	36,395	128,610
Print Shop - PRO 3820S S/N 3692CB00044 (black ink)	17250 Yonge Street, Newmarket	5	9/30/2028	35,367	124,976
Ink Printer - Riso	17250 Yonge Street, Newmarket	5	9/30/2028	7,825	27,651
Office Services Printer Leases Subtotal				125,943	438,325
Financing Leases Total				4,565,742	30,680,305

¹ No end date, the land was conveyed to the Region for the period it is required to operate a public transit service, nominal rent is charged for the lease

² Lease term is to the end of subway service

³ Nominal rent is charged for the lease

⁴ The landlords are area municipalities of York Region, consequently nominal rents are charged for these leases

⁵ Average annual cost and net present value do not include any amounts received for the sublease of this property

* Figures may not add due to rounding



Office of the Commissioner

Finance

Memorandum

FOR INFORMATION

To: Committee of the Whole

Meeting Date: May 8, 2025

From: Laura Mirabella
Commissioner of Finance and Regional Treasurer

Re: **2024 Accounts Receivable Write-Off and Status Update**

This memorandum provides members of Committee of the Whole with an update on the accounts approved for write-off by the Regional Treasurer for 2024 and the status of the Region's Accounts Receivable as of December 31, 2024, as required by the Collection of Accounts policy ("[Policy](#)"). There are no uncollectible accounts exceeding \$25,000 per account requiring write-off and approval by Council.

Regional invoices are initiated by various departments

Regional billings and collections fall under two categories: General receivables include all receivables administered **through Finance** while Senior Services receivables for long-term care are administered by Community and Health Services (CHS).

- General receivables totalled \$474.3M for 2024 (municipal water accounted for 86.3% or \$409.4M).
- Seniors Services receivables totalled \$5.6M for long-term care residents and adult day programs.

Staff undertake various collection actions and work collaboratively with departments and Legal Services to resolve outstanding collection issues.

The Policy outlines requirements for write-offs and authorizes the Regional Treasurer to approve write-offs of uncollectible accounts for amounts up and including \$25,000 per account

Regional Treasurer approved the write-off of 49 accounts totaling \$47,969.67 for 2024, as outlined below:

Table 1				
Accounts Receivable Write-Offs approved by the Regional Treasurer				
	2024		2023	
Receivables	# of Accounts	Amount	# of Accounts	Amount
General - Traffic Collision Claims	34	\$11,556	55	\$25,446
General – Public Works Wastewater	1	\$ 4,751	4	\$ 3,105
Seniors Services - Long-Term Care Facilities	14	\$31,662	6	\$ 7,776
Total	49	\$47,969	65	\$36,327
Average per account		\$ 979		\$ 559

34 traffic collision claims totaling \$11,556.40 relate to insurance agencies not paying in full for damages to York Region property, such as not providing full replacement cost of materials due to asset depreciation costs, identified/unidentified motorist with no insurance coverage and/or not covering all or part of administrative fees.

One Public Works account totaling \$4,751.33 relates to a water surcharge fee where the business has gone into receivership and Legal Services has recommended the account be written off.

14 Long-Term Care accounts of \$31,661.94 relate to unpaid accommodations of former residents of Newmarket Health Centre and Maple Health Centre where CHS staff have exhausted all attempts to collect.

Generally, write-offs for General and Seniors Services receivables fluctuate annually due to the unpredictable nature of circumstances and collection efforts. The 49 write-offs in 2024 are lower than the 65 in 2023; however, the total amount in 2024 is slightly higher than in 2023 given the significant increase in Senior Services write-offs.

Accounts Receivable balance was \$83.9M as of December 31,2024 with 94.6% collected as of March 31, 2025

Table 2 summarizes the outstanding accounts receivable balance at year-end by category after the approved write-off of \$47,970.

Table 2
Accounts Receivable 2024 Year End Outstanding Balance as at March 31, 2025

Receivables	0 – 90 Days	90 + days	December 31, 2024 Total	Collected as of March 31, 2025	Remaining Balance
Local Municipalities ¹	\$72,615,648	\$1,977,847	\$74,593,495	\$72,804,389	\$1,789,106
Other Municipalities	\$ 3,618,370	\$ 103,673	\$ 3,722,043	\$ 2,441,018	\$1,281,025
Federal and Provincial	\$ 1,031,532	\$ 321,166	\$ 1,352,698	\$ 1,352,040	\$ 658
Local Boards	\$ 228,450	\$ -	\$ 228,450	\$ 228,450	\$ -
Sundry ²	\$ 2,153,528	\$1,184,423	\$ 3,337,951	\$ 2,035,638	\$1,302,313
Senior Services	\$ 541,856	\$ 109,364	\$ 651,220	\$ 520,747	\$ 130,473
2024 Total	\$80,189,385	\$3,696,472	\$83,885,858	\$79,382,283,	\$4,503,575
% of Total Receivables	95.6%	4.4%	100.0%	94.6%	5.4%
2023 Comparison	\$89,789,377	\$5,072,570	\$94,861,947	\$91,618,731	\$3,243,215
% of Total Receivables	94.7%	5.3%	100.0%	96.6%	3.4%

Note: numbers may not add due to rounding

¹. Local Municipalities amount largely reflects water and wastewater billings.

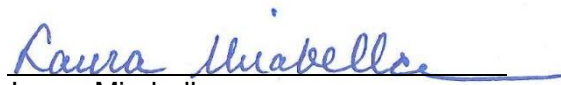
². Sundry refers to accounts that do not fall into other categories. These may include invoices for traffic collision claims, road maintenance, waste disposal and police paid duty.

The details of Accounts Receivable by Category and details of significant amounts outstanding are provided in Appendix A.

Conclusion

As of March 31, 2025, \$79.4M (94.6%) of the year-end Accounts Receivable balance of \$83.9M has been collected and \$4.5M remains outstanding. Regional staff continue to work on collections efforts.

For more information on this memo, please contact Josée Martel, Director, Corporate Shared Financial Services at 1-877-464-9675 ext. 71619. Accessible formats or communication supports are available upon request.



Laura Mirabella

Commissioner of Finance and Regional Treasurer



Erin Mahoney

Chief Administrative Officer

April 22, 2025

16617533

Appendix A – Schedule 1-8 Accounts Receivable by Category

Schedule 1

Schedule 1 lists the aging for General and Senior Services accounts receivable.

Accounts Receivable Aging As at December 31, 2024					
Receivables	Current	31 - 90 Days	90+ Days	Total	2023
Local Municipalities	\$72,615,463	\$185	\$1,977,847	\$74,593,495	\$74,831,926
Other Municipalities	1,392,558	2,225,812	103,673	3,722,043	2,259,340
Federal & Provincial Governments	926,663	104,870	321,166	1,352,698	2,450,763
Local Boards	216,226	12,225	-	228,450	11,705,702
Sundry ¹	1,880,406	273,122	1,184,423	3,337,951	2,931,934
Senior Services	489,633	52,224	109,364	651,220	682,282
TOTAL - DECEMBER 2024	\$77,520,949	\$2,668,437	\$3,696,472	\$83,885,858	\$94,861,947
% OF TOTAL - DECEMBER 2024	92.4%	3.2%	4.4%	100.0%	
TOTAL - DECEMBER 2023	\$86,747,088	\$3,042,289	\$5,072,570	\$94,861,947	
% OF TOTAL - DECEMBER 2023	91.4%	3.2%	5.3%	100.0%	

Note: Numbers may not add due to rounding

¹Sundry refers to accounts that do not fall into the other categories. These may include invoices for traffic collision claims, road maintenance, waste disposal and police paid duty.

Schedule 2

Schedule 2 lists the aging of Local Municipalities with Schedules 3 and 4 providing a further breakdown of the water billings and non-water billings receivables.

Local Municipality Aging As at December 31, 2024					
Municipality	Current	31 - 90 Days	90+ Days	Total	2023
Aurora	\$3,589,878	\$ -	\$ -	\$3,589,878	\$3,491,950
East Gwillimbury	1,467,709	-	1,789,106	3,256,815	3,755,229
Georgina	2,082,875	-	-	2,082,875	2,051,174
King	985,217	-	-	985,217	1,034,165
Markham	18,765,550	-	-	18,765,550	18,751,828
Newmarket	4,796,673	-	-	4,796,673	5,188,493
Richmond Hill	12,896,598	185	-	12,896,783	11,527,981
Vaughan	25,590,331	-	560	25,590,891	26,899,033
Whitchurch Stouffville	2,440,632	-	188,181	2,628,813	2,132,071
TOTAL - DECEMBER 2024	\$72,615,463	\$185	\$1,977,847	\$74,593,495	\$74,831,926
MUNICIPAL TOTAL - DECEMBER 2023	\$69,340,076	\$1,815,227	\$3,676,622	\$74,831,926	

Schedule 3

Schedule 3 lists Local Municipalities water billings receivable amounts. As of March 31, 2025, \$71.9M has been collected. A balance of \$1,789,106 remains outstanding from East Gwillimbury due to a dispute related to the flushing of watermain. Regional and Town of East Gwillimbury staff continue to work with a consultant to reach a resolution on this outstanding amount. Collection efforts for the remaining balances are ongoing.

Local Municipalities Water Billing Aging As at December 31, 2024					
Municipality	Current	31 - 90 Days	90+ Days	Total	2023
Aurora	\$3,589,878	\$ -	\$ -	\$3,589,878	\$3,489,772
East Gwillimbury	1,467,709	-	1,789,106	3,256,815	3,737,549
Georgina	2,082,875	-	-	2,082,875	1,891,381
King	985,217	-	-	985,217	1,033,470
Markham	18,443,834	-	-	18,443,834	18,669,356
Newmarket	4,792,546	-	-	4,792,546	5,185,364
Richmond Hill	12,598,237	-	-	12,598,237	11,471,824
Vaughan	25,491,315	-	-	25,491,315	23,741,529
Whitchurch Stouffville	2,426,233	-	-	2,426,233	2,106,035
TOTAL - DECEMBER 2024	\$71,877,844	\$ -	\$1,789,106	\$73,666,949	\$71,326,280
% PAID AS OF MARCH 31, 2025	100.0%	0.0%	0.0%	97.6%	
MUNICIPAL TOTAL - DECEMBER 2023	\$69,011,051	\$1,573,824	\$741,405	\$71,326,280	

Schedule 4

Schedule 4 lists all Local Municipalities non-water receivable amounts. As of March 31, 2025, all amounts owing have been collected.

Local Municipalities other than Water Billing Aging					
Municipality	Current	31 - 90 Days	90+ Days	Total	2023
Aurora	\$ -	\$ -	\$ -	\$ -	\$2,178
East Gwillimbury	-	-	-	-	17,681
Georgina	-	-	-	-	159,793
King	-	-	-	-	696
Markham	321,716	-	-	321,716	82,473
Newmarket	4,127	-	-	4,127	3,129
Richmond Hill	298,360	185	-	298,545	56,156
Vaughan	99,016	-	560	99,576	3,157,504
Whitchurch Stouffville	14,399	-	188,181	202,581	26,036
TOTAL - DECEMBER 2024	\$737,619	\$185	\$188,741	\$926,546	\$3,505,646
% PAID AS OF MARCH 31, 2025	100.0%	100.0%	100.0%	100.0%	
MUNICIPAL TOTAL - DECEMBER 2023	\$329,026	\$241,403	\$2,935,217	\$3,505,646	

Schedule 5

Schedule 5 lists receivables related to other municipalities. As of March 31, 2025, \$2.4M has been collected. Payment for the Collection efforts for the remaining balances are ongoing.

Other Municipalities Aging As at December 31, 2024

	Current	31 - 90 Days	90+ Days	Total
Chatham-Kent, Municipality of	\$101	\$ -	\$ -	\$101
Durham, Region of	1,289,423	2,225,440	-	3,514,862
Halton, Regional Municipality of	101	-	-	101
Kawartha Lakes Police	5,363	-	-	5,363
Niagara, Region of	202	185	-	387
Peel Regional Police	-	93	-	93
Peel, Region of	51,296	-	103,673	154,970
Simcoe, County of	45,871	-	-	45,871
Toronto Police Service	-	93	-	93
Toronto, City of	101	-	-	101
Waterloo, Region of	101	-	-	101
TOTAL - DECEMBER 2024	\$1,392,558	\$2,225,812	\$103,673	\$3,722,043
% PAID AS OF MARCH 31, 2025	8.0%	100.0%	100.0%	65.6%
TOTAL - DECEMBER 2023	\$2,050,267	\$206,674	\$2,400	\$2,259,340

Schedule 6

Schedule 6 lists Federal and Provincial receivables for items such as secondment charges, paid duty, and special projects for York Regional Police. As of March 31, 2025, \$1.4M has been collected. The remaining balance is expected to be paid.

Federal and Provincial Aging As at December 31, 2024				
	Current	31 - 90 Days	90+ Days	Total
FEDERAL				
RCMP	\$30,000	\$ -	\$ -	\$30,000
PROVINCIAL				
Central East Corrections Centre	136,622	-	-	136,622
Criminal Intelligence Service Ontario	147,890	-	-	147,890
Ministry of Health	7,802	-	13,043	20,846
Ministry of Solicitor General	123,780	-	1,477	125,257
Ministry of Transportation	21,236	-	268,744	289,980
Ontario Police College	132,646	-	-	132,646
Ontario Provincial Police	265,064	25,267	37,901	328,232
Ontario Shared Services	65,552	-	-	65,552
Provincial Offences	(3,930)	79,602	-	75,673
TOTAL - DECEMBER 2024	\$926,663	\$104,870	\$321,166	\$1,352,698
% PAID AS OF MARCH 31, 2025	100.0%	99.1%	100.0%	100.0%
TOTAL - DECEMBER 2023	\$1,394,544	\$750,608	\$305,611	\$2,450,763

Schedule 7

Schedule 7 lists receivables for various local boards. As of March 31, 2025, all amounts owing have been collected.

Local Boards Aging As at December 31, 2024				
	Current	31 - 90 Days	90+ Days	Total
CUPE Local 905	\$212,533	\$ -	\$ -	\$212,533
Schools & School Boards	3,693	8,376	-	12,069
Toronto & Region Conservation Authority	-	3,849	-	3,849
TOTAL - DECEMBER 2024	\$216,226	\$12,225	\$ -	\$228,450
% PAID AS OF MARCH 31, 2025	100.0%	100.0%	0.0%	100.0%
TOTAL - DECEMBER 2023	\$11,691,946	\$7,336	\$6,420	\$11,705,702

Schedule 8

Schedule 8 lists other receivables (Sundry) that are not captured in the previous categories. As of March 31, 2025, \$2.0M has been collected. Legal Services has obtained judgement and filed a writ of seizure and sale against Com 2 Recycling Solutions for the outstanding amount of \$502,250 plus applicable interest and additional costs for the defaulted payments on the electronic waste material procurement contract. Finance is working with York Region Rapid Transit on the collection of \$429,479 from Infrastructure Ontario (IO) related to Transit Oriented Communities (TOC) for the Yonge North Subway expansion project for the Region's staffing time and costs associated with the program. IO has committed to paying the invoices. The delays were due to program reorganization. Efforts to collect the remaining balances are ongoing.

Sundry Aging As at December 31, 2024				
	Current	31 - 90 Days	90 + Days	Total
PUBLIC WORKS	\$1,586,602	\$250,659	\$747,718	\$2,584,979
Environmental Services	871,794	130,547	518,505	1,520,846
Liquid Waste Disposal	121,743	51,630	16,255	189,628
Solid Waste Disposal	750,051	78,917	502,250	1,331,218
Transportation Services	714,808	120,112	229,213	1,064,133
Road Maintenance	63,303	3,644	6,363	73,310
Traffic Collision Claims	160,039	108,356	213,700	482,095
Transit	132,725	1,342	9,180	143,246
Transportation Services	330,571	-	-	330,571
User Utility Application Fees	28,170	6,770	(30)	34,910
Other	293,804	22,463	436,705	752,972
Community & Health Services	33,269	-	-	33,269
Corporate Services	13,439	22,138	429,479	465,055
Finance, Insurance & Risk	93,283	-	-	93,283
York Regional Police	153,813	326	7,226	161,364
TOTAL - DECEMBER 2024	\$1,880,406	\$273,122	\$1,184,423	\$3,337,951
% PAID AS OF MARCH 31, 2025	95.8%	68.6%	4.0%	61.0%
TOTAL - DECEMBER 2023	\$1,800,603	\$197,429	\$933,902	\$2,931,934



May 5, 2025

Regional Chair Jolliffe and Members of York Region Council
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Re: Support for a 35% Municipal Tax Rate Discount for the New Multi-Residential Subclass -
2025 Taxation Year

Dear Regional Chair Jolliffe and Members of York Region Council,

On behalf of the Purpose-Built Rental Committee of the Building Industry and Land Development Association (BILD), I am writing to express our strong support for the proposed 35% municipal property tax rate discount for the new multi-residential subclass, which is outlined in the 2025 Property Tax Policy Report to be presented at the May 8th Committee of the Whole meeting.

We thank you for bringing this matter forward. With housing affordability and rental supply challenges continuing across the Greater Toronto Area and beyond, targeted government action is more critical than ever. Reducing the municipal tax burden on new purpose-built rental (PBR) housing is a timely and essential measure. It will help close the financial gap for new rental development projects by improving their operating viability and encouraging long-term investment in the rental sector. For these reasons, we strongly support implementing this proposal for 2025 and beyond.

The PBR Committee believes that a 35% reduction is a meaningful policy intervention that will support housing choice and stability for renters, while demonstrating municipal leadership in addressing the housing crisis. Similar tax relief measures have already been adopted by the Region of Peel and the City of Toronto, with discussions underway in other GTA municipalities as well.

We urge Council to approve this tax discount and recognize it as a vital tool to strengthen the feasibility of rental projects—particularly in conjunction with the Region's proposed rental development charge deferral, introduced in April. We also thank you for the ongoing engagement with Regional Staff on housing relief and look forward to further potential relief efforts in the forthcoming June report.

We appreciate the opportunity to provide these comments and for your consideration of this important initiative.

Sincerely,

Danielle Binder, RPP MCIP
Senior Director, Policy and Advocacy

CITY OF VAUGHAN

EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF MAY 7, 2025

Item 1, Report No. 20, of the Committee of the Whole (Working Session), which was adopted without amendment, by the Council of the City of Vaughan, on May 7, 2025:

1. UPDATES TO THE CITY'S TREE PROTECTION BY-LAW AND TREE PROTECTION PROTOCOL

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Public Works, dated May 7, 2025, be approved;
- 2) That City staff advise York Region that the City of Vaughan will be assuming jurisdiction over woodlots, and that City staff bring forward the necessary By-law amendments, including the repeal of By-law 229-2005;
- 3) That Vaughan City Council request York Region to delegate the authority to regulate forestry-related matters pursuant to 135(8) of the Municipal Act, as well as any other forestry matters that York Region currently has authority over, and that staff be authorized to execute any agreements and bring forward any necessary By-law amendments required to the satisfaction of the Deputy City Manager, Public Works and Office of the City Solicitor;
- 4) That Vaughan City Council waive the requirements of the Procedure By-law and call a Special Council meeting immediately following the May 7, 2025, Committee of the Whole (Working Session) meeting;
- 5) That the presentation by Shanon Kalra-Ramjoo, Director, Parks Forestry and Horticulture Operations and Miles Peart, Manager, Urban Forestry, Parks Forestry and Horticulture Operations, and Communication C1., presentation material titled "*Tree Protection By-law and Tree Protection Protocol*" be received; and
- 6) That Communication C3., from Robert A. Kenedy, President of the MacKenzie Ridge Ratepayers Association, dated May 6, 2025, be received.

Recommendations:

1. That Council authorize repealing Tree Protection By-law 052-2018, as amended, and replacing it with the By-law substantially in the form of Attachment 1, in a form satisfactory to Legal Services;

.../2

CITY OF VAUGHAN

EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF MAY 7, 2025

Item 1, CW Report 20 – Page 2

2. That Council authorize the updated Tree Protection Protocol in Attachment 2;
3. That Council direct staff to explore streamlining and transitioning governance related to tree protection from York Region to the City with a view of enhancing local oversight and implementation efficiency while fostering a greater role for the City in regulatory and enforcement matters in support of the objectives of the Urban Forest Management Plan; and
4. That the City Clerk be directed to share a copy of this Report with York Region.



234-2025-2204

May 13, 2025

Dear Head of Council,

On May 12, 2025 I introduced the *Protect Ontario by Building Faster and Smarter Act, 2025* ([Bill 17](#)). Through this legislation, and other changes, we are responding to recommendations and requests from municipal leaders to make it easier and faster to build new homes and infrastructure Ontario needs like transit, roads, water, and wastewater systems.

The bill contains bold actions to protect Ontario from the Ministry of Municipal Affairs and Housing, the Ministry of Infrastructure and the Ministry of Transportation. Details about the range of measures can be found in the [news release](#).

Building Code Act – Ministry of Municipal Affairs and Housing

Schedule 1 of the Bill proposes changes to the *Building Code Act* which include:

- Adding a provision to clarify that municipalities do not have the authority to create or enforce their own construction standards.
- Eliminating the requirement for a secondary provincial approval of innovative construction products for products that have already undergone a “Canadian Code Compliance Evaluation” by the federal Canadian Construction Materials Centre ([25-MMAH0042](#)). Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025.

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 4 of the Bill proposes changes to the *Development Charges Act, 1997*, to standardize the development charge (DC) methodology and framework and improve predictability of costs, include:

- Creating a regulation-making authority to merge service categories for DC credits.
- Creating a regulation-making authority to specify what constitutes a “local service.”
- Expanding the DC deferral to non-rental residential developments. Related changes include:

- Providing municipalities authority, in circumstances set out in regulation, to require financial security for payment of deferred DCs for non-rental residential developments; and
 - Removing authority for municipalities to charge interest on any legislated DC deferral amounts.
- Enabling municipalities to make any changes to their DC by-laws for the sole purpose of reducing DCs or removing indexing without undertaking certain procedural requirements.
- Creating a regulation-making authority to prescribe exceptions, including conditional exceptions, to capital costs that are eligible to be recovered from DCs.
- Providing that the frozen DC rates on a development would not be applicable if the current DC rates in effect would result in a lower payment.
- Exempting long-term care homes within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021* from municipal DCs.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025:

- [RR 25-MMAH003](#): Changes to the *Development Charges Act, 1997*, to Simplify and Standardize the Development Charge (DC) Framework.

Planning Act – Ministry of Municipal Affairs and Housing

Schedules 3 and 7 of the Bill propose changes to the *Planning Act* and the *City of Toronto Act, 2006* that would help streamline and standardize municipal development processes. If passed, the proposed changes would:

- Provide authority for regulations to limit municipal complete application studies and provide greater recognition of planning reports prepared by prescribed certified professionals,
- Remove the need for certain minor variances,
- Give the Minister of Municipal Affairs and Housing the authority to impose conditions on a use permitted by a Minister's zoning order, and
- Streamline planning approvals for publicly funded kindergarten to grade 12 schools.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0461](#): Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025).

We are also interested in receiving any comments you may have on associated regulatory changes. The government is undertaking 45-day consultations on the following proposals from May 12, 2025, to June 26, 2025:

- [ERO 025-0462](#): Proposed Regulations – Complete Application (seeking feedback on proposed regulations to address complete application requirements (study/report requirements) and submissions from certified professionals)
- [ERO 025-0463](#): Proposed Regulation – As-of-right Variations from Setback Requirements (seeking feedback on a proposed regulation that would allow variations to be permitted “as-of-right” if a proposal is within 10% of requirements for setbacks from property lines applicable to specified lands)

The Environmental Registry postings provide additional details regarding the proposed changes.

Ministry of Infrastructure Act – Ministry of Infrastructure

Schedule 6 of the Bill proposes changes to the *Ministry of Infrastructure Act, 2011* (MOIA), to provide the Minister of Infrastructure with the authority to request information and data from municipalities and municipal agencies, where needed to support provincially funded infrastructure projects. This would help speed up the delivery of critical infrastructure that our growing communities need, while also supporting jobs and economic growth. Comments can be made through the Regulatory Registry of Ontario ([RR-25MOI003](#)) from May 12, 2025, to June 11, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister (or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0504](#): Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

Ministry of Transportation

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.

A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,

Original Signed by

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Prabmeet Sarkaria, Minister of Transportation
The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
Erin Mahoney, CAO
Christopher Raynor, Regional Clerk

Minutes
Committee of the Whole

May 8, 2025
Electronic and In-Person Meeting
Council Chambers
17250 Yonge Street, Newmarket

Members: E. Jolliffe, G. Chan, M. Chan, N. Davison, S. Del Duca,
J. DiPaola, M. Ferri, V. Hackson, A. Ho, L. Jackson, J. Jones,
J. Li, I. Lovatt, T. Mrakas, S. Pellegrini, M. Quirk, M. G. Racco,
F. Scarpitti, J. Taylor, T. Vegh, D. West

Staff: D. Basso, S. Erdman, L. Gonsalves, D. Kuzmyk, E. Mahoney,
L. McDowell, L. Mirabella, C. Raynor

A. Call to Order

Regional Chair Jolliffe called the meeting to order at 9:05 a.m.

B. Land Acknowledgement

Regional Chair Jolliffe made the following remarks:

"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 University Update on the Markham Campus and School of Medicine

Committee of the Whole:

1. Received the presentation by Rhonda Lenton, President and Vice-Chancellor and Dr. David Peters, Institutional Lead, School of Medicine, York University.
2. Recommends staff report back as part of 2026 budget deliberations on how York University's \$25 million capital contribution request for its proposed School of Medicine might be funded.

D.2 York University JumpSTART Annual Report to York Regional Council

Committee of the Whole received the presentation by David Kwok, Director, Entrepreneurship & Innovation, York University and Chris Carder, Executive Director, Entrepreneurship & Innovation, Schulich School of Business.

D.3 2025 ventureLAB Update

Committee of the Whole received the presentation by Sophia Chan-Combrink, Vice President, External Relations and Avinash Persaud, Vice-President, Hardware Catalyst Initiative, ventureLAB.

D.4 Capital Infrastructure Status Update

Committee of the Whole:

1. Received the presentation by Salim Alibhai, Director, Capital Planning and Delivery and Pina Accardi, Director, Capital Delivery - Water & Wastewater, Public Works.
2. Requests staff provide monthly updates to City of Vaughan Members of Council on progress of the Rutherford Road Widening Project.
3. Requests staff report back on the application of Designing Great Streets, Building Roads that Build Community 2019.

(See Items F.2.1 and G.2.1)

E. Deputations

None

F. Public Works - Transportation Services

F.1 Communications

F.1.1 2024 York Region Transit Enforcement and Security Report

Committee of the Whole recommends referral of this memorandum to the May 22, 2025 Council meeting.

F.2 Reports

F.2.1 Roads Capital Infrastructure Status Update

Committee of the Whole recommends adoption of the following recommendation in the report dated April 22, 2025 from the Commissioner of Public Works:

1. The Regional Clerk circulate this report to Ontario Ministers of Transportation, Municipal Affairs and Housing and Infrastructure, Clerks of local municipalities, Building Industry and Land Development Association, and the Ontario Home Builders' Association.

G. Public Works - Environmental Services

G.1 Communications

None

G.2 Reports

G.2.1 Water and Wastewater Capital Infrastructure Status Update

Committee of the Whole recommends adoption of the following recommendation in the report dated April 22, 2025 from the Commissioner of Public Works:

1. The Regional Clerk circulate this report to the Ontario Ministers of Environment, Conservation and Parks, Municipal Affairs and Housing and Infrastructure, Clerks of the local municipalities, Building Industry and Land Development Association, and the Ontario Home Builders' Association.

G.2.2 2024 Regional Greening Strategy Achievements and Street Tree Removal Offsetting Policy

Committee of the Whole recommends referral of this report to the May 22, 2025 Council meeting.

G.2.3 York Region Sewage Works Collaborative Construction Delivery Model Implementation

Committee of the Whole recommends referral of this report to the May 22, 2025 Council meeting.

H. Community and Health Services

H.1 Communications

H.1.1 Paramedic Services Week - May 18 to 25, 2025 and York Region Paramedic Services' 25th Anniversary

Committee of the Whole recommends referral of this memorandum to the May 22, 2025 Council meeting.

H.2 Reports

None

I. Finance and Administration

I.1 Communications

I.1.1 Financing Leases as at December 31, 2024

Committee of the Whole recommends referral of this memorandum to the May 22, 2025 Council meeting.

I.1.2 2024 Accounts Receivable Write-Off and Status Update

Committee of the Whole recommends referral of this memorandum to the May 22, 2025 Council meeting.

I.1.3 Support for a 35% Municipal Tax Rate Discount for the New Multi-Residential Subclass - 2025 Taxation Year

Committee of the Whole recommends referral of this correspondence to the May 22, 2025 Council meeting.

(See Item I.2.3)

I.2 Reports

I.2.1 2023 to 2027 Strategic Plan Year 2 (2024) Progress Report

Committee of the Whole recommends referral of this report to the May 22, 2025 Council meeting.

I.2.2 Collection of Provincial Offences Act Defaulted Fines Update

Committee of the Whole recommends referral of this report to the May 22, 2025 Council meeting.

I.2.3 2025 Property Tax Policy

Committee of the Whole recommends referral of this report to the May 22, 2025 Council meeting.

I.2.4 2025 Property Tax Rate

Committee of the Whole recommends referral of this report to the May 22, 2025 Council meeting.

I.2.5 2024-2027 Economic Development Action Plan Update

Committee of the Whole recommends referral of this report to the May 22, 2025 Council meeting.

I.2.6 Minutes - Accessibility Advisory Committee Meeting - February 26, 2025

Committee of the Whole recommends referral of these minutes to the May 22, 2025 Council meeting.

I.2.7 Minutes - Accessibility Advisory Committee Meeting - April 23, 2025

Committee of the Whole recommends referral of these minutes to the May 22, 2025 Council meeting.

J. Motions

J.1 Downloading of Regional Roads

Committee of the Whole recommends adoption of the following motion, *as amended*:

1. *Council endorses in principle, subject to a report back with all the appropriate agreements with the City of Vaughan by September 2025, the downloading of the following Regional Roads to the City of Vaughan:*
 - a. Teston Road from Keele Street to Dufferin Street;
 - b. Langstaff Road connection from approximately 240m east of Creditstone Road to Keele Street; and,
 - c. Highway 7 from Pine Valley Drive to Martin Grove Road.

J.2 Requesting Unopened Teston Road Link between Dufferin Street and Keele Street be Downloaded to City of Vaughan

Committee of the Whole recommends receipt of the correspondence from Robert A. Kenedy, President, MacKenzie Ridge Ratepayers Association dated May 6, 2025.

J.3 Regional Road Transfer Background

Committee of the Whole recommends receipt of the memorandum dated May 6, 2025 from Laura McDowell, Commissioner of Public Works.

K. Notice of Motion

None

L. Other Business

L.1 Joint Board Education Session Scheduled

Regional Chair Jolliffe announced a private, in-person Joint Board Education Session (Housing York Inc., YorkNet and York Region Rapid Transit Corporation) to be held on June 20, 2025 at 9 a.m.

L.2 Shareholder Meetings Rescheduled

Regional Chair Jolliffe announced rescheduling of the Housing York Inc., YorkNet and York Region Rapid Transit Shareholder meetings on June 26, 2025 to follow the Regional Council meeting.

L.3 York Region Rapid Transit Corporation Meeting Cancelled

Regional Chair Jolliffe announced cancellation of the York Region Rapid Transit Corporation meeting scheduled on May 22, 2025.

L.4 Vancouver Lapu-Lapu Day Tragedy

Regional Chair Jolliffe acknowledged the tragedy that took place in Vancouver on April 27, 2025 during the Lapu-Lapu Day Festival where 11 people lost their lives and many others were injured. Regional Chair Jolliffe offered condolences to the victims' families and the Filipino-Canadian community in Vancouver, York Region and across Canada.

L.5 Observances and Days of Significance

Regional Chair Jolliffe noted the following observances and days of significance:

- Jewish Heritage Month
- Asian Heritage Month
- Emergency Preparedness Week
- North American Occupational Health and Safety Week
- May 5, 2025 - Red Dress Day to honour the lives of missing and murdered Indigenous women and girls
- May 1, 2025 - National Physicians and First Responders Day
- May 19, 2025 - Personal Support Worker Day

M. Private Session

M.1 Private Attachment 1 to Item I.2.2 - Collection of Provincial Offences Act Defaulted Fines Update - Solicitor-Client Privilege

Committee of the Whole recommends referral of this private attachment to the May 22, 2025 Council meeting.

N. Adjournment

The Committee of the Whole meeting adjourned at 12:25 p.m.

Report of the Commissioner of Public Works

2024 Regional Greening Strategy Achievements and Street Tree Removal Offsetting Policy

1. Recommendation

1. Council approve the Street Tree Removal Offsetting Policy (Attachment 1).
2. Council approve the fees and charges for offsetting to be charged in accordance with the Street Tree Removal Offsetting Policy and these fees and charges be effective immediately upon Council approval and included Schedule A of the Fees and Charges for Services and Activities Bylaw No. 2020-04.
3. The Regional Clerk circulate this report to the Clerks of local municipalities, Chippewas of Georgina Island First Nation, Environment and Climate Change Canada, Natural Resources Canada, Ontario Ministry of Natural Resources and Forestry, Ontario Ministry of the Environment, Conservation and Parks, Lake Simcoe Region Conservation Authority, and Toronto and Region Conservation Authority.

2. Purpose

This report updates Council on activities and significant Greening Strategy Achievements for 2024. This report also seeks Council approval for the new Street Tree Removal Offsetting Policy and to authorize the inclusion of replacement costs for street trees removed in Schedule A of the Fees and Charges for Services and Activities Bylaw No. 2020-04.

Key Points:

- In 2024, the Greening Strategy resulted in 123,823 trees and shrubs planted, 159 resident engagement events and over \$2.44 million in external funding leveraged
- Planting through the Greening Strategy supported progress on key Disaster Mitigation and Adaptation Fund (DMAF) deliverables, including planting 36,602 trees and shrubs in urban areas and planting 32,690 seedlings on land secured through DMAF

- 111 hectares of land were secured to meet DMAF deliverables, and to expand the York Regional Forest
- The Street Tree Removal Offsetting Policy supports program delivery under the Forest Management Plan, as amended, to achieve the goal of increasing canopy cover to 40%

3. Background

Greening Strategy provides a comprehensive approach to developing sustainable and resilient communities

The Regional Greening Strategy provides an array of programs and actions supporting the Region's goal of sustainable and resilient communities. The Strategy focuses on working with community partners and local Municipalities to deliver positive action throughout York Region, protecting and enhancing the natural environment for current and future generations (Figure 1).

Figure 1

Benefits of Protecting and Enhancing the Natural Environment



Green Infrastructure provides several environmental, economic and health benefits that support a sustainable York Region. The Greening Strategy delivers results through four key action areas to achieve these benefits:

- Environmental Land Protection and Preservation
- Enhancement and Rehabilitation
- Community Stewardship and Education
- Innovation and Knowledge

Healthy and thriving Regional street trees contribute to the goal of increasing canopy cover

Trees and forests provide a multitude of environmental, health and economic benefits making our communities more sustainable and helping the Region mitigate and adapt to climate change. Healthy trees and forests are fundamental to the Sustainable Environment Area of Focus found within the Region's Vision. In recognition of the vital role that trees and forests play, Council approved the York Region Forest Management Plan on [November 17, 2016](#). The Plan expands on the Greening Strategy and includes a goal to increase tree canopy cover to 40% by 2051. Canopy cover was last reported to Council through the State of the Forest report on [May 13, 2021](#) as 33.4%. Canopy cover will be reassessed in 2025 and reported to Council through the State of the Forest report in 2026.

The Region maintains over 77,800 street trees along Regional roads. With an estimated value of over \$600 million, these trees contribute to the Region's canopy cover goal. As the Region's population grows, developing and expanding the Regional road network will continue to have impacts on Regional street trees. To mitigate these impacts a set of comprehensive street tree preservation guidelines were developed to prioritize preservation of street trees and offset unavoidable losses. Preserving existing street trees and offsetting unavoidable losses are critical to achieving the Region's 40% canopy cover goal.

4. Analysis

York Regional Forest celebrated its 100th year anniversary through storytelling and reflection

In 2024, the York Regional Forest celebrated its 100th year anniversary. This significant achievement was an opportunity for York Region to recognize its strong commitment to the protection and restoration of the natural environment. A series of projects, activities and events were held throughout the year to mark this significant milestone. Key activities included:

- A documentary video on social media to feature the history and future of the Forest
- Historical exhibits at Regional facilities and Whitchurch-Stouffville Museum
- Ceremonial tree planting with Regional Council, Province of Ontario and Indigenous partners
- Recently acquired addition to the Forest named the Centennial Tract
- Adventure challenge to visit and learn about York Regional Forest tracts

Greening Strategy achievements helped York Region meet or exceed targets

In 2024, Greening Strategy achievements exceeded targets in several action areas, contributing to a healthy and sustainable York Region (key highlights summarized in Table 1). Appendix 1 presents a more detailed summary of 2024 Greening Strategy achievements.

Table 1
Greening Strategy 2024 Achievements

Action Area	Goal	Target (Minimum)	2024 Achievement	
Enhancement and Rehabilitation	Enhance and rehabilitate the natural environment on public and private lands	Plant 70,000 trees and shrubs	123,823 trees and shrubs planted	<input checked="" type="checkbox"/>
Environmental Land Protection and Preservation	Protect and enhance natural areas and create and strengthen connections and corridors	Increasing area (hectares) of environmental lands secured	Secured 111 hectares of environmental land	<input checked="" type="checkbox"/>
Community Stewardship and Education	Inspire stewardship and action through education and facilitating connections with nature	100 outreach events 10,000 residents participated in programs	159 outreach events 16,752 program participants	<input checked="" type="checkbox"/>
Innovation and Knowledge	Seek and transfer knowledge and demonstrate leadership and innovation in the protection and promotion of the natural environment	Lead or present at 15 professional learning events	Lead or presented at 23 professional learning events	<input checked="" type="checkbox"/>

Through implementation of new and existing Greening Strategy programs, York Region was able to plant 123,823 trees and shrubs in 2024, creating over 50 hectares of new woodlands. Trees and shrubs are planted through several programs that support planting projects for schools, private residents, municipalities, conservation areas, Regional streets and facilities and the York Regional Forest. In 2024, a new native plant sale program was established, allowing residents to purchase trees, shrubs and perennial wildflowers for their properties.

Approved by Council in 2023, a significant land donation of 65 hectares was finalized in 2024 and added to the York Regional Forest. The newly acquired Sylvestre Woodlands will contribute to growing publicly accessible greenspace in East Gwillimbury and increase connectivity between existing York Regional Forest tracts.

Disaster Mitigation and Adaptation Fund (DMAF) Natural Infrastructure Project goal to acquire land for new woodland creation achieved

In 2019, York Region was awarded \$10 million in funding through Infrastructure Canada's DMAF to implement a \$25 million natural infrastructure project over eight years. The project will result in over 400,000 trees and shrubs planted across the Region, including establishing 100 hectares of new woodland by 2028. This project will increase resilience to climate change through carbon removal and storage, and mitigate local impacts including extreme heat and flooding.

Acquisition of 14 hectares of land adjacent to Metro Road Tract and 32 hectares near Udora in the Town of Georgina was approved by Council in 2023 and finalized in 2024. These acquisitions completed the land purchases needed to support establishment of 100 hectares of new woodland over the remaining project timeline.

Proposed Regional street tree removal offsetting requirements provide a balanced approach to offsetting unavoidable losses

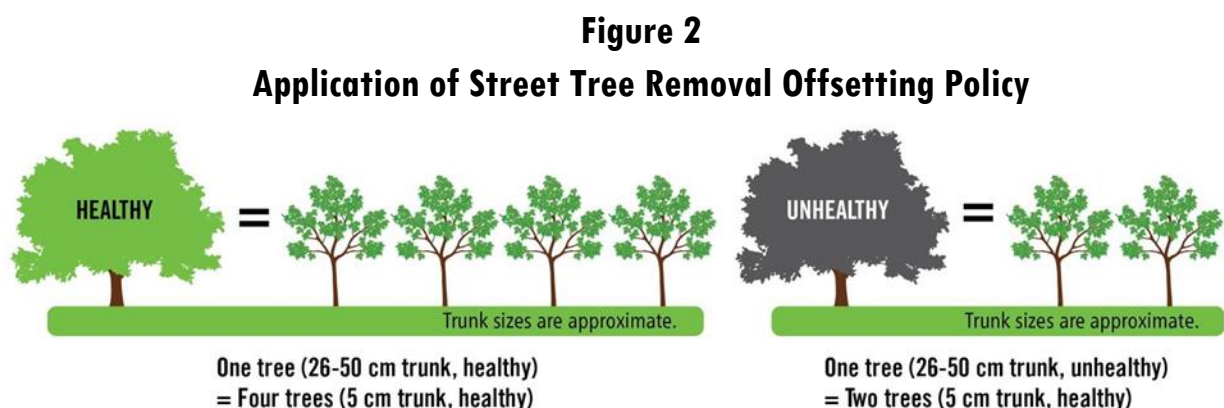
While the Region seeks to preserve street trees in Regional road allowances, there are circumstances where removals are unavoidable. Where unavoidable losses occur, it is industry practice to seek offsetting in the form of replacement plantings or cash in lieu of replacement plantings.

In 2016, the Region prepared comprehensive street tree preservation guidelines, including guidelines for offsetting unavoidable losses. Currently, offsetting requirements are determined using a formula that divides the size of the tree removed by the size of a standard replacement tree and discounts for trees in poorer health. Current requirements resulted in implementation challenges in some circumstances and warranted a review.

To ensure a balanced approach to offsetting unavoidable losses, the Region undertook a review of its offsetting practices, including a jurisdictional scan of public tree offsetting practices, a review of existing street tree data, and a scenario analysis. Using the results, staff are proposing updated street tree removal offsetting requirements that employ a simplified table rather than a formula.

If approved by Council, updated requirements will be incorporated into the Region's Street Tree and Forest Preservation Guidelines and applied through creation of a new Street Tree Removal Offsetting Policy (see Attachment 1). The policy only applies to street trees removed that have been approved by the Region.

Figure 2 illustrates an example of how the updated offsetting requirements would be applied to a healthy tree and an unhealthy tree. These updated requirements were shared with stakeholders including internal staff, senior management, our local municipal partners, and the Building Industry and Land Development Association. Stakeholders provided valuable input into development of the policy and were supportive of the Region's approach. Offsetting received under the updated requirements remains sufficient to ensure progress towards our canopy cover goal.



Offsetting is typically undertaken through replacement plantings. In instances where the required number of replacement trees cannot reasonably be accommodated within the Regional road allowance, then all or the balance of offsetting would be received through monetary payment. Staff are proposing an amendment to the Region's Fees and Charges for Services and Activities Bylaw No. 2020-04, to include the collection of monetary payments for street tree removal offsetting where permitted in accordance with the Street Tree Removal Offsetting Policy.

5. Financial Considerations

Greening Strategy leverages partner support and additional funds to deliver strong results

In 2024, \$6,131,373 was spent on Greening Strategy programs, including \$2,423,792 to support large-scale reforestation, backyard tree planting, outdoor education, and contribution to land securement reserve. The remaining \$3,707,581 supported DMAF urban tree planting and environmental land purchases and was funded from the Land Securement Reserve.

Through partnerships, the Greening Strategy leverages in-kind resources and external funding for each action area. In 2024, the Region and partners leveraged a total of \$2,443,432 in additional

funding towards Strategy projects and programming, including \$987,298 in funding received by the Region from DMAF. The balance of leveraged funding was received directly by partners.

Replacement cost for street trees removed to be included in Schedule A of the Fees and Charges for Services and Activities Bylaw

In applying the Street Tree Removal Offsetting Policy, replacement planting may not always be possible. In these instances, the Region would collect offsetting in the form of a monetary payment through Schedule A of the Fees and Charges for Services and Activities Bylaw (2020-04). Payment would be based on the number of replacement trees required for offsetting and the replacement cost which is the cost incurred by the Region to plant a single street tree including its establishment. This cost is updated annually by calculating the weighted average of tree planting cost for the previous year plus the cost to water that tree for 3 years. For 2025, replacement cost is equal to \$1,290.00. Funds collected for street tree removal offsetting would be deposited into the Land Securement Reserve and used to support replacement tree planting initiatives throughout the Region.

This report does not present current or anticipated financial changes to the Region's Budget or fiscal position. Staff will continue to monitor implementation of the program including effectiveness of tree replacement outcomes.

6. Local Impact

Through Greening Strategy programs and actions, local municipalities and residents take action to protect and enhance the Region's natural environment. Local municipalities and non-government organizations have benefited directly from the Greening Strategy through on-the-ground actions or direct support for their programs. Local municipalities and residents remain key stakeholders in the development and implementation of new programs to support a sustainable York Region.

Using results from the jurisdictional scan of public tree offsetting practices, the proposed updates to Regional street tree removal offsetting requirements aim to simplify the methodology and better align with the tree compensation approach of our local municipal partners.

7. Conclusion

With over 123,000 trees and shrubs planted in 2024, significant gains continue to be made towards increasing tree canopy and woodland cover in York Region. The 100-year anniversary of the York Regional Forest is a testament to the Region's long-term leadership and support for creating a sustainable York Region.

With approval, the Street Tree Removal Offsetting Policy will provide a balanced and efficient approach to offsetting unavoidable losses and ensuring progress towards our canopy cover goal.

For more information on this report, please contact Lindsay Milne, Director, Waste Management and Forestry, Operations and Services, Public Works at 1-877-464-9675 ext. 75714. Accessible formats or communication supports are available upon request.

Recommended by:



Kyle Catney

General Manager, Operations and Services



Laura McDowell, P.Eng.

Commissioner of Public Works



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

April 22, 2025

#16590984

Appendix A – Greening Strategy Achievements Summary
Attachment 1 – Street Tree Removal Offsetting Policy

2024 GREENING STRATEGY ACHIEVEMENTS

York Region's Greening Strategy puts into action the Region's commitment to a healthier, more resilient natural environment.



ENHANCEMENT AND REHABILITATION

Planting trees, shrubs and pollinator plants, restoring streams and wetlands, and establishing new forests, hedgerows and meadows ensure a sustainable environment for future generations.

PLANTED
123,823 TREES AND SHRUBS
EXCEEDED TARGET OF 70,000 PLANTINGS

123,823 trees and shrubs were planted through more than **20 partnerships**:

- 33,764** Grow Your Legacy
- 511** Backyard Trees
- 5,310** Ontario Streams Program
- 4,185** Green Action Partnership Fund
- 67,417** Disaster Mitigation and Adaptation Fund
- 12,636** Other Programs

Plantings occurred on both public and private land in a variety of habitats.

50 HECTARES
OF WOODLAND COVER CREATED IN 2024

TARGETS

WOODLAND COVER		CANOPY COVER	
2021*	2051 Target	2021*	2051 Target
23.6%	25%	33.4%	40%

*Woodland and Canopy cover is assessed every five years.

COMMUNITY STEWARDSHIP AND EDUCATION

Inspiring stewardship and action through education and facilitating connections with nature is one of our strongest tools.

159 OUTREACH EVENTS
ENGAGED RESIDENTS

Residents reconnected with nature and learned about the natural environment through a variety of events hosted by York Region and partners. These events were delivered through in-person and digital media.

16,752 RESIDENTS PARTICIPATED
IN GREENING STRATEGY SUPPORTED PROGRAMS

100 YEAR ANNIVERSARY OF YRF CELEBRATED –



York Region Forest Walks and Events celebrated the York Regional Forest with historical education and open houses to explore the Bill Fisch Forest Stewardship and Education Centre.

ENVIRONMENTAL LAND PROTECTION AND PRESERVATION

A healthy, extensive and connected natural heritage system is essential for biodiversity, and public green spaces are important amenities that provide recreation opportunities and support the physical and mental well-being of residents.

1,628 HECTARES
OF ENVIRONMENTALLY SIGNIFICANT LAND PROTECTED

111 Hectares of land protected this year, expanding the York Regional Forest in East Gwillimbury and Georgina.

ESTIMATED 30 MILLION
TREES TOTAL IN YORK REGION

INNOVATION AND KNOWLEDGE

York Region remains a leader in the protection and promotion of natural environment through its policies, programs and use of innovative strategies.

Exchanged information, shared accomplishments, and continued innovation at **17 Regional Forums** and **6 technical presentations** throughout the Region.

\$2,443,432 LEVERAGED TOWARDS
GREENING STRATEGY PROJECTS



FORESTRY
1-877-464-9675
TTY 1-888-512-6228
accessyork@york.ca
york.ca/Forestry

York Region

Street Tree Removal Offsetting Policy

Approved By: **Council or Chief Administrative Officer**

Approved On: **Date this version of the policy was approved**

Policy Statement

A policy to govern offsetting for the removal of street trees within Regional road allowances to preserve and achieve the Region's canopy cover goals.

Application

This policy applies to the removal of street trees including third party street tree removal. It does not apply to tree removals under the Forest Conservation Bylaw.

Purpose

This policy sets out the factors and criteria to offset for tree removal including the calculation of offsets for street tree removal administered through municipal consents, road occupancy permits, development approvals, and to determine cost recovery or replacement in connection with civil enforcement and regulatory proceedings.

Definitions

Canopy Cover: the total area covered by all trees and shrubs in the Region. It includes woodland canopy and the canopy provided by trees and shrubs along streets, in parks, yards, cemeteries, on farms, around businesses, and in all other locations.

DBH (Diameter at Breast Height): the diameter of the stem or trunk of a tree at a point of measurement 1.37 metres from the ground.

Fees and Charges for Services and Activities Bylaw: means Bylaw No. 2020-04, A bylaw to impose fees and charges for services and activities provided by The Regional Municipality of York, or any successor to that bylaw.

Forest Conservation Bylaw: means Bylaw No. 2013-68, A bylaw to prohibit or regulate the destruction or injuring of trees in The Regional Municipality of York, or any successor to that bylaw.

Offsetting: the process of compensating for the removal of street trees to counterbalance adverse effects caused by their removal.

Replacement Cost: the cost incurred by the Region to plant a single street tree, at the replacement tree caliper size, and to maintain that tree in good condition for 2 years following the year of planting. This cost is updated every January 1 by calculating the weighted average of tree planting cost for the previous year plus the cost to water that tree for 3 years. This cost is not subject to CPI annual increase.

Replacement Tree Caliper Size: the caliper size of nursery stock that will be used to replace the removed street tree. Replacement tree caliper is 50mm caliper, as measured in accordance with the Canadian Landscape Nursery Standards.

Street Tree: any species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5 metres at physiological maturity located within a Regional road allowance and excludes trees that are “noxious weeds” pursuant to the *Weed Control Act, R.S.O. 1990, c. W.5*.

Description

Offsetting is required for the removal of street trees to preserve canopy cover and achieve the goal of increasing canopy cover to at least 40 percent as outlined within the York Region Forest Management Plan, as amended. Offsetting may be achieved through replacement plantings, payment of equivalent value, or a combination of both as determined by the Region.

Replacement tree plantings are the preferred primary method of offsetting and should be planted within a Regional road allowance according to an approved planting plan and the Region’s standards and specifications for street tree planting.

Street Tree Removals and Replacement Street Tree Requirements

Offsetting for removed street trees will be calculated in accordance with this policy and informed by the Region’s Street Tree and Forest Preservation Guidelines.

The number of replacement trees to offset for street trees removed shall be determined based on the size, health condition, and species of a street tree being removed (Table 1).

Table 1
Regional Street Tree Removal Offsetting Requirements

Tree to be Removed (cm) ¹	Replacement Trees Required for Offsetting			
	Desirable Tree Species		Less Desirable Tree Species	
	Healthy	Poor Health	Healthy	Poor Health
1-10	1	0	0	0
11-25	2	1	0	0
26-50	4	2	3	1
51-75	6	3	4	1
76+	8	4	5	1

¹ Based on diameter at breast height (DBH).

Replacement trees should be provided as replacement plantings within the Region's road allowance as approved by the Region.

Replacement Cost and Cash-in-lieu Payments

In instances where the required number of replacement trees cannot reasonably be accommodated within the Regional road allowance in accordance with the Region's Street Tree and Horticultural Design Guidelines and Standards, all or the balance of offsetting shall be provided through a cash-in-lieu payment of equivalent value using the following formula:

$$\text{Offsetting value (\$)} = (\text{Number of replacement trees required}) \times \text{Replacement Cost}$$

Replacement cost as annually updated can be found within the Fee and Charges for Services and Activities Bylaw.

Funds remitted for the purposes of offsetting the removal of street trees will be used primarily for the purpose of planting replacement trees but may also be used to support programming to increase canopy cover.

Technical information regarding the process for removal of street trees can be found in the Region's Street Tree and Forest Preservation Guidelines.

Responsibilities

Department of Public Works

- Administration of the Street Tree Removal Offsetting Policy, and
- Approval of departmental operating procedures, processes, and guidelines under this policy, and

- Determining replacement cost and calculating offsetting owing based on this policy and the guidelines, as amended, and
- Review street tree removal requests and recommend approval/non-approval, and
- Review Regional road allowance planting plans and recommend approval/non-approval, and
- Collection of fees related to street tree removal through the issuance of Road Occupancy Permits and Municipal Consents, and
- Abide by the requirements set out in this policy.

Department of Corporate Services

- Collection of fees related to street tree removal through the issuance of Development Approvals, and
- Cooperating with Public Works and ensuring compliance with this policy, including required offsetting.

Regional Solicitor and/designate

- Civil enforcement where applicable to collect and enforcement offsetting measures, and
- Collection of restitution in regulatory proceedings.

Compliance

All York Region employees involved in administering street tree offsetting activities must adhere to this policy and the Region's Street Tree and Forest Preservation Guidelines. Regional staff failure to comply with this policy, and its associated guidelines, is a violation of authority vested in staff and is subject to appropriate disciplinary action by the Commissioner, Public Works, up to and including dismissal. Additionally, in the event of a conflict between this policy and any applicable Provincial or Federal legislation or regulation, the relevant Provincial or Federal legislation or regulation shall take precedence.

Reference

Legislative and other authorities

- Fees and Charges for Services and Activities Bylaw

- *Municipal Act, 2001, S.O. 2001, c. 25*
- *Weed Control Act, R.S.O. 1990, c. W.5*
- Street Tree and Forest Preservation Guidelines
- Street Tree and Horticultural Design Guidelines and Standards
- Natural Heritage and Forestry Street Tree Planting Specifications

Contact

Director, Waste Management and Forestry, Public Works

Manager, Natural Heritage and Forestry, Public Works

Approval

(Remove the CAO approval section for policies approved by Regional Council)

CAO Signature: _____

Date Approved: _____

(Remove the Council approval section for policies approved by CAO only)

Council Date:

Committee Date:

Council Minute Item:

Committee Minute Item:

eDocs: 16591069

Accessible formats or communication supports are available upon request.

Report of the Commissioner of Public Works

York Region Sewage Works Collaborative Construction Delivery Model Implementation

1. Recommendation

1. Council authorize the Commissioner of Public Works to negotiate, award and execute non-standard construction contracts for the York Region Sewage Works Project including components of the North York Durham Sewage System Expansion Phase 1 and Primary System Expansion Primary Trunk Twinning, pursuant to Section 18.1(e) of the Procurement Bylaw 2021-103.
2. Each contract be delivered through a Construction Manager at Risk collaborative contract delivery model, whereby the construction services value is limited to a Guaranteed Maximum Price, as described in Section 5 of this report.

2. Purpose

Council authority is sought by the Commissioner of Public Works to apply the Construction Manager at Risk (CMAR) contract model for delivery of components of the York Region Sewage Works project as described in this report, including, for each CMAR contract: awarding the contract to a construction manager publicly procured during Stage 1 – Preconstruction Services; conducting negotiations of the Guaranteed Maximum Price (GMP) with the construction manager; and if negotiations are successful, proceeding with delivery of Stage 2 Construction Services by the construction manager as a non-standard procurement pursuant to Section 18.1(e) of the Procurement Bylaw 2021-103. This request is to enhance the outcomes of these large-scale wastewater infrastructure projects by improving cost control, schedule efficiency, risk management, and overall project quality.

Key Points:

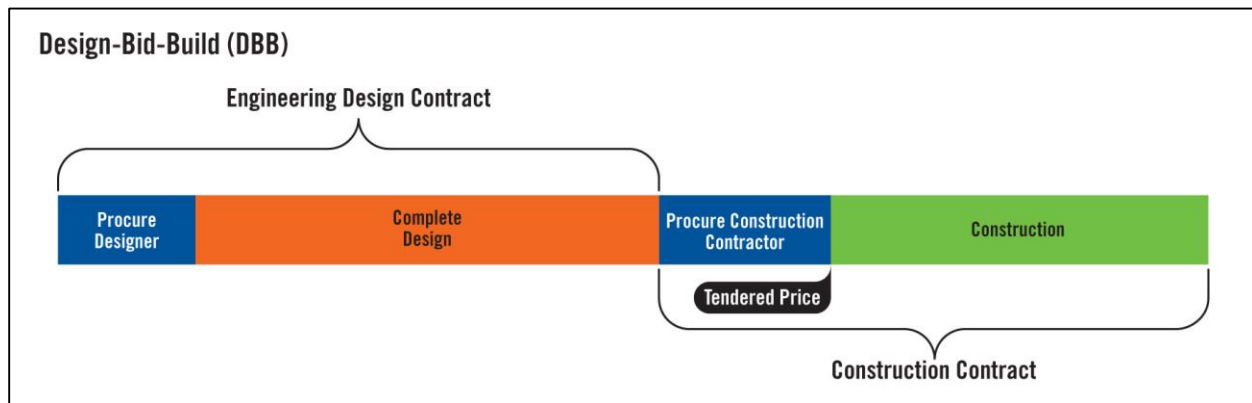
- Traditional Design-Bid-Build (DBB) contracts are suitable for delivery of most smaller scale infrastructure projects, however larger scale infrastructure projects in the Region's 10-Year Capital Plan pose an opportunity to explore more innovative and collaborative contracting methods
- Using a collaborative delivery model, such as CMAR, will increase ability and flexibility to expeditiously deliver infrastructure components of the York Region Sewage Works project, addressing legislative requirements under the [Supporting Growth and Housing in York and Durham Region Act, 2022](#)
- The CMAR model promotes an overall competitive, transparent, collaborative and proactive approach to project delivery, resulting in more efficient and cost-effective outcomes
- CMAR model includes financial safeguards through a GMP which caps project costs and provides the Region with budget predictability and reduced financial risk

3. Background

Traditional DBB contracts are suitable for delivery of most smaller scale infrastructure projects

DBB is a long-standing, sequential delivery method commonly used in public contracting and most prevalent for delivery of the Region's Public Works' capital programs. In this linear process, shown in Figure 1, the owner first hires a design engineer to create the project design. Once the design is finalized, the owner initiates a bidding process to select a contractor for construction. The owner maintains separate contracts with both the designer and the contractor. The design engineer's role is to develop a design that meets the owner's specifications, while the contractor's role is to build according to that design. While the DBB approach is suitable for most smaller scale (below \$100 million), shorter-term, less complex capital projects, it poses some limitations in the areas of design constructability, risk sharing and cost certainty. The mix of larger scale infrastructure programs in the Region's 10-Year Capital Plan, such as the York Region Sewage Works, provides an opportunity to explore more innovative and advanced contracting methods.

Figure 1
DBB Process Model



Collaborative project delivery models offer potential solutions to traditional DBB challenges for large scale projects

The primary challenges with a DBB project stem from the lack of collaboration between contractors and designers. With DBB, the design is fully complete before bidding and construction start. Although the designer offers a preliminary cost estimate, the firm price isn't known until tendering. Furthermore, as the contractor is not involved during the design stage, at the owner's risk, costs may be subject to change to address constructability issues found during construction. DBB projects could also take longer overall since there is no opportunity for project design and construction stages to overlap.

In a typical alternative collaborative delivery model, a contractor is engaged in the design process from a much earlier stage. This provides the opportunity for contractors to transparently weigh in on costs and constructability matters throughout the design. Crucially, some construction work can begin while elements of the final design are still being completed, which can significantly shorten project duration.

With some variation, most collaborative project delivery models aim to enhance design constructability, risk sharing, schedule efficiency, cost-effectiveness and project outcomes. An overview of the features of each model is provided in Appendix A.

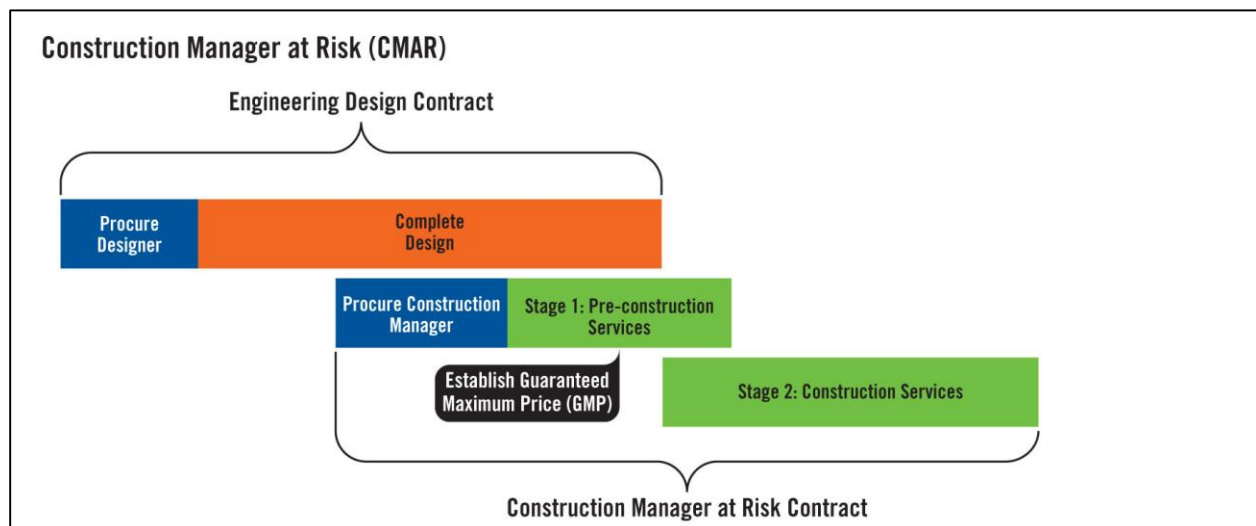
CMAR model promotes a collaborative and proactive approach to project delivery with several advantages

CMAR is a collaborative delivery method where the owner (Region) engages both a designer and a construction manager under separate contracts. The owner retains significant control over the project while benefitting from the construction manager's expertise early in the

process. As shown in Figure 2, there are two stages in a CMAR contract:

- **Stage 1: Preconstruction Services:** Includes design and constructability reviews, value engineering, estimating, and scheduling. The construction manager provides these services with input from the designer. Preconstruction concludes when the construction manager and owner agree on the project schedule and Guaranteed Maximum Price (GMP), typically when the design is 60% to 90% complete. If the owner and construction manager cannot agree on price, schedule, or risk allocation the owner can take an “off ramp” to terminate the contract and negotiate with another contractor, either as a replacement construction manager or under a traditional DBB structure.
- **Stage 2: Construction:** The construction manager assumes the role of general contractor, continues design review, competitively procures subcontractors and vendors, identifies self-performable construction portions, and begins construction, followed by commissioning and startup. The construction manager may subcontract all work or self-perform parts of it, depending on requirements.

Figure 2
CMAR Process Model



The CMAR contract model fosters a collaborative partnership between the owner, designer and construction manager with the following advantages:

- **Early Involvement and Collaboration:** The construction manager is involved early in the design stage, allowing for better collaboration with the project owner and design engineers. This early involvement helps identify potential issues and provides valuable input on constructability, cost estimation, and scheduling.
- **Cost Control:** CMAR provides better cost control as the construction manager commits to delivering the project within the GMP. This commitment encourages the construction manager to manage and control costs effectively to avoid exceeding the GMP. The construction manager is “at risk” because they are financially liable if the project exceeds the GMP. CMAR also offers transparent, “open book” cost estimates throughout design

development, leading to informed decisions and lower contingencies through effective risk management.

- **Risk Mitigation:** The construction manager assumes responsibility for construction and risk management, fostering a culture of accountability and transparency. This approach helps mitigate risks and ensures that the project stays on track.
- **Improved Project Scheduling:** Early involvement and collaboration lead to more accurate scheduling and planning. The construction manager can make informed decisions on materials, labor, and methods, which helps in minimizing delays and ensuring timely project completion. Timelines may be accelerated through ordering of long-lead time equipment earlier on in the process as well as concurrent design and building for some project components.
- **Reduced Redesigns and Delays:** By identifying potential issues early and providing input during the design stage, the CMAR model helps minimize costly redesigns and delays that can negatively impact project completion.

Region's Procurement Bylaw supports CMAR delivery as part of non-standard procurements

The CMAR delivery model effectively balances competition, transparency and value for money. The design engineering services are procured through a competitive request for proposal (RFP) process. The services of the construction manager are also secured through a separate competitive RFP process whereby the construction manager is selected based on experience, capacity, cost of Stage 1 Preconstruction Services, and profit margins for Stage 2 Construction Services work. Additionally, the CMAR process mandates the construction manager to adopt an open-book approach to the project's finances, ensuring transparency and value for money.

Council approval under Section 18.1 (e) of the Procurement Bylaw is required to authorize the Commissioner of Public Works to: award each CMAR contract to a competitively procured construction manager during Stage 1 – Preconstruction Services; conduct negotiations of the GMPs with the construction managers; and, if negotiations are successful, proceed with delivery of the Stage 2 Construction Services by the construction managers.

4. Analysis

North YDSS Expansion Phase 1 components and Primary Trunk Sewer Twinning projects are ideal candidates for CMAR delivery

[York Region Sewage Works Project Report](#) identified 22 project components for North York Durham Sewage System (YDSS) Expansion to fulfill the Lake Ontario-based servicing solution mandated by the Province in the *Supporting Growth and Housing in York and Durham Regions Act, 2022*. North YDSS Expansion will be delivered in three phases. Phase 1, with a capital

budget of over \$500 million, is comprised of seven project components, for which design is underway. Furthermore, the Region secured \$140 million in funding for the Aurora Sewage Pumping Station Gravity Sewer Twinning and 2nd Concession South Gravity Sewer from the Housing-Enabling Water Systems Fund contingent on award of the CMAR contract by September 2025. Adopting CMAR for components of this project would be an ideal strategy in achieving expedited project timelines needed to unlock growth capacity. By engaging the contractor early in the process, the team can ensure greater alignment of all project components during the design and construction while maintaining a clear understanding of cost and schedule.

The Primary Trunk Sanitary Sewer (Primary Trunk) is a critical section of YDSS, collecting wastewater flows from eight municipalities of York Region, Town of Ajax and City of Pickering. The southern section of the Primary Trunk will require a new trunk sanitary sewer parallel to the existing, referred to as “twinning”. The twinned sewer, with a capital budget of over \$227 million, is about five kilometres long and will ensure essential service is maintained by increasing conveyance capacity and overall system security. Field studies and preliminary design of the Primary Trunk are being finalized. Implementing CMAR for this project would be a strategic approach given the complexity, scale and critical nature of this infrastructure.

CMAR model is being applied throughout North America for execution of large, complex infrastructure projects such as YDSS

York Region, and many other Canadian municipalities, have traditionally utilized the DBB contract format for infrastructure projects. While this method has historically been effective, with the current construction environment, tighter regulatory requirements, and increased complexity of projects, owners are implementing collaborative delivery models as tools to provide better value, innovation, control, and cost certainty.

Several municipalities, including the City of Toronto and the Region of Peel, are actively considering adoption of collaborative delivery models for large infrastructure projects. Additionally, the construction industry, through organizations such as the Greater Toronto Sewer and Watermain Contractors Association, is advocating for changes to current practices. Table 1 lists some examples of municipal projects delivered using CMAR in North America.

Table 1
Municipal Projects Delivered Using CMAR Model

Location	Type of project	Project Cost
Calgary, AB	Bonnybrook Wastewater Treatment Plant Expansion	\$655M
San Mateo, CA	San Mateo Wastewater Treatment Plant Improvements	\$500M
Detroit, MI	Great Lakes Water Authority Raw Water Line	\$138M

Location	Type of project	Project Cost
Brampton, ON	City of Brampton Transit Facility	\$175M
Edmonton, AB	Edmonton Development Authority Sewer Trunk Rehabilitation	\$90M

Implementation of CMAR model is required to accelerate projects on the critical path to unlocking servicing capacity

Delivery of the Aurora Sewage Pumping Station Gravity Sewer Twinning and 2nd Concession South Gravity Sewer projects is on the critical path for unlocking about 8000 units of servicing capacity for Towns of Aurora, Newmarket and East Gwillimbury. The CMAR approach will assist with meeting the aggressive 2028 implementation timeline by supporting design and construction phase overlap and allowing construction to advance with early procurement of key materials and equipment. The CMAR model will also eliminate the Region's burden of risk on a lengthy post-design completion tendering process.

Region's CMAR advisor navigates the process and safeguards the Region's interests

To assist with CMAR planning, selection and contract management, the Region procured an Owner's advisor through a competitive RFP process. The Owner's advisor is an experienced consultant responsible for ensuring effective execution of the CMAR delivery process. Part of the advisor's responsibilities will be to vet the contract principles and documents, conduct cost validation workshops and provide strategic input for negotiation of the GMP. Where needed, the CMAR advisor may also help to independently mediate any conflicts of interest among the designers and construction managers on the Region's behalf.

Use of alternative delivery models aligns with Region's Strategic Plan commitment to deliver trusted and efficient services

Recommendations in this report are consistent with ensuring reliable, responsive, effective, efficient and fiscally responsible service delivery. Through early contractor engagement, the use of CMAR poses an opportunity to improve constructability and accelerate delivery of housing-enabling infrastructure. The transparent costing approach promotes accountability and best value for money.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. However, utilizing CMAR for the identified projects is expected to improve project estimates and cost control, positively impacting overall efficiency in service and infrastructure delivery.

A minimum of two CMAR contracts are anticipated, one for components of the North YDSS Expansion Phase 1 and one for the Primary Trunk Twinning. However, the Commissioner of Public Works may consider dividing the anticipated works under these programs into additional CMAR contracts if it is determined to be in the Region's best interests.

The GMPs for each Stage 2 Construction Services contract component will be transparently negotiated with the construction manager for each contract through an "open book" approach as the design progresses between 60% and 90%. Should a negotiated contract GMP exceed the program's budget or approved capital spending authority under the 10-Year Capital Plan, as presented in Table 2 and subject to future annual budget changes and approvals by Council, a request will be made to Council seeking additional authorization to proceed. Negotiated costs of the Stage 2 Construction Services contract components will be reported to Council through a future Contract Awards Memorandum.

Table 2
Program Budget and Capital Spending Authority¹

Program	2025 10-Year Capital Plan	Capital Spending Authority
73450: North YDSS Expansion Phase 1	\$492.7M	\$492.7M
75320: Primary Trunk Twinning	\$227.3M	\$11.5M

¹ Subject to updates via annual budget approval process

6. Local Impact

Adopting CMAR offers a flexible and efficient approach to accelerate delivery of critical York Region Sewage Works project infrastructure components required to support local municipal growth plans and service delivery for the Region's northern municipalities as prescribed by the *Supporting Growth and Housing in York and Durham Regions Act, 2022*.

7. Conclusion

Adoption of alternative procurement contract models represents a strategic move towards more efficient and collaborative project delivery for certain large complex projects. By leveraging advantages of the CMAR model for delivery of York Region Sewage Works project components, the Region can achieve improved schedule efficiency, better cost control, and balanced risk management for enhanced capital infrastructure project outcomes.

For more information on this report, please contact Pina Accardi, Director, Capital Delivery Water and Wastewater, Public Works, at 1-877-464-9675 ext. 75355. Accessible formats or communication supports are available upon request.

Recommended by:



Mike Rabeau, P.Eng.

General Manager, Capital Infrastructure Services



Laura McDowell, P.Eng.

Commissioner Public Works



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

April 22, 2025
#16588961

Appendix A – Overview of Alternative Delivery Models

Overview of Alternative Delivery Models

Delivery Model	Description	Advantages	Disadvantages
Design-Bid-Build (DBB)	The Region is fully responsible for the engineering and design of the asset with assistance from engineering consultants. The Region invites bids from pre-qualified contractors and awards construction contracts based on the lowest costs. The asset is commissioned and handed over to the Region for operations and maintenance.	Well-understood and commonly used approach by the public sector due to significant owner control	For large projects, may experience cost overruns, delays and fragmented project responsibilities
Construction Management at Risk (CMAR)	The Region engages a construction manager, through a competitive process, to manage design, documentation and construction works on its behalf. This model allows for some collaboration and input from the construction manager in the design of capital projects. The construction manager may also take on time and/or schedule risks based on an incentive regime.	Effectively balances competition, transparency and value for money. Enhances cost control, allows for early contractor involvement, and improves project scheduling	Potential conflicts of interest between designer and contractor and requires strong project management skills from the owner
Design-Build (DB)	Under the design-build model, multiple bids for the integrated design and construction of the project per defined specifications are obtained from qualified bidders. The successful proponent develops its detailed design in accordance with the output specifications and functional program. Following design approval by the Region, the selected contractor (or a partnership between a designer and construction contractor) proceeds with construction of the asset.	Streamlines project timelines, reduces costs and minimizes disputes	May limit design flexibility and requires careful selection of experienced contractors
Progressive Design-Build (PDB)	The progressive design-bid-build model uses a qualifications-based or best value selection approach to select a design engineer and contractor at early stage of the design and is followed by a process whereby the Region then “progresses”	High level of collaboration between owner, designer and contractor resulting in design that is construction-focused,	Some owners and staff are unfamiliar with PDB procurement

Delivery Model	Description	Advantages	Disadvantages
	towards a contract price with the selected team.	reducing risks and increasing constructability. Streamlining the procurement process and saving time	
Fixed Price Design-Build (FPDB)	In the fixed price design-build model, one entity is responsible for both the design and construction services for an agreed-upon price.	Since the design-builder is responsible for both the design and construction, there is a single point of accountability	Difficult to make changes to the design or scope without incurring additional costs. Owners may have less oversight on design quality during the process.
Integrated Project Delivery (IPD)	In the IPD model, owners, engineers and contractors enter into a multi-party agreement from the project's inception. IPD typically involves shared risk and rewards structures, which align the interests of all parties and incentivize them to work towards overall success of the project. IPD is an attractive option for very large (\$500 million plus), complex projects that require a high level of coordination and efficiency.	Fosters a collaborative environment from the project beginning, resulting in high quality projects with reduced costs and accelerated completion as compared to traditional delivery methods	Significant cultural shift with complex contractual terms and steep learning curve for project teams
Public Private Partnerships (P3)	A public private partnership model is a collaborative arrangement between a government and a private sector company to finance, design, build, operate, or maintain a public infrastructure. In this model. Both parties share the responsibilities, risks, and rewards of the project.	Leverages private sector expertise and funding, transfers risk and can accelerate project delivery	Complex contractual arrangements and potential public opposition

Report of the Chief Administrative Officer **2023 to 2027 Strategic Plan Year 2 (2024) Progress Report**

1. Recommendation

1. Regional Clerk circulate this report to local municipalities.
2. Council approve a Special Meeting on Council's Vision for Thursday, September 4, 2025, to support the development of the next 2027 to 2031 Strategic Plan.

2. Purpose

This report summarizes progress made in 2024, year two of the [2023 to 2027 Strategic Plan](#).

Key Points:

- In 2024, 35 of 48 (73%) of *2023 to 2027 Strategic Plan* performance measures were trending in the desired direction (see Attachment 1)
- York Region's Strategic Plan progress reporting is exception-based and provides explanations for performance measure variances (see Appendix A)
- Should Council approve a Special Meeting on Vision September 4, 2025, staff will prepare a report on York Regional Council's Vision which will inform development of the next 2027 to 2031 Strategic Plan

3. Background

Strategic Plan sets out critical steps needed for the Region to move towards Vision

[Vision](#) is Council's plan for York Region's communities that captures the Vision Statement of Strong, Caring, Safe Communities. The current Vision was approved by Council on November 11, 2021 with

four areas of focus (Economic Vitality, Healthy Communities, Sustainable Environment, Good Government) and monitors progress on 20 community indicators towards achieving the quality of life our residents want now, and in the future. To achieve Council's Vision staff set priorities, objectives and performance measures over each four-year term of Council through the Strategic Plan. Strategic Plan alignment with Vision ensures decisions made today set a course for the desired future (see Figure 1).

Figure 1
Strategic Plan Alignment with Vision



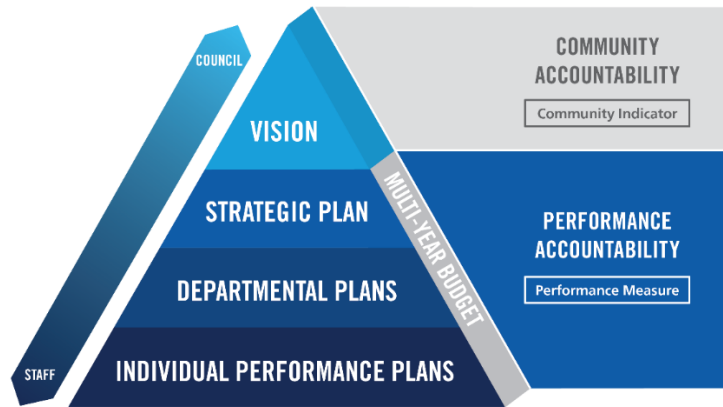
Proposed Special Meeting on Council's Vision will inform next Strategic Plan

With the approval of a Special Meeting on Vision for September 4, 2025, Council will have the opportunity to reflect on their Vision for York Region. This work will result in a report to Council which will inform development of the next 2027 to 2031 Strategic Plan.

York Region has a strong history of strategic planning

In 2026, York Region will be celebrating 15 years of strategic planning with York Regional Council. York Region establishes a new Strategic Plan and Multi-Year Budget every four years at the start of each term of Council. The strategic planning process is guided by Council's Vision and is closely aligned with the Multi-Year Budget to ensure consistency across regional departments using an internal Accountability Framework (see Figure 2).

Figure 2
York Region's Accountability Framework



On [February 23, 2023](#), Council approved the *2023 to 2027 Strategic Plan* tabled with the *2023 to 2026 Regional Budget*. The *2023 to 2027 Strategic Plan* includes measures on resident satisfaction with core services and includes internal service measures supporting core service delivery under Corporate Leadership.

York Region's Strategic Plan [introduction video](#) provides an overview of the *2023 to 2027 Strategic Plan* available on [York.ca/StratPlan](#). Strategic Plan progress reports are presented to Council annually. This report summarizes progress made on performance measures in year two (2024) of the *2023 to 2027 Strategic Plan*.

Performance accountability considers York Region's specific contributions to the well-being of our communities

Performance measures play a role in showcasing York Region's direct impact on the well-being of our communities. Since 2015, York Region has applied a Results-Based Accountability framework approach to our strategic planning process. This framework is a comprehensive method for accountability, budgeting, and ensuring value for money.

A total of 48 performance measures in the *2023 to 2027 Strategic Plan* are tracked to ensure progress, with variances reported to Council annually. These performance measures are anchored in York Region's 15 core services to ensure the Region continues to meet its legislative obligations while remaining responsive to the changing needs of our residents. Of these 48 Strategic Plan performance measures, 10 are sourced from the Community Opinion Polling Program, 11 from the [Municipal Benchmarking Network Canada \(MBNC\) program](#), and the remaining from previous strategic plans and service area program measures.

4. Analysis

2023 to 2027 Strategic Plan performance measures





York Region's Year 2 (2024) Progress Report summarizes progress using baseline trends over five data points where feasible, comparing 2024 data with 2020 data. While annual variances are common, focusing on baseline trends over a five-year period provides more meaningful understanding of progress over the Council term.

This method ensures reporting focuses on overall impact of our efforts on our communities' well-being and goes beyond year-to-year changes. Focus is on achieving meaningful results in turning performance measure curves in the desired direction.

Seventy-three percent (73%) of Strategic Plan performance measures are trending in the desired direction

In 2024, 35 of 48 (73%) performance measures are trending in the desired direction. Attachment 1 is a Year 2 (2024) Progress Report Summary, featuring tables that summarize trends for all 48 performance measures. Activities supporting performance measures' progress are captured in the [2025 Budget](#) (approved November 28, 2024) and will be highlighted in the [2024 Community Report](#) to Council in June 2025. Table 1 showcases a performance measure achievement under each Strategic Plan priority.

Table 1
2023 to 2027 Strategic Plan Year 2 (2024) Performance Measure Highlights

Vision Area of Focus & 2023 to 2027 Strategic Plan Priority		Year 2 (2024) Highlighted Achievement
	Economic Vitality Priority: Foster Economic Prosperity	✓ Achieved record high ridership, surpassing pre-pandemic ridership levels
	Healthy Communities Priority: Support Community Well-Being	✓ Advanced planning and development for 675 new community housing units
	Sustainable Environment Priority: Drive Environmental Stewardship	✓ Planted 123,823 trees and shrubs through the Regional Greening Strategy Program
	Good Government Priority: Efficiently Deliver Trusted Services	✓ Was recognized by Forbes on its list of Canada's Best Employers in 2024 for the fourth consecutive year

Nineteen percent of Strategic Plan performance measures are not trending in the desired direction

Attachment 1 identifies 9 out of 48 (19%) performance measures in the Strategic Plan that are currently not trending in the desired direction. Current performance measures not trending in the desired direction are:

Transit:

- Increase % of residents satisfied with York Region Transit (Source: Community Opinion Polling)

Regional Roads:

- Increase % of residents satisfied with Regional roads (Source: Community Opinion Polling)

Social Assistance:

- Decrease # of monthly social assistance cases per 100,000 households (Source: Municipal Benchmarking Network Canada (MBNC))

Police Services:

- Maintain % of residents that rate York Region as a safe place to live (Source: Community Opinion Polling)
- Maintain % of residents satisfied with York Region Police Services (Source: Community Opinion Polling)

Corporate Leadership:

- Decrease # of tonnes of greenhouse gas emissions across Regional operations per capita (Source: Annual Corporate Energy Report)
- Increase % of residents that agree their interaction with York Region was easy (Source: Community Opinion Polling)
- Maintain comparative dollar of operating cost per unit of service
- Maintain % of York Region residents rating 'Good' value for taxes (Source: Community Opinion Polling)

Of these, six performance measures are sourced from York Region's Community Opinion Program which measures residents' perceptions of Regional services. Residents' ratings of services at all levels of government have seen a pattern of decline across Canada, contributing to York Region resident attitudes. Shifting concerns towards sense of safety, housing affordability and cost of living have influenced perceptions of tax value.

Appendix A is an exception report summarizing these performance measures, outlining contributing factors for performance relating to each measure, and activities planned to support future progress.

Performance measures without trend information

Two (4%) performance measures in the Strategic Plan currently do not have trend information available for reporting (see Attachment 1):

- Increase % of 17-year-old students in compliance with *Immunization of School Pupils Act* among designated cohorts of students
- Increase % of contact centre's customer transactions through a digital channel

Annual progress reports summarize progress using baseline trends over five data points where feasible, comparing 2024 data with 2020 data. Generally, at least three data points are needed to begin identifying a trend. With three data points, patterns and directionality begin to emerge, although more data points provide more reliable trend analysis.

Appendix A highlights the two performance measures that currently lack sufficient trend information, making it challenging to assess progress at this time with some insights and activities planned over the term of Council.

Performance measures with data not available

2024 data is currently not available for reporting on 2 (4%) performance measures in the Strategic Plan:

- Maintain % of Regional core assets (Water/Wastewater, Roads) with a condition assessment rating of fair or better condition
- % of overall job satisfaction

Appendix A highlights the three performance measures with data not available, why data is not available, and activities planned to support future reporting.

5. Financial Considerations

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

Costs associated with delivery of the *2023 to 2027 Strategic Plan* are aligned with the multi-year budget. The [2025 Budget](#), which Council approved on November 28, 2024, supports fiscal responsibility and continues to focus on delivering priorities in the *2023 to 2027 Strategic Plan* while responding to fiscal challenges.

Impacts to the Region's budget directly affects the Region's ability to achieve the priorities set out in *2023 to 2027 Strategic Plan*. York Region's Strategic Plan and Multi-Year Budget are developed in alignment.

6. Local Impact

The Region's *2023 to 2027 Strategic Plan* shares similar priorities as the local municipalities. Progress made in Year 2 of the Region's four-year Strategic Plan continues to support strong alignment with priorities profiled in local municipalities' plans.

7. Conclusion

York Region accomplished a great deal in 2024, and this report highlights the Region's achievements and significant progress made towards the Strategic Plan priorities and objectives. In Year 2 (2024), 73% (35 of 48) of performance measures are trending in the desired direction. This demonstrates York Region's committed efforts made in Year 2 to implement specific strategies and actions aimed at turning and maintaining performance measure curves and toward achieving the priorities captured in the Strategic Plan. The Year 3 (2025) Progress Report is planned for review by Regional Council in May 2026. It is recommended this report be circulated to all local municipalities for information.

With the approval for a Special Meeting of Council on September 4th, 2025, Council will have the opportunity to reflect on their Vision for York Region. Following the Special Meeting, staff will prepare a report on York Regional Council's Vision which will inform development of the next 2027 to 2031 Strategic Plan.

For more information on this report, please contact Krista South, Executive Director (A), Strategies & Initiatives, Office of the Chief Administrative Officer at 1-877-464-9675 ext. 71208. Accessible formats or communication supports are available upon request.



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

April 29, 2025
#16631729

Appendix A – Exception Report Summary
Attachment 1 – 2023 to 2027 Strategic Plan Year 2 (2024) Progress Report Summary

Exception Report Summary

2023 to 2027 Strategic Plan Year 2 (2024) Progress Report

Performance Measures Not Trending in the Desired Direction



ECONOMIC VITALITY

Performance Measure: Increase percentage of residents satisfied with York Regional Transit (YRT)

According to the Fall 2024 Community Opinion Report, 59% of residents are satisfied with York Region Transit (Fall 2024 Community Opinion Report, n=1,528). York Region's Community Opinion Program measures residents' perceptions of Regional services. York Region is above the 2023 average municipal norm of 51% satisfaction with transit sourced from the Citizen's First 2023 Government Performance Benchmarking Survey.

The Community Opinion Report does not distinguish data between transit users and non-transit users. As such, York Region Transit (YRT) has partnered with an external vendor to conduct three customer satisfaction surveys over a one-year period for YRT to evaluate the performance and customer experiences of its conventional bus services, On-Request services, and Mobility On-Request Paratransit.

Transit user surveys are being conducted in three waves beginning in Fall 2024 and running until Fall 2025 to help YRT assess passengers' needs, experiences, and satisfaction levels and identify service strengths and opportunities for improvement. Initial results from Fall 2024 indicate a 70% transit user customer satisfaction score for both conventional bus and on-request customers, with high satisfaction for key service attributes such as timeliness, safety and YRT's service area.

Additional planned activities over this Council term to support this performance measure include the implementation of initiatives, projects and engagement outlined in the Transportation Master Plan, updating the York Region Transit 5-Year Business Plan (anticipated late 2025) and Mobility on Request Plan (anticipated mid-2025). These initiatives aim to enhance transit services and overall customer satisfaction.

Performance Measure: Increase percentage of residents satisfied with Regional Roads

According to the Fall 2024 Community Opinion Report, 52% of residents are satisfied with Regional roads. York Region is above the 2023 municipal norm of 45% satisfaction with roads sourced from the Citizen's First 2023 Government Performance Benchmarking Survey.

According to the Fall 2024 Community Opinion Polling Report, "Traffic/Traffic Congestion" is among the top 3 most important problems facing York Region. With the Strategic Plan Year 2 Progress Report using a 2020 baseline year, it must be noted that the onset of COVID-19 in March 2020 significantly reduced traffic volumes on Regional Roads and resulting congestion. While a slight increase in congestion was noted as an important problem in Fall 2024 survey responses, the proportion of respondents citing traffic congestion as a top issue remains less than half of what they were when comparing to pre-pandemic responses in 2019.

In recent years, major capital projects have focused heavily on improving traffic flow, such as the widenings of Major Mackenzie Drive and Rutherford Road in the City of Vaughan. The Region has also partnered with local municipalities to support key highway crossings, including two crossings over Highway 404 connecting the Cities of Markham and Richmond Hill and another in the City of Vaughan over Highway 400. Additionally, the Regional Road network has also grown from 4,318 lane kilometers in 2020 to 4,420 lane kilometers in 2024.

Additional planned activities over this Council term to support this performance measure include ongoing and planned roads capital construction, commissioning of the Southeast Road Operations Centre as well as the implementation of initiatives, projects and engagement outlined in the Region's Vision Zero for Traveller Safety.



HEALTHY COMMUNITIES

Performance Measure: Decrease number of monthly social assistance cases per 100,000 households

In 2024, the number of monthly social assistance cases per 100,000 households increased by 16% compared to 2023 (2,605 in 2023 compared to 3,014 in 2024). York Region Social Assistance administers the provincial Ontario Works program, which provides financial and wraparound support for basic needs and shelter. In York Region, the number of people receiving Ontario Works support increased by 84% from 11,746 people in December 2018 to 21,648 people in December 2024. Cost of living increases, driven by a range of factors including housing unaffordability and rising unemployment have contributed to more people needing financial support, and more people relying on Ontario Works for longer durations.

Current Ontario Works benefits are insufficient to meet basic living expenses with a single individual receiving only \$733 per month for basic needs and shelter. These benefits are further reduced with employment income making it challenging to pursue and maintain sustainable employment, and results in more people relying on Ontario Works for longer durations.

Other municipalities in Ontario are experiencing similar trends with increasing Ontario Works cases, citing impacts from increased migration, housing unaffordability, and labour market challenges.

The provincial government is continuing to implement a multi-year plan for social assistance delivery in Ontario, which includes centralizing intake of Ontario Works applications at the provincial level. Municipalities now focus directly on helping people with case management, navigation of services and supports such as housing, primary health services, childcare, literacy programs, and transportation to address barriers preventing them from participating in employment.

The Region will continue to provide services and supports that help people transition to employment over this Council term, including case management and wraparound supports, such as referrals for mental health and addictions services, English as a second language/French as a second language services, providing transit assistance and navigation of legal or housing systems.

The Region, along with other municipalities and municipal organizations across Ontario, continues to advocate to the provincial government to increase Ontario Works benefits and index Ontario Works rates with inflation, to meet life's basic needs.

Performance Measure: Maintain number of residents that rate York Region as a safe place to live

While residents generally perceive York Region to be a safe place to live (87% in Spring 2024 Community Opinion Report), perceptions have continued to decline and is lower than the 5-year average (92%). In recent years York Region has seen large increases in the number of reported shootings and carjackings. There is also widespread concern regarding the frequency of vehicle theft and intimate partner violence. York Region has seen a significant rise in violent crime and property crime and the policing environment has become increasingly complex.

In 2024 there was dedicated focus on auto theft by promoting shared responsibility and providing crime prevention education to the community. York Region Police advocated for multi-level government support, this Federal funding along with coordinated efforts to combat auto theft has led to a 31% decrease in auto theft. There was also a focus on illegal dispensaries and trafficking of controlled substances, dismantling of large illegal drug operations and work with area police services to ensure investigations were ongoing in those cities and not just moving to York Region.

Additionally, Crime Prevention Unit and officers hosted public forums and events to prevent crime through education and awareness. They delivered presentations addressing topics like home and personal security and used evidence-based principals such as Crime Prevention Through Environmental Design (CPTED) to help residents and community's create safer neighbourhoods. Closed Circuit Television (CCTV) Community Cameras were launched,

improving investigative capabilities. Our service also partners with the community with our Security Camera Registry to aid and assist in police investigations. This helped reduce property crime rates by 6.5%.

York Regional Police budget was increased by 7.7% for 2025 as a result of years of rising crime statistics. Police services plan to hire 304 officers and civilian staff over the next two years. This budget aims to enable the resources required to address recent crime trends, while also preparing for the future.

Performance Measure: Maintain percentage of residents satisfied with York Region Police Services

In Fall 2024, 1,528 residents were polled to assess awareness of and satisfaction with York Region's core services, including police services. Overall, residents are aware of police services (90%). Of those residents who were aware of the service, 74% agreed that in 2024 they were satisfied with the service provided by York Regional Police (Fall 2024 Community Opinion Report). Satisfaction with York Region Police Services has declined and is significantly lower than the 5-year average (83%).

Over the last five years, the top three to five concerns amongst York Region residents has been "public safety/crime/policing" and yet, despite these perceptions, in spring 2024 residents still say they would continue to recommend York Region as a place to live to a friend, family, or colleague (Spring 2024 Community Opinion Report). While residents generally perceive York Region to be a safe place to live (87% agree in Spring 2024 Community Opinion Report), perceptions have continued to decline and is lower than the 5-year average (92%). While not a direct causation, these performance measures are certainly correlated around the perception of York Region's police services within our communities. The declining satisfaction among residents underscores York Regional Police's role in maintaining York Region's reputation as a safe and thriving community.

As noted above, York Regional Police budget was increased by 7.7% for 2025 as a result of years of rising crime statistics. Police services plan to hire 304 officers and civilian staff over the next two years. This budget aims to enable the resources that are required to address recent crime trends, while also preparing for the future.

York Regional Police is continuously adapting with advanced strategies and data-driven policing to effectively address complex crime challenges. Enhancements and technological innovations such facial recognition, automated license plate reader (ALPR), and our business intelligence (BI) tools are utilized for crime detection and predictive policing to deploy resources effectively, proactively prevent crime, and improve public safety. One such area of focus was campaigns and initiatives focused on enforcement and crime prevention efforts related to Motor Vehicle Theft, including for example, Operation Auto Guard 1.0 and 2.0. These initiatives focused on disrupting organized crime groups involved in Vehicle Thefts, particularly those involved in shipping stolen vehicles overseas. Other investigative projects like Project Viper and Boa resulted in the recovery of over a hundred stolen vehicles and laying of over two hundred

criminal charges. In addition, York Regional Police engaged with the community, providing crime prevention information and distributing Faraday bags to block signal-duplicating devices used by thieves.

Furthermore, York Regional Police partnered with other agencies and supported multi-level government initiatives aimed at combating Motor Vehicle Theft, which included, enhanced information sharing between law-enforcement agencies, increased federal funding for the Canada Border Services Agency (CBSA), technological advancements to prevent Motor Vehicle Theft, and collaboration with the Department of Justice Canada for possible amendments to the Criminal Code. These initiatives positively impacted statistics showing a decrease in Theft from Vehicles.



SUSTAINABLE ENVIRONMENT

Performance Measure: Decrease number of tonnes of greenhouse emissions across Regional operations per capita

In 2024, overall corporate emissions increased by 3% (2,200 Tonnes) however total emissions continue to trend below pre-pandemic levels and 2024 targets for the Region.

In 2024, transit was the Region's single largest source of corporate emissions rising by 9% (3,500 Tonnes) in response to a 12% increase in ridership. Building emissions fell by 8% (1,200 Tonnes) due to a warmer winter that required 5% fewer heating days. Non-transit fleet emissions also fell in 2024 by 2% (226 Tonnes) as the Region's Fleet Electrification Strategy makes an impact on corporate emissions.

With the Strategic Plan Year 2 (2024) Progress Report using a 2020 baseline year, it must be noted that emission reductions in 2020 were almost exclusively a result of reduced transit and non-transit vehicle fuel consumption. At the time, transit ridership fell by 60%, which resulted in reductions to transit services. It was anticipated that transit emissions would increase as ridership returned pre pandemic levels. In 2024, continued electrification of Transit buses conserved 53,600 litres of diesel fuel and reduced emissions by 85 tonnes net of electricity emissions.



GOOD GOVERNMENT

Performance Measure: Increase percentage of residents that agree their interaction with York Region was easy

In fall 2024, the majority of residents who contacted York Region agreed their interaction was easy (83%), up 8% from fall 2023 (Fall 2024 Community Opinion Report). Two in five (42%) residents had contacted a service representative in the past 12 months, representing a significant increase from 28% in fall 2023 (Fall 2024 Community Opinion Report).

When benchmarked against other Canadian municipalities using an accredited research vendor, York Region outperformed the 2023 municipal norm for “ease of interaction,” which stood at 69%. Groups such as the Institute for Citizen-Centered Services have cited that issue resolution has been a leading factor in customer service assessment across Canada and all levels of government. Other areas of priority for residents include shorter wait times, user-friendly websites, and higher quality information when interacting with government services. In 2024, York Region saw an increase in scores compared to the previous year for ‘contact resolution’ (72% resolved), and ‘ease of finding information’ (75% easy), but still below the six-year average for both scores (74% and 79% respectively) (Spring 2024 Community Opinion Report).

Planned activities over this Council term include: content modifications to York.ca to make it easier for customers to find the programs and services they are looking for; introduction of enhanced self-serve options to enable customers to manage services on their own time through their channel of choice, exploration and use of technologies to better support customers; continued customer service training, process reviews and improvements.

Performance Measure: Maintain comparative dollar of operating cost per unit of service

The operating costs for the core services increased by 5.4% in 2024. The increase from 2023 to 2024 exceeds the municipal price index growth of 2.3% and reflects increases in 13 core service areas offset by reductions in 2. The most significant increases are attributable to police, transit and water services. Police cost increases are due to population growth and increased demand for police services, transit increases are due to fuel price hikes and maintaining new transit infrastructure, and water increases are due to infrastructure rehabilitation and repair costs.

Performance Measure: Maintain percentage of York Region residents rating ‘Good’ value for taxes

In Fall 2024, 3 in 5 (62%) York Region residents felt they received good value for their tax dollars, down from 73% in 2023 and 80% in 2019 (Fall 2024 Community Opinion Report).

The survey results indicated York Region residents are becoming more concerned with finances and spending than in previous years. The results also revealed a shift in residents' top concerns from housing affordability (15%) and cost of living (5%) to public safety/crime/policing (20%) (Fall 2024 Community Opinion Report). Public concerns about factors outside the control of local governments, including economic instability and crime rates, and their impacts on household budgets, and community safety likely played a role in shaping these perceptions.

Despite these concerns, 6 out of 10 residents still believe they receive good value for their taxes, and 73% of residents remain satisfied with their regional government (Fall 2024 Community Opinion Report), compared to only 36% who expressed confidence in local governments in the Greater Toronto Area.

This view may be influenced by the Region's track record of maintaining tax increases at lower levels compared to peer municipalities while preserving a strong fiscal framework.

Planned activities over this Council term include adhering to prudent financial principles, which will facilitate effective management of pressures effectively while delivering Council priorities.

To maximize value, York Region is committed to:

- Finding efficiencies to sustain services without unnecessary tax increases
- Investing strategically in essential infrastructure and services
- Enhancing budget transparency to strengthen public trust

By balancing affordability with responsible planning, York Region ensures tax dollars work effectively for residents now and in the future.

Performance Measures Without Trend Information



HEALTHY COMMUNITIES

Performance Measure: Increase percentage of 17-year-old students in compliance with *Immunization of School Pupils Act* among designated cohorts of students

This value has increased by 15.5% from the 2022/2023 school year. During the 2023/2024 school year *Immunization of School Pupils Act* enforcement activities resumed among selected cohorts and parents/guardians were also requested to update immunization information on file with Public Health through a robust public communications campaign. It is anticipated the value will increase further in future school years as enforcement activities are expanded to 17-year-olds during the 2024/2025 school year.

The COVID-19 pandemic resulted in the pause of *Immunization of School Pupils Act* enforcement activities. In 2023, resumption of in-school and community-based immunization clinics offered a variety of routine immunizations. However, the target of 59% compliance among 17-year olds was not achieved because this age group was not included in the phased resumption of ISPA student program activities and compliance enforcement in local schools in 2023. *Immunization of School Pupils Act* enforcement activities restarted in the 2023/2024 school year, focusing on 7 and 8-year-old students starting in January 2024.

Planned activities over this Council term to support this performance measure include the continued resumption of *Immunization of School Pupils Act* student program activities with an aim to improving compliance among the targeted cohort of students.



GOOD GOVERNMENT

Increase percentage of contact centre's customer transactions through a digital channel

The measure supports monitoring of York Region's services to ensure they are interactive, relevant and accessible for all residents. The measure represents a consolidated summary of Access York and Public Works Contact Centre interactions (with the exception of Mobility-on-Request). Numbers and related initiatives supporting this performance measure are broken down by each contact centre below.

Access York Contact Centre

- Total Access York interactions: 180,339 (calls, in-person, online, etc.)
- Total Access York digital interactions: 20,960 (11.62% of overall interactions - includes email, online, web, web-feedback, Social Assistance Management System and mobile app)

Public Works Contact Centre

- Total interactions: 487,050 (calls, in-person, digital)
- Total Public Works digital interactions: 364,594 (% of overall interactions – includes Interactive Voice Response, Live Chat, email, Transit Feedback Form and Report a Problem)

Overall, the Public Works Contact Centre saw a 9% decline in total contacts in 2024 compared to 2023. Digital solutions such as Short Message Service (SMS) text for real-time next bus departure information launched in mid-2023 are providing transit users with more self-serve options. In 2024, a 48% increase in use of the text-for-next-bus-times feature was observed in its first full year.

In 2025, work will advance streamlining contact centre operations across the corporation and promote digital channels through York.ca.

Performance Measures with Data Not Available for Reporting



GOOD GOVERNMENT

Performance Measure: Maintain % of Regional core assets (Water/Wastewater, Roads) with a condition assessment rating of fair or better condition

Core Asset data for 2024 is not yet available. In May 2024, the Corporate Asset Management Plan was approved by Regional Council, which included the recommendation to prepare an annual Corporate Asset Management Progress Report to Council as required by provincial Asset Management Regulation O.Reg 588/17.

The most recent Corporate Asset Management Progress Report was prepared for Council in April 2025 containing data up to December 31, 2023. As part of this report, 89% of core assets (water, wastewater and roads and bridges) were in fair or better condition.

Core Asset Condition data for 2024 will be available as part of the Strategic Plan Year 3 Progress Report, anticipated for May 2026.

Performance Measure: Percentage of overall job satisfaction

Job satisfaction is a measure of employee sentiment towards the organization, their job, and other factors in the work environment. It is normally tracked through engagement surveys, pulse surveys, or other means of employee listening. Employee survey work is currently underway with survey data expected Spring 2025.



ECONOMIC VITALITY

PRIORITY: Foster Economic Prosperity

Objectives	Performance Measures	Service Areas	Historical Data			Year 1 2023	Year 2 2024	Baseline Trend
			2020	2021	2022			
1. Attract and retain businesses, grow employment opportunities and attract a skilled workforce	1.1. Maintain % of business engagements resulting in business retention, expansion and attraction (Minimum annual threshold of 35%)	Economic and Development Services	61%	52%	46%	41%	50%	
	1.2. Increase # of kilometres of YorkNet fibre network		115.7	86.3	53.0	190.0	290.0	
2. Invest in a safe, effective transportation system that connects people, goods and services	2.1. Maintain # of York Region Transit service passenger trips per capita	Transit	9.4	8.9	13.8	17.7	19.5	
	2.2. Maintain % of on-time performance on all transit routes		94.74%	95.64%	95.09%	94.07%	93.71%	
	2.3. Increase % of residents satisfied with York Region Transit		73%	70%	64%	64%	59%	
	2.4. Increase # of people living and jobs within 500 metres of a transit stop ¹	Economic and Development Services	265,500	273,200	301,900	308,500	328,600	
	2.5. Maintain % of traffic signals reviewed and optimized annually	Regional Roads			7%	16%	18%	
	2.6. Increase % of residents satisfied with Regional roads		72%	65%	63%	61%	52%	
	2.7. Increase % of Regional roads with sidewalks and / or dedicated bike lanes in urban areas		85%	86%	86%	86%	86%	
	2.8. Increase % of court services defaulted collection rate (Collection on unpaid Provincial Offences Act (POA) fines)	Court Services		41%	38%	48%	48%	

¹ Historical data has been recalculated using corresponding year data

LEGEND



= Trending in the Desired Direction



= Not Trending in the Desired Direction



= Data Not Available for Reporting



= No Trend Information

2023 TO 2027 STRATEGIC PLAN YEAR 2 (2024) PROGRESS REPORT



**HEALTHY
COMMUNITIES**

PRIORITY: Support Community Well-Being

Objectives	Performance Measures	Service Areas	Historical Data			Year 1 2023	Year 2 2024	Baseline Trend
			2020	2021	2022			
1. Protect and promote residents' well-being	1.1. Increase % of 17-year-old students in compliance with <i>Immunization of School Pupils Act</i> among designated cohorts of students	Public Health	▲	▲	▲	35%	51%	▲
	1.2. Maintain Paramedic response time for emergency response services to meet Council approved targets (CTAS 1 Patients - Paramedics arriving on scene within target time of 8 minutes) [Council approved target of 75%]	Paramedic Services	76%	75%	74%	76%	75%	○
	1.3. Maintain % of residents satisfied with York Region Paramedic Services		91%	91%	88%	92%	87%	○
	1.4. Maintain % of York Region long-term care (Newmarket and Maple Health Centres) residents overall rating the home as good or better	Long-Term Care	100%	93%	94%	99%	94%	○
	1.5. Increase # of regulated child care spaces in York Region per 1,000 children (12 and under)	Children's Services	337	368	369	372	399	○
	1.6. Increase % of individuals and families remaining stably housed after six months who were at risk of homelessness	Community Housing	81%	74%	81%	79%	82%	○
	1.7. Decrease # of monthly social assistance cases per 100,000 households	Social Assistance	2,087	1,751	2,155	2,605	3,014	●
2. Support safe communities	2.1 Maintain % of residents that rate York Region as a safe place to live	Police Services	96%	95%	93%	91%	87%	●
	2.2 Maintain Police emergency (Priority 1) response time (in minutes)		6:44	6:52	7:06	7:21	7:20	○
	2.3. Maintain % of residents satisfied with York Region Police Services		86%	86%	85%	83%	74%	●
	2.4. Maintain % of municipal drinking water samples meeting Ontario Drinking Water Standards	Water	99.98%	100%	100%	99.98%	100%	○
	2.5. Maintain % of residents satisfied with York Region's drinking water		89%	86%	85%	84%	86%	○
3. Sustain and increase affordable housing choices	3.1 Increase # of community housing units administered by York Region	Community Housing	6,841	6,717	6,717	6,982	6,982	○
	3.2 Increase # of rent benefits administered by York Region to support housing affordability based on household income		5,527	5,610	5,940	6,334	6,598	○
	3.3 % of Housing York Inc. survey respondents satisfied with Housing York Inc.'s services		▲	▲	80%	75%	81%	○
	3.4 Increase # of units in planning and development at a stage ready for implementation based on funding, including Housing York Inc. and non-profit housing providers partnering with the Region		420	443	825	563	675	○

LEGEND ○ = Trending in the Desired Direction ● = Not Trending in the Desired Direction ▲ = Data Not Available for Reporting ▲ = No Trend Information

Note: Performance measure data from 2020 to 2022 may have been impacted due to COVID-19 Pandemic

For more information visit york.ca/stratplan

2023 TO 2027 STRATEGIC PLAN YEAR 2 (2024) PROGRESS REPORT



SUSTAINABLE ENVIRONMENT

PRIORITY: Drive Environmental Stewardship

Objectives	Performance Measures	Service Areas	Historical Data			Year 1 2023	Year 2 2024	Baseline Trend
			2020	2021	2022			
1. Deliver and promote environmentally sustainable services	1.1. Maintain % of wastewater receiving treatment	Wastewater	99.97%	99.99%	99.99%	99.99%	99.99%	○
	1.2. Maintain % of residential solid waste diverted from landfill	Waste Management	93%	92%	94%	94%	92%	○
	1.3. Decrease # of megalitres of treated water consumed per 100,000 population	Water	10,368	10,245	10,596	10,356	10,332	○
	1.4. Decrease # of tonnes of greenhouse gas emissions across Regional operations per capita ²	Corporate Leadership	55.80	53.70	57.40	57.10	57.80	●
2. Enhance and preserve green space	2.1 Maintain # of trees and shrubs planted annually through the Regional Greening Strategy Program	Forestry	60,539	92,154	110,391	116,175	123,823	○
	2.2. Increase % of residents satisfied with York Region Forestry		79%	75%	75%	80%	79%	○
	2.3. Increase # of total hectares of environmental lands secured through the land conservation program (since 2001)		1,405	1,547	1,560	1,560	1,628	○

² Historical Data for Sustainable Environment Performance Measure 1.4 was updated retroactively in some years to more accurately reflect provincial electricity grid emissions captured in the National Inventory Report

LEGEND



= Trending in the Desired Direction



= Not Trending in the Desired Direction



= Data Not Available for Reporting



= No Trend Information

2023 TO 2027 STRATEGIC PLAN YEAR 2 (2024) PROGRESS REPORT



**GOOD
GOVERNMENT**

PRIORITY: Efficiently Deliver Trusted Services

Objectives	Performance Measures	Service Areas	Historical Data			Year 1 2023	Year 2 2024	Baseline Trend
			2020	2021	2022			
1. Improve customer experience by leveraging digital transformation	1.1. Increase % of residents that agree their interaction with York Region was easy	Corporate Leadership	87%	83%	80%	75%	83%	●
	1.2. Increase % of surveyed residents who would speak positively about their experience with York Region staff		77%	73%	69%	69%	78%	○
	1.3. Decrease % of York Region staff reports on revised Council and Committee meeting agendas		10%	11%	16%	8%	6%	○
	1.4. Increase % of contact centre's customer transactions through a digital channel		▲	▲	▲	56%	58%	△
	1.5. Increase # of services that can be completed online (self-serve)		38	44	39	45	49	○
2. Deliver fiscally responsible services	2.1. Maintain comparative dollar of operating cost per unit of service ³	Corporate Leadership	-	-	\$1.00	\$1.08	\$1.13	●
	2.2. Maintain % of reserves to net debt ratio (minimum 120%)		126%	157%	193%	211%	249%	○
	2.3. Increase % of invoices paid within 30 days		65.7%	69.5%	73.3%	78.7%	75.8%	○
	2.4. Maintain % of York Region residents rating 'Good' value for taxes		86%	85%	78%	73%	62%	●
	2.5. Maintain % of Regional core assets (Water/Wastewater, Roads) with a condition assessment rating of fair or better condition		86%	86%	91%	89%	Data available in July	▲
	2.6. % of goods and services purchased through a centralized procurement process		20.76%	81.40%	89.40%	56.60%	89.90%	○
3. Attract and retain a skilled workforce	3.1. Maintain % of overall permanent voluntary employee turnover	Corporate Leadership	3.6%	4.6%	5.3%	4.2%	5.2%	○
	3.2. Maintain % of new hire success rate (1-year retention in position)		91%	92%	88%	90%	89%	○
	3.3. Increase % of permanent employees job promotion rate		4.2%	4.4%	5.2%	4.9%	7%	○
	3.4 % of overall job satisfaction		▲	▲	▲	▲	Survey data expected Spring 2025	▲

³ Good Government Performance Measure 2.1, the baseline year is 2022, with trend information determined based on comparing to inflation. Data for 2023 has been revised based on finalized figures.

LEGEND



= Trending in the Desired Direction



= Not Trending in the Desired Direction



= Data Not Available for Reporting



= No Trend Information

Note: Performance measure data from 2020 to 2022 may have been impacted due to COVID-19 Pandemic

For more information visit york.ca/stratplan

Report of the Regional Solicitor and General Counsel

Collection of *Provincial Offences Act* Defaulted Fines Update

1. Recommendation

1. Council approve an increase of \$23 to the Region's fine default fee effective January 1, 2026 and that Schedule A to Bylaw 2020-04, a bylaw to impose fees and charges for services and activities provided by The Regional Municipality of York (Fees and Charges Bylaw), be amended accordingly.
2. Council approve writing off defaulted *Provincial Offences Act* fines described in Private Attachment 1 that were deemed uncollectable, in accordance with Ministry of the Attorney General's Write-Off Directive and Operating Guideline and the Region's Collection and Write-Off Policy for *Provincial Offences Act* Defaulted Fine.

2. Purpose

This report provides an update on collection of defaulted fines efforts and requests Council approval for an increase in the Region's fine default fee to recover costs. Additionally, this report requests Council approval to write off defaulted fines under the *Provincial Offences Act*, in line with the Ministry of the Attorney General's Write-Off Directive and Operating Guideline (Ministry's Write-Off Directive), as well as the Region's Collection and Write-Off Policy for *Provincial Offences Act* Defaulted Fines (Collection and Write Off Policy).

Attachment 1 is private pursuant to Section 239(2)(f) of the *Municipal Act, 2001* as it contains advice that is subject to solicitor-client privilege.

Key Points:

- In 2024, York Region collected \$7.5 million in default fine revenue. Staff continue to modernize collection strategies to effectively enforce court ordered fines.

- To improve operations and ensure sustainability, Court Services is proposing to adjust the Region's fine default fee to ensure collection of default fines operates through cost recovery.
- Despite best efforts, some outstanding fines are deemed uncollectable and appropriate for administrative write-off. This does not absolve guilty parties, and collection activities can resume if conditions change in the future.

3. Background

On average about 15 per cent of fines are not paid on time. York Region Court Services is responsible for collecting on default fines through various collection methods

The *Provincial Offences Act* gives defendants charged with an offence three options: pay the fine, dispute the charge through walk-in guilty process or request a trial. If a defendant fails to choose one of these options or fails to pay the fine imposed by the court, the fine goes into default. In 2024, 30,086 fines (13% of charges filed) went into default. The Region takes every practical measure to maximize the collection of defaulted fines and to maintain integrity of the justice system by using all legislated collection methods where available. These collection efforts could include:

- Distribution of notices and communications to debtors on the outstanding fines
- Application of available administrative sanctions including license suspension and plate denial
- Working collectively with local municipal partners by adding defaulting payee's fine(s) to property tax bill ("tax rolling")
- Civil enforcement mechanisms, where available
- Assigning defaulted fines to specialized third-party collection agencies to resolve the outstanding debt

Provincial write-off directive provides guidelines on *Provincial Offences Act* collection best practices and allows for write-off of uncollectable accounts

York Region Provincial Offences Court Services (Court Services) is tasked with enforcing payment of overdue court-ordered fines. These efforts are governed by the Ministry's Write-Off Directive and the Region's Collection and Write-Off Policy. This policy permits Regional staff to recommend to Council the write-off of accounts considered uncollectable.

Administrative write-off does not absolve guilty parties of their debt

Provincial Offences fines are debts to the Crown and therefore are not subject to the *Limitations Act*. A defendant is never absolved from the requirement to pay a fine and the debt is owed in

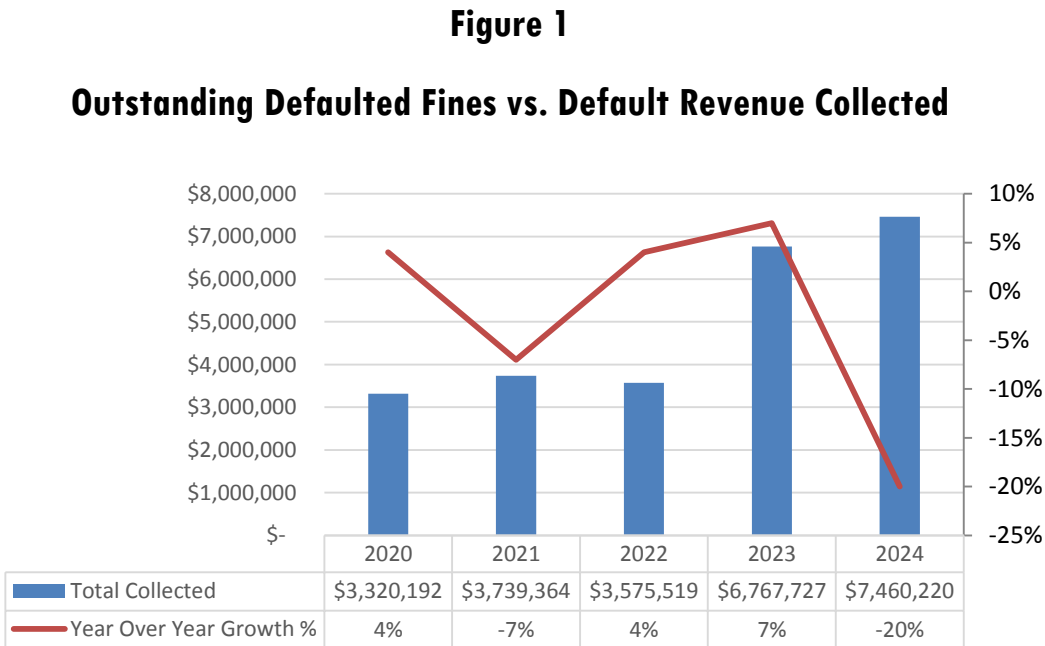
perpetuity. Therefore, collection activities of written-off accounts can be reinstated if conditions change. The Ministry’s Write-Off Directive and the Region’s Collection and Write-Off Policy is based on the principle that *Provincial Offences Act* defaulted fines may be written off for accounting purposes only.

4. Analysis

Court Services collected \$7.5 million in 2024 default fine revenue by improving processes

Improvement in default revenue collection for 2024 is partly due to streamlined enforcement processes, which reduce the time fines are in default. The changes prompted escalation of enforcement activities incentivizing defendants to act in a timely manner, through utilization of more impactful enforcement methods leading to a 10% increase in the default revenue collected. (Figure 1).

Figure 1 represents the total default revenue collected each year, along with the year-over-year growth percentage of all outstanding debt.



In 2025 Court Services will be optimizing its collections program by leveraging modern tools and strategies, introducing targeted collection approaches, and improving defendant contact information

Optimizing Court Services collections program will enhance York Region’s financial health and public safety by effectively enforcing court ordered fines. Streamlined processes will reduce administrative tasks, allowing staff to focus on active collections, improving efficiency. The

program will also boost defendant awareness and compliance regarding their obligations and the consequences of non-payment. Adjustments will be introduced throughout 2025 to improve collection results in the subsequent years, and will include:

- Automation of data entry tasks to improve data accuracy, and shift staff time to active collection activities.
- Improvement of defendant contact information supporting early engagement and resolution.
- Adopt a more consistent and hands-on approach to monitor and prioritize large outstanding fines, while customizing enforcement techniques and offering flexible payment options to enhance collections.
- Continue to advocate for legislative amendments and new policy directives through the Ministry of Attorney General Collections Innovation Committee with a focus on creating more flexible and applicable collection tools.

Court Services recommends increasing the Region's fine default fee by \$23 to recover operational costs

In [2016](#), Council approved a \$20 fine default fee under section 391 of the *Municipal Act, 2001*. This fee complements the legislated \$40 default fee, a portion of which is remitted to the Province. The Regional fine default fee was introduced to bridge the gap in revenue from the legislated default fee to support full cost recovery of courts' collection program.

Since 2016, the Region's fine default fee has been adjusted in accordance with the Consumer Price Index and is currently \$25. To sustain the Court's collection program through a cost recovery model, Court Services recommends increasing the Region's fine default fee by \$23. This adjustment would raise York Region's total fine default fee to \$48 aligning it with several other *Provincial Offences Act* Courts across Ontario.

If approved, the increased fee will be effective January 1, 2026, in alignment with the annual update of Schedule A of the Fees and Charges Bylaw.

Improvements to the collection program support the Economic Vitality Area of Focus towards Vision

The Economic Vitality Area of Focus of York Regional Council's [Vision](#) focuses on creating a safe, effective transportation system that connects peoples, goods and services. The default collection rate represents the Courts effectiveness in enforcing court ordered fines. Streamlining enforcement efforts, prioritizing certain cases and adjusting the internal approach should result in improvements of the default collection rate.

5. Financial Considerations

This report will result in financial impacts beyond the current budget year, as outlined in Table 1. If approved, the increase in the fine default fee will support Court Services collection program cost recovery and will offset any increase in expenditures with the introduction of improved tools to enforce the collection of difficult and high-value fines. A report back to Council will not be required to request additional resources, based on this change.

Table 1 shows the current available budget for Court Services, split between gross expenditures and net tax levy. It also shows the incremental resources and offsets requested through this report and the resulting net tax levy impact.

Table 1
Operating Budget

Base Budget (in plan):	2025	2026	
Gross Expenditures	44.6M	54.9M	
Net Tax Levy	(9.4M)	(11.6M)	
Fiscal Impact: Budget Request	2025	2026	Ongoing Annual Impact
Incremental Cost		N/A	
Revenue Offset: (Increase in default fine fee)		(.460M)	(0.685M)
Expenditure Offset: (from where)		N/A	
Net Tax Levy Impact		(12.1M)	

Any Council-approved write-off will have no impact on the Region's financial statement, as Court Services uses cash-basis accounting and does not accrue *Provincial Offences Act* Courts receivables. Starting in 2025, Provincial Offences Courts receivables will transition to accrual accounting. Any write-offs that impact the Region's financial statements going forward, will be addressed in future reports.

6. Local Impact

The Region collects *Provincial Offences Act* fines on behalf of local York Region municipalities. The total amount recommended for write-off related to municipal bylaw charges is included in

Private Attachment 1. Local municipal staff are aware that if the write-off is authorized, collection efforts will cease, and revenue may not be realized by the local municipality.

7. Conclusion

By approving the recommended write-offs, Court Services can concentrate internal and external resources on outstanding debt that is reasonably collectible. Although revenue collection has increased annually, Court Services expects that future collection efforts will become more challenging, necessitating strategic adjustments. Implementing data-driven approaches, innovative tools, and streamlined processes is anticipated to positively impact the collection of default revenue. Additionally, Court Services will continue to use license suspensions, plate denials, administrative sanctions, and civil fine enforcement mechanisms where available, while advocating for the expanded use of enforcement tools.

It is recommended Regional Council approve the write-off of uncollectable accounts described in Private Attachment 1 and increase the Region's fine default fee by \$23, as outlined in the report.

For more information on this report, please contact Barb Ryner, Director, Court & Tribunal Services at 1-877-464-9675 ext. 73209. Accessible formats or communication supports are available upon request.



Recommended by:

Dan Kuzmyk

Regional Solicitor and General Counsel



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

May 8, 2025

#16543789

Private Attachment #1 – Write Off Recommendations (#1668121)

Report of the Commissioner of Finance 2025 Property Tax Policy Report

1. Recommendations

1. Council approve the 2025 property tax ratios to be established in accordance with the recommendations in this report:

Broad Property Class	Proposed 2025 Tax Ratios
Residential	1.000000
Multi-Residential	1.000000
New Multi-Residential	1.000000
Commercial (incl. office)	1.332100
Industrial	1.643200
Pipelines	0.919000
Farmland	0.250000
Managed Forests	0.250000
Landfill	1.100000
Aggregate Extraction	1.337082

2. Council approve a 35% municipal tax rate discount for the new multi-residential (municipal reduction) subclass for the 2025 taxation year.
3. Council approve a reduction in the municipal property tax rate discount from 30% to 0% for properties in the vacant and excess subclasses of the commercial property class, and from

35% to 0% for properties in the vacant and excess subclasses of the industrial property class.

4. Council approve an update to the participant eligibility criteria for the Low-income Seniors and Low-Income Persons with Disabilities Property Tax Increase Deferral program such that eligible low-income seniors are defined as Guaranteed Income Supplement recipients.
5. The Regional Solicitor and General Counsel be authorized to prepare bylaws to implement the above recommendations.
6. The Regional Clerk circulate this report to the local municipalities.

2. Purpose

This report proposes property tax policy, including tax ratios, for the 2025 taxation year. As required under Section 308 of the *Municipal Act, 2001* (Municipal Act), upper-tier municipalities must establish tax ratios for both upper-tier and local municipalities. The report also recommends tax policy changes for the 2025 taxation year.

Key Points:

- Since the Province froze property assessments in 2020, Council has maintained the same tax ratios through 2024
- It is proposed the tax ratios remain unchanged for 2025, as property assessments remain frozen at January 1, 2016, levels until the Province completes its review of the property taxation and assessment system
- The new mandatory aggregate extraction property class takes effect in 2025 with a proposed tax ratio equal to the provincially prescribed transitional ratio. As aggregate extraction properties make up a small portion of taxable assessment, this does not have a material impact on other taxpayers
- Further to Council's [direction](#) in January to also explore non-development charges mechanisms to help address the Region's housing affordability challenges, a 35% discount for the multi-residential/purpose-built rental subclass is recommended for new, completed purpose-built rentals that received their building permits on, or after, May 23, 2024
- The 35% discount for the multi-residential/purpose-built rental subclass is recommended for the 2025 taxation year, to be revisited for 2026
- The discount for vacant and excess non-residential lands is proposed to be eliminated to support development objectives and improve tax equity

- The property tax increase deferral program participant eligibility is proposed to be updated to define low-income seniors as Guaranteed Income Supplement recipients to better align with other municipalities and legislated requirements

3. Background

Tax Ratios determine the distribution of property tax burden across property classes

Tax ratios determine how the property tax burden is allocated among different property classes. Along with the council-approved budget, tax ratios are used to calculate property tax rates.

The residential tax ratio is consistently maintained at 1.0, serving as the baseline against all other property classes measured. The proposed 2025 nominal tax rate is 0.375863%. The tax rate for each property class is determined by multiplying the residential tax rate by the corresponding tax ratio. For example, if the proposed tax ratios are adopted, the commercial tax rate would be 1.3321 times the residential tax rate. Table 1 shows the property tax ratios that have been in place since 2017.

Council has maintained consistent tax ratios since the property assessment values were frozen at January 1, 2016 levels in 2020. In the absence of a reassessment, continuing to maintain existing ratios would align with Council's approach. Potential updates to property tax ratios will be revisited following the next property reassessment, once the Province has completed its review.

Table 1
Property Tax Ratios Since 2017 Taxation Year

Property Class	2017 Ratios	2018 Ratios	2019 Ratios	2020-2024 Ratios	2025 Ratios (Proposed)	Ranges of Fairness¹
Residential	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Multi-Residential	1.0000	1.0000	1.0000	1.0000	1.0000	1.0 to 1.1
New Multi-Residential ²	1.0000	1.0000	1.0000	1.0000	1.0000	1.0 to 1.1
Commercial (incl. office)	1.1813	1.2323	1.2794	1.3321	1.3321	0.6 to 1.1
Industrial	1.4169	1.4973	1.5704	1.6432	1.6432	0.6 to 1.1
Pipelines	0.9190	0.9190	0.9190	0.9190	0.9190	0.6 to 0.7
Farmland	0.2500	0.2500	0.2500	0.2500	0.2500	0.25
Managed Forests	0.2500	0.2500	0.2500	0.2500	0.2500	0.25
Landfill	1.1000	1.1000	1.1000	1.1000	1.1000	0.6 to 1.1

Property Class	2017 Ratios	2018 Ratios	2019 Ratios	2020-2024 Ratios	2025 Ratios (Proposed)	Ranges of Fairness ¹
Aggregate Extraction ³	N/A	N/A	N/A	N/A	1.3371	0.6 to 1.1

¹ Ranges of fairness are the tax ratios established by the Province per [O. Reg. 386/98](#) and sections 308.1(3) and 308.1(2) of the *Municipal Act, 2001* to ensure properties of similar assessment levels pay similar amounts of taxes

² Includes New multi-residential (Municipal Reduction) subclass, subject to the New Multi-Residential Class tax ratio

³ Rounded. Actual proposed tax ratio is equal to Provincially prescribed transitional tax ratio per [O.Reg. 510/24](#) of the *Assessment Act, 1990*. The prescribed transition ratio was set outside the range of fairness in 2025 to minimize impacts on other taxpayers.

A new mandatory aggregate extraction property class took effect on January 1, 2025, offering eligible properties an additional Education Tax reduction

In July 2024, a temporary industrial subclass was established to reduce the Provincial Education Property Tax (EPT) rates for aggregate extraction properties, such as quarries and gravel pits. In 2024, twelve York Region properties were reclassified from the industrial class to the aggregate extraction subclass of industrial properties, receiving a 95% reduction in the EPT rate. All properties were still subject to the broad industrial class tax ratio of 1.6432, so this reclassification had no impact on Regional or local tax rates or revenues.

As of January 1, 2025, this temporary subclass of industrial properties was replaced by a new, separate aggregate extraction property class under [O. Reg. 370/24](#) of the *Assessment Act, 1990* (Assessment Act). The twelve properties were reclassified from the temporary industrial subclass to the new aggregate extraction property class for the 2025 tax year. The EPT rate is further reduced to 0.511%. In addition, the province set the range of fairness for the aggregate extraction class between 0.6 and 1.1. Acknowledging that the new range of fairness is lower than the industrial ratio for these properties in prior years, the province prescribed a transition ratio 1.337082 for York Region in the 2025 tax year, to minimize tax burden shifts among property classes.

Three tax policies were reviewed following Council direction in 2024

In 2024, Council initiated a review of several tax policies, including:

- The property tax increase deferral program for low-income seniors and low-income persons with disabilities through an action of the [2024 – 2027 Plan to Support Seniors](#)
- A potential Regional and municipal property tax discount of up to 35% for eligible new purpose-built rentals through the [2024 Tax Policy report](#)
- The existing discounts for non-residential vacant and excess commercial and industrial lands of 30% and 35% respectively, through the [2024 Tax Policy report](#)

NEW MULTI-RESIDENTIAL/PURPOSE-BUILT RENTAL SUBCLASS

York Region adopted the new multi-residential subclass in 2024 for eligible new purpose-built rentals

Before 2024, two mandatory property tax classes captured all purpose-built rental properties:

- **Multi-residential property class:** Introduced as mandatory in 1998 with a prescribed transition ratio of 2.0865. In 2003, York Region reduced the tax ratio to 1.0 to align with the residential tax ratio. York Region continues to offer the lowest multi-residential tax ratio of all Greater Toronto and Hamilton Area municipalities.
- **New multi-residential property class:** Introduced as optional in 1998, York Region adopted it in 2002 with a tax ratio of 1.0, before all other neighbouring municipalities. The class was made mandatory in 2017, and all other Ontario municipalities were subsequently required to adopt the new multi-residential class with a tax ratio between 1.0 and 1.1.

As part of the 2024 Ontario Budget, the Province introduced an optional subclass of new multi-residential properties called the new multi-residential (municipal reduction) subclass, defined in [O. Reg. 140/24](#) of the Assessment Act. Municipalities that adopt it may reduce municipal property taxes by up to 35% for eligible new purpose-built rental properties. The discount would be relative to a municipality's tax rate for new multi-residential properties. The Region does not have flexibility to change eligibility criteria but may set a discount rate of between 0% and 35%. On May 23, 2024, York Region adopted the new multi-residential municipal reduction subclass, with an initial discount rate of 0%.

VACANT AND EXCESS COMMERCIAL AND INDUSTRIAL LAND DISCOUNT

Vacant and excess non-residential land discount is the only remaining transition policy introduced after 1998 taxation system reform

When the Province standardized the property assessment and taxation system in 1998, the vacant unit rebate, capping and clawback, and the vacant and excess land discount were introduced to help businesses transition to the current system. Council eliminated the vacant unit rebate in 2018 and completed phasing-out capping and clawback by 2020. The only remaining transition policy is the 30% property tax discount for vacant and excess commercial and 35% discount for vacant and excess industrial properties.

Vacant land is defined as unused land without a structure. Lands located in areas principally zoned as commercial or industrial are deemed commercial vacant land or vacant industrial lands, respectively. Excess lands are severable portions of a property that are surplus to the current use. Farmland is not included in the definition of vacant and excess commercial and industrial land. Properties included in the farm class, as defined in section 8-8.1 of O. Reg. 282/98 of the Assessment Act, as well as farmland awaiting development used solely for farm purposes, receive a

75% discount on the residential tax rate. This report does not propose changes to the tax treatment of farmland or farmland awaiting development.

PROPERTY TAX INCREASE DEFERRAL PROGRAM FOR LOW-INCOME SENIORS AND PERSONS WITH DISABILITIES

Region's property tax deferral program for low-income seniors and low-income persons with disabilities has not been updated since 2008

Section 319 of the Municipal Act requires single and upper-tier municipalities to adopt a bylaw providing tax relief to low-income seniors and low-income persons with disabilities, as defined in the bylaw. Province introduced this provision to mitigate 1998 property tax reform impacts and relieve financial hardship. Through By-law No. A-0339-2004-026, as amended by 2008-17, the Region offers the Low-income Seniors and Low-income Persons with Disabilities Property Tax Increase Deferral program ("property tax increase deferral program") to meet Municipal Act requirements.

The program allows eligible homeowners, by application, to defer all or a portion of annual property tax bill increases for their primary residence, interest-free, until the property is sold. The deferral includes the Regional, local and Provincial property tax portions. For example, if an eligible resident participated in the property tax deferral program every year since 1999, the resident would continue to pay the same tax bill as they did in 1999. Each year, the difference from the actual amount paid and the full tax bill would accumulate as property taxes owing, and the sum would become payable when the property is sold or transferred, except for a transfer of ownership to a spouse.

Eligibility criteria have remained unchanged since the program's inception in 1999. By bylaw, seniors aged 65 and older, regardless of income level, and low-income persons with disabilities may be eligible to defer the full tax increase. A partial deferral of any tax increase in excess of \$100 is available to seniors aged 55 to 64 whose household income from all sources is under \$23,000 (single) or \$40,000 (household of two or more persons).

4. Analysis

Over the past year, key policies were reviewed through a multi-faceted process

Detailed reviews were undertaken for the new multi-residential discount, vacant and excess land discount, and property tax deferral program, including:

- Three public online surveys launched in November 2024, shared through a comprehensive communication plan including a *York.ca* news story, social media posts and other media outlets
- An interjurisdictional scan of other Ontario municipalities
- Regional and senior government policy alignment and analysis

- Consultation with Building Industry and Land Development Association (BILD) in October 2024
- Consultations with local municipal staff and neighboring municipalities
- Financial analysis of potential impact of the potential policy changes

NEW MULTI-RESIDENTIAL/PURPOSE-BUILT RENTAL SUBCLASS

A discount of up to 35% is the Region's only available property tax option to incentivize private market purpose-built rental development

Since 2003, York Region maintained the lowest allowable tax ratio of 1.0 for all purpose-built rental properties (multi-residential and new multi-residential properties). Even after other municipalities reduced their new multi-residential tax ratios following Provincial mandates in 2017, the Region's tax rates continue to be among the lowest in the Greater Toronto and Hamilton Area (GTHA), as shown in Table 2.

The Region's property tax tools to incentivize purpose-built rental are restricted by legislation. For instance, Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024* eliminated the Region's planning responsibility and Official Plan, restricting the Region from offering property tax relief by participating in local municipal Community Improvement Plans. Since the tax ratio cannot be reduced further, the Region's only other available property tax policy option to incentivize the development of private market purpose-built rentals is to implement a tax rate discount through the new multi-residential (municipal reduction) subclass.

Table 2
2024 New Multi-Residential Tax Ratios and Rates by Municipality

Municipality	Tax Ratio	Total Property Tax Rate ¹
Durham	1.10	1.393825%
Hamilton	1.00	1.297213%
Peel	1.00	0.981845%
Halton	1.00	0.846598%
York	1.00	0.826204%
Toronto	1.00	0.715289%

¹ Includes regional, local municipal and provincial tax rates

As of February 2025, Toronto is the only other Ontario municipality that adopted the new multi-residential subclass

Outside of York Region, the [City of Toronto](#) is the only other municipality to adopt the new multi-residential subclass. In February, Toronto implemented a 15% discount in the 2025 tax year, below the maximum of 35%, to align with Toronto's Small Business Subclass discount.

Although the City of Mississauga requested that Peel Region adopt the new multi-residential subclass with a 35% discount in January 2025, Peel Council has yet to consider the subclass. Halton Region also has not yet considered adopting it. The Region of Durham and the City of Hamilton did not recommend adopting the subclass in 2024 primarily due to concerns about impacts on other taxpayers. However, preliminary financial analysis indicates impacts on the average homeowner in York Region would be limited. Consultations indicate stakeholders believed a discount for purpose-built rental properties could encourage development

In the public survey held last Fall, 59% of all respondents agreed that a property tax discount could encourage more purpose-built rental development in the Region. Among those that owned property suitable for multi-residential development, 71% indicated a property tax discount would encourage them to build a purpose-built rental development, and most favoured a 35% discount. At an October 2024 consultation, BILD members echoed that a property tax discount of at least 35% would be a good start to improving the financial viability of purpose-built rental projects.

Since there are no completed eligible properties, a new purpose-built rental discount is not expected to have an immediate impact in 2025

Any discount offered for new purpose-built rental properties would need to be recovered from other taxpayers. However, only buildings whose permits were issued on or after May 23, 2024, would be eligible for a potential discount. As a result, any future purpose-built rentals that would receive a discount are still under construction and would only become eligible once they are completed.

A new purpose-built rental discount could help address housing challenges

The [October 2024 report](#), Actions to Increase Affordable and Community Housing Under the Next 10-Year Housing and Homelessness Plan, identified a property tax discount through the new multi-residential subclass as an incentive for private market development. In January of this year, Council [directed](#) staff to explore development charges-related tools, as well as other mechanisms, to help address housing affordability in the Region.

A 35% discount would have minimal impacts on the average residential homeowner

If Council approves a 35% discount, the tax bill savings for a new purpose-built rental would vary based on its assessed value, number of units, and location. Table 3 illustrates preliminary estimates of Regional and local municipal tax bill savings for a 200-unit new purpose-built rental with three possible taxable assessments, based on historical averages and recent builds. For the purpose-built rental, a 35% discount could amount to total tax savings of between \$100,000 to \$200,000 per year.

The average single detached homeowner would see a total tax bill increase of between \$0.25 to \$0.50 per new building.

Table 3
Potential Regional Tax Bill Savings For Eligible New Purpose-Built Rentals

Potential Purpose-Built Rental Assessment	New Purpose-Built Rental		Avg. Homeowner Impact	
	Regional Tax Bill Savings	Local Tax Bill Savings	Regional Tax Bill Increase	Local Municipal Tax Increase
48,000,000	(\$63,000)	(\$39,000)	\$0.16	\$0.10
60,000,000	(\$79,000)	(\$49,000)	\$0.20	\$0.12
90,000,000	(\$118,000)	(\$74,000)	\$0.29	\$0.18

VACANT AND EXCESS COMMERCIAL AND INDUSTRIAL LAND DISCOUNT

Eliminating the vacant and excess land discount aligns with Council policies, other Ontario jurisdictions, and public support

Council has adopted several plans and policies that aim to plan for and encourage development and increase job density in urban growth areas, where much of the vacant and excess land is located. These include the 2024 Provincial Planning Statement, the 2022 Transportation and Water and Wastewater Master Plans, 2023-2027 Strategic Plan, 2024 Economic Development Plan, development charges deferrals for non-residential developments.

The vacant and excess land discount may inadvertently undermine those objectives. Currently, the discounted tax rate for vacant and excess commercial properties is lower than even the residential tax rate, creating an unintentional property tax incentive to keep lands vacant or delay development. In addition, 80% of respondents to the Fall 2024 public survey on the vacant and excess land discount supported eliminating it.

Province has already phased out the Vacant and Excess Land Discount for the education portion of property taxes

The vacant and excess land discount initially applied to both the municipal and education portions of property tax. In 2017 and 2018, the Province allowed municipalities to eliminate the discount on municipal property taxes. By 2020, the Province phased out the vacant and excess land discount for the education portion of property taxes regardless of municipal decisions. As there was no unfavourable impact on the Region's industrial or commercial growth after that time, eliminating the vacant and excess land discount would not impact the Region's tax competitiveness.

By 2020, 90% of Southern Ontario municipalities eliminated the discount. The City of Toronto did not eliminate the discount due to concerns that it could constrain manufacturing. However, eliminating the discount is not expected to negatively affect the Region's competitiveness and growth. Even without the discount, York Region vacant and excess properties would be subject to the lowest commercial tax rate and second-lowest industrial tax rate in the GTHA, as shown in Table 4.

Table 4
Total Vacant and Excess Land Property Tax Rates¹

Municipality	Vacant/Excess Commercial Tax Rate	Vacant/Excess Industrial Tax Rate
Durham	2.515634%	3.162555%
Hamilton	3.339640%	3.244950%
GTHA Average	2.165443%	2.389573%
Peel	2.081634%	2.195177%
Halton	1.772808%	2.334237%
Toronto	1.824074%	1.793871%
York (Current) ²	1.433907%	1.528858%
York (without Discount) ²	1.666681%	1.805177%

¹ Combined Regional, Local, and Education Tax Rates

² Proposed 2025 Tax rate shown for York Region. 2024 tax rates are shown for the other municipalities, as this is the most recent available.

Eliminating vacant and excess land discount would provide relief to other taxpayers and fully offset expected impact of a new 35% multi-residential discount

In 2025, there are 1,171 commercial and industrial vacant or excess land parcels in the Region, with a total assessment value of \$2.9 billion. These parcels would receive Regional tax discounts totaling \$5.1 million, recovered from all other taxpayers, primarily the residential class. Eliminating the property tax discount for vacant and excess commercial and industrial land would result in the savings being redistributed to all other property classes, as shown in Table 5. Benefits would be even higher when incorporating the local municipal tax portion. The removal of this would also fully offset any increase required to fund the new multi-residential discount.

Table 5

Estimated Benefit to Other Properties if Vacant and Excess Land Discount is Eliminated

Property Class	2025 Regional Tax Bill Savings
Single Detached Home	\$13
Built Commercial Property	\$30
Built Industrial Property	\$67

PROPERTY TAX INCREASE DEFERRAL PROGRAM FOR LOW-INCOME SENIORS AND PERSONS WITH DISABILITIES

Participation in the property tax increase deferral program is low, and it is unclear how many are low-income seniors

According to data provided by local municipalities, participation in the program has remained low, with 196 participants in 2024, representing just 0.2% of 112,500 estimated eligible homeowners. Over 90% of participants are seniors aged 65 and older, who are not subject to income thresholds. Without income verification, it is unclear if the program is effectively targeting support to those with financial need. As of year-end 2023, the Region's portion of total, outstanding deferred taxes is estimated to be \$105,000, based on information provided by local municipalities. Local municipalities are responsible for administering the program, including processing applications and verifying and maintaining records. Due to low financial impacts and to simplify administration, some local municipalities absorb the Region's portion of deferred taxes and continue remitting full tax revenues to the Region.

Most municipalities offer tax increase deferral programs targeting recipients of the Federal Guaranteed Income Supplement or the Ontario Disability Support Program

Most municipalities offer tax increase deferral programs, which also have low participation rates. For the aged 55 to 64 group, York Region's income threshold is lower than all other municipalities reviewed (Appendix A). Most upper and single-tier municipalities identify low-income seniors as recipients of the Guaranteed Income Supplement (GIS), under Part II of the *Old Age Security Act, R.S.C., 1985*. Low-income persons with disabilities are typically defined as Ontario Disability Support Program (ODSP) recipients, which largely aligns with the Region's bylaw. These approaches also align with the *Provincial Land Tax Act, 2006*, which governs a similar property tax deferral program administered by the Province in unincorporated northern Ontario areas outside of municipalities.

Targeting GIS recipients aligns with Municipal Act requirements, best practices and ensures inflation is automatically reflected in income thresholds

Starting in the 2025 taxation year, the program's eligibility criteria are proposed to be updated such that low-income seniors would be defined in the bylaw as GIS recipients. No change is proposed in

other program eligibility criteria, including the definition of low-income persons with disabilities. This update would improve alignment with the Municipal Act and neighbouring municipalities and would ensure support is targeted to those in financial need. Since the Canadian government adjusts the GIS income threshold annually for inflation, the program would accommodate these adjustments, and income thresholds would not require frequent annual updates to account for rising costs.

Survey responses suggest opportunity to improve communication about the property tax increase deferral program

An online, public survey on the property tax deferral program was held in the Fall of 2024. Of 115 survey respondents, 39% indicated they were previously unaware of the property tax increase deferral program. Responses identified an opportunity to better communicate the tax deferral program and existing grants. Connecting seniors and caregivers to the right programs and services at the right times is a priority area of the [2024 to 2027 Plan to Support Seniors](#). Development of a York Region-specific navigation guide for seniors, information resources, and other action items aimed at improving system navigation already underway could help improve public knowledge and access to existing programs.

55% of survey respondents indicated they would prefer a rebate or grant-based relief over a tax deferral. Several Provincial and local municipal property tax grants are already available to support seniors and persons with disabilities. These include:

- [**Ontario Seniors Homeowners' Property Tax Grant**](#): provides eligible low-income seniors with up to \$500 annually to offset property tax costs
- [**Exemptions for Seniors and Persons with Disabilities**](#): provides property tax exemption on the assessed value of residential property alterations, improvements, or additions made to accommodate a senior (aged 65 or older) or a person with a disability
- **Local municipal property tax grants and rebates**: In York Region, the [City of Vaughan](#), [Town of Newmarket](#), and [City of Richmond Hill](#) offer property tax grants of \$406, \$370 and \$445, respectively, to low-income seniors (defined as GIS recipients). The grants are fixed amounts and increase in line with annual municipal operating budgets.

Establishing tax ratios supports Region's Vision, including Good Government and Economic Vitality

The Region's Vision for Good Government includes providing residents with good value for their tax dollars. Tax ratios are a tool by which the Region can support the Vision as they determine how the tax burden is distributed among the different property classes. Tax ratios also support economic vitality by ensuring the Region's tax policies are competitive among neighbouring municipalities, as equitable tax burdens among different property classes can help the Region continue to attract businesses and residents.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region’s budget or fiscal position. Adoption of tax ratios enables the Region to set tax rates to raise the amount of revenue Council approves through the annual budget process. The ratios and other tax policies do not affect the total amount of taxes collected, only the distribution of the tax burden among different property classes. Impacts of individual policy recommendations are summarized in Table 6.

Table 6
Financial Impact of Policy Recommendations

Policy	Impact
Implementing a 35% discount for the new multi-residential subclass	None in 2025, as there are no properties in the subclass eligible for any discount in this tax year. When a new eligible property is completed, the value of the discount would be recovered from other taxpayers, with an estimated homeowner tax bill impact ranging from \$0.25 to \$0.50 per new building.
Updating property tax deferral program eligibility to define low-income seniors as GIS recipients	Any property tax amounts would be deferred interest-free and remain payable. Foregone interest is estimated to be approximately \$360 per year for every 100 participants.
Eliminating the vacant and excess commercial and industrial land discounts	Tax rates and average tax bills for other property types would be reduced in accordance with recommended tax ratios. Discount previously recovered from other taxpayers would be reversed, resulting in annual Regional tax bill savings of \$13 for the average homeowner.

6. Local Impact

In line with section 308 of the *Municipal Act*, York Region establishes tax ratios to support the tax rate setting process for the Region and its nine local municipalities. Local municipal staff were consulted as part of the development of the recommendations in this report. Local municipalities’ ability to collect tax levy revenues needed to fund their own budgeted expenditures would be unaffected by recommendations in this report.

Eliminating the vacant and excess land discount will result in shifts in the Regional tax levy shares borne by local municipalities, depending on each local municipality’s property composition, including the number of vacant and excess properties. Tax levy share impacts are shown in Appendix B.

However, all residential properties and built commercial and industrial properties in every local municipality would have lower tax bills, as the value of the vacant and excess land discount would be redistributed to them. Appendices C and D illustrate average 2025 Regional tax bill impacts by property type and local municipality.

The proposed 35% new multi-residential subclass discount would not immediately affect local municipal tax shares, as no properties are currently in the subclass. Any impacts will be reported to Council as new purpose-built rentals are completed.

Updating the property tax deferral program would align eligibility criteria with existing local municipal grants for low-income seniors. This change is not expected to have significant administrative impacts on local municipalities.

7. Conclusion

The proposed 2025 tax ratios will help set rates to meet the property tax levy approved in the 2025 budget. Updates recommended by this report will align with Council-approved policies, meet legislated requirements, and address input received through consultations.

For more information on this report, please contact Bonny Tam, Director (A), Treasury Office 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

April 22, 2025
16538190

Appendix A – Property Tax Deferral Program Interjurisdictional Scan

Appendix B – Local Municipal Property Tax Shifts

Appendix C – Change in Non-Vacant Property Regional Tax Bills from Eliminating the Vacant and Excess Land Discount

Appendix D – Change in Vacant Property Regional Tax Bills from Eliminating the Vacant and Excess Land Discount

APPENDIX A – Property Tax Deferral Program Interjurisdictional Scan

Municipality	Program	Income Threshold	Eligibility Criteria
Halton Region	Property Tax Increase Deferral	\$66,100	<ul style="list-style-type: none"> • Proof of age • Receipt of ODSP • Receipt of GIS
	Full Property Tax Bill Deferral		
Toronto ¹	Property Tax Increase Deferral	\$60,000	<ul style="list-style-type: none"> • Receipt of ODSP or: • Age 50+ receiving a pension
	Property Tax Increase Cancellation		<ul style="list-style-type: none"> • Age 60 to 64 and in receipt of GIS • Over 65 years of age
Durham Region	Property Tax Increase Deferral	\$52,848	<ul style="list-style-type: none"> • Proof of age • Receipt of ODSP
	Property Tax Bill Deferral		<ul style="list-style-type: none"> • Receipt of GIS
Niagara Region	Property Tax Increase Deferral	\$52,848	<ul style="list-style-type: none"> • Proof of age • Receipt of ODSP • Receipt of GIS
Peel Region	Harmonized Property Tax Grant	\$52,848	<ul style="list-style-type: none"> • Proof of age • Receipt of ODSP • Receipt of GIS
Waterloo Region	Property Tax Increase Deferral	\$52,848	<ul style="list-style-type: none"> • Proof of age • Receipt of ODSP • Receipt of GIS
York Region	Property Tax Increase Deferral	\$40,000	<ul style="list-style-type: none"> • Proof of age • Receipt of ODSP • Age 55 to 64 with annual gross household income of \$23,000 or less if single, \$40,000 or less if family of two or more people • Over 65 years of age

¹ City of Toronto has increased its income threshold by 5% from 2024

APPENDIX B – Local Municipal Property Tax Shifts

Municipality	2025 Tax Levy: Status Quo¹ (\$000s)	Increase/ (Decrease) Due to Elimination of Vacant/Excess Land Discount (%)	2025 Tax Levy: Vacant/Excess Land Discount Eliminated (\$000s)
Aurora	73,494.1	0.01%	73,500.1
East Gwillimbury	37,210.5	0.16%	37,270.9
Georgina	35,338.9	(0.05%)	35,322.7
King	40,712.2	0.04%	40,727.0
Markham	426,070.2	(0.08%)	425,724.5
Newmarket	82,694.0	(0.18%)	82,549.1
Richmond Hill	275,209.4	(0.20%)	274,661.2
Vaughan	461,066.4	0.16%	461,783.7
Whitchurch-Stouffville	59,268.1	0.13%	59,346.4
PIL	5,247.5	3.40%	5,425.7
Total	1,496,311.4	0.00%	1,496,311.4

¹ Includes impact of Aggregate Extraction property class

**APPENDIX C — Change in Non-Vacant Property Regional Tax Bills from Eliminating the Vacant and
Excess Land Discount**

	Residential¹		Non-Vacant Commercial²		Non-Vacant Industrial³	
	Avg. 2025 Region Tax Bill	(Savings)	Avg. 2025 Region Tax Bill	(Savings)	Avg. 2025 Region Tax Bill	(Savings)
Aurora	\$3,398	(\$12)	\$12,530	(\$45)	\$15,179	(\$55)
East Gwillimbury	\$2,560	(\$9)	\$10,953	(\$39)	\$15,336	(\$55)
Georgina	\$1,709	(\$6)	\$4,123	(\$15)	\$2,838	(\$10)
King	\$4,248	(\$15)	\$5,913	(\$21)	\$9,051	(\$35)
Markham	\$4,110	(\$15)	\$6,502	(\$23)	\$16,618	(\$60)
Newmarket	\$2,671	(\$10)	\$10,095	(\$36)	\$13,992	(\$50)
Richmond Hill	\$4,449	(\$16)	\$8,349	(\$30)	\$17,391	(\$63)
Vaughan	\$3,828	(\$14)	\$10,321	(\$37)	\$21,659	(\$78)
Whitchurch- Stouffville	\$3,230	(\$12)	\$5,479	(\$20)	\$9,922	(\$36)

¹ Based on average 2025 assessments of single-detached home values

² Based on average 2025 assessments of occupied commercial shopping centers, retail and office space properties

³ Based on average 2025 assessments of large and other industrial properties

**APPENDIX D — Change in Vacant Property Regional Tax Bills from Eliminating the Vacant and
Excess Land Discount**

	Vacant Commercial		Vacant Industrial	
	Avg. 2025 Region Tax Bill	Increase	Avg. 2025 Region Tax Bill	Increase
Aurora	\$7,571	\$2,252	\$7,768	\$2,701
East Gwillimbury	\$4,711	\$1,401	\$15,822	\$5,501
Georgina	\$2,140	\$637	\$3,911	\$1,360
King	\$2,660	\$791	\$18,440	\$6,411
Markham	\$14,488	\$4,310	\$22,447	\$7,804
Newmarket	\$5,507	\$1,638	\$7,968	\$2,770
Richmond Hill	\$7,896	\$2,349	\$24,567	\$8,541
Vaughan	\$22,474	\$6,686	\$28,393	\$9,871
Whitchurch-Stouffville	\$6,190	\$1,841	\$12,820	\$4,457

Report of the Commissioner of Finance 2025 Property Tax Rate

1. Recommendations

1. Council approve 2025 Regional tax rates for 2025 for the following property classes:

Broad Property Class	Tax Rates ¹
Residential/Farm	0.375863%
Multi-Residential	0.375863%
New Multi-Residential	0.375863%
New Multi-Residential (Municipal Reduction) subclass	0.244311%
Commercial (including office)	0.500687%
Industrial	0.617618%
Pipelines	0.345418%
Farmland	0.093966%
Managed Forests	0.093966%
Aggregate Extraction	0.502560%

¹ Includes Notional Rate Calculation Adjustment

2. Council approve deadlines for local municipalities to pay the final two installments of their 2025 Regional property tax levy on or before September 26, 2025 and December 12, 2025, respectively.
3. The Regional Solicitor and General Counsel be authorized to prepare a bylaw to implement the above tax rates.
4. The Regional Clerk circulate this report to local municipalities.

2. Purpose

This report seeks Council's approval to establish new property tax rates to raise the tax levy portion of the 2025 Regional Budget.

Key Points:

- Tax rates are set each year to raise the required tax levy as approved in the Regional Budget passed by Council
- 2. Proposed tax rates are calculated using the 2025 ratios submitted to Council concurrent to this report. Any changes to the tax ratios will require revision to the tax rates recommended in this report.
- 3. Pending approval of recommendations in the 2025 Property Tax Policy report on May 8 Committee of the Whole agenda, the New Multi-Residential (Municipal Reduction) subclass for purpose-built rentals discount rate is proposed to be 35% in 2025
- Proposed tax rates also reflect the elimination of the 30% discount for vacant or excess commercial lands and 35% discount for vacant or excess industrial lands.

3. Background

Tax rate-setting process is prescribed by legislation

Section 311(2) of the *Municipal Act, 2001* (Act) requires an upper-tier municipality to pass a tax rating bylaw each year, unless otherwise specified by the Province, setting out tax rates for each property class. This allows the Region to raise sufficient revenues to meet its budgetary requirements.

The proposed tax rates are based on the 2024 Return Roll provided by the Municipal Property Assessment Corporation (MPAC), the tax ratios listed in the 2025 Property Tax Policy Report and the 2025 Budget approved by Council.

4. Analysis

2025 tax rates are established based on the approved budget, assessment values and tax ratios

Regional property tax rates are calculated based on the following formula:

$$\text{Property Tax Rates} = \frac{\text{Total Property Tax Funding Requirement for 2025}}{\text{Weighted and Discounted Assessment for All Classes}} \times \text{Tax Ratio for the Class}$$

Weighted and discounted property assessment is calculated by taking the assessment returned by MPAC for 2025 and weighted by applying all discounts applicable to the property subclasses and the tax ratios presented and the recommended 2025 tax ratios presented concurrently to this report. Table 1 summarizes tax ratios recommended in the concurrent 2025 Tax Policy report and 2025 proposed tax rates. The proposed 2025 nominal tax rate is 0.375863% and the residential tax ratio is consistently set at 1.0, resulting in the corresponding class-specific tax rates based on the recommended ratios as follows:

Table 1
2025 Proposed Tax Rates

Broad Property Class	Tax Ratios	Proposed 2025 Tax Rates¹
Residential	1.000000	0.375863%
Multi-Residential	1.000000	0.375863%
New Multi-Residential	1.000000	0.375863%
New Multi-Residential (Municipal Reduction) subclass	1.000000	0.244311%
Commercial	1.332100	0.500687%
Industrial	1.643200	0.617618%
Pipelines	0.919000	0.345418%
Farmland	0.250000	0.093966%
Managed Forests	0.250000	0.093966%
Aggregate Extraction	1.337082	0.502560%

¹ Includes the notional tax rate adjustment

The proposed tax rates are calculated using the 2025 property tax ratios submitted to Council concurrent to this report and includes:

1. Introducing a new mandatory aggregate extraction property class with a transition ratio of 1.337082 as prescribed by [O. Reg. 510/24](#),
2. Implementing a 35% discount for the new multi-residential property subclass, and
3. Eliminating the discounts for vacant and excess commercial and industrial lands

Table 2 summarizes the existing and proposed tax rate discounts for the 2025 taxation year.

Table 2
Prescribed Subclass Discounts for Property Classes

Property Class	Subclass	Allowable Range	Proposed Discount
Residential, Multi-Residential, Commercial and Industrial	Farmland Awaiting Development Phase 1	25% to 75% of the residential tax rate	75% of the residential tax rate
New Multi-Residential	New Multi-Residential (Municipal Reduction)	0% to 35% of the new multi-residential tax rate	35% of the new multi-residential tax rate
Commercial	Vacant Land Excess Land	0% to 30% of the commercial rate	0% of the commercial rate
Industrial	Vacant Land Excess Land	0% to 35% of the industrial rate	0% of the industrial rate

Establishing tax rates supports the Region's Vision, including Good Government and Economic Vitality

The Region's Vision for Good Government includes providing residents with value for their tax dollars. Tax rates are a tool by which the Region can support Vision 2051 as they determine how the tax burden is distributed among the different property classes. Establishing tax rates ensures the Region would meet its requirements under the Municipal Act, the Assessment Act and associated regulations. Tax rates also support economic vitality by ensuring the Region's tax policies are competitive among neighbouring municipalities, as equitable tax burdens among different property classes can help the Region continue to attract businesses and residents.

5. Financial Considerations

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

Reassessment continues to be delayed pending Provincial announcement

In Ontario, property assessments are typically conducted once every four years. The most recent valuation date was January 1, 2016, with reassessment originally scheduled for 2020. Through Ontario's [2024 Fall Economic Statement](#), the Province reaffirmed that reassessment will continue to be deferred until the Province's review of property tax and assessment system is complete. As a result, property assessments remain frozen at January 1, 2016 levels.

Table 3 shows the historical relationship between the average assessed value of a single-detached home in the Region and the tax rate for the residential property class between 2014 and 2025. Property reassessments were phased in until 2020 and assessed single-detached home values rose by 8% per year, outpacing the Region's average annual tax levy increase of 2.7%, resulting in declining residential tax rates. Without a reassessment, the average assessment for single-detached homes has only grown by an average of 0.3% per year from 2021 to 2025, due entirely to the addition of new high-value housing stock. As a result of delayed reassessment, residential tax rates rose each year between 2021 and 2025, mainly reflecting Council-approved budgetary levy requirements.

Table 3
Comparison of Residential Assessment to Residential Tax Rates

Year	Average Single-Detached Home Assessment¹	Tax Rates (%)
2025	975,307	0.375863
2024	973,054	0.361852
2023	968,339	0.348892
2022	966,508	0.335958
2021	963,247	0.326425
2020	959,600	0.321619
2019	883,328	0.336549
2018	809,104	0.350606
2017	740,630	0.371903
2016	667,714	0.397157
2015	629,000	0.406421
2014	591,000	0.416733

¹Reflects average property assessments as determined by MPAC

Appendix A shows the distribution of Regional tax revenues raised from the various property classes and subclasses. The table includes “linear properties” for which the Province has prescribed a

charge per acre. It also includes payments-in-lieu, which are payments made to compensate a municipality for some, or all the tax revenues foregone from tax-exempt properties. While the most common payments-in-lieu in the Region are for federally owned properties such as Canada Post, they are also for municipal utilities and crown corporations.

6. Local Impact

Subsection 311(11) of the Act requires an upper-tier tax rating bylaw to estimate the upper-tier tax revenue to be raised in each of the local municipalities and set the dates for payment. This estimate is shown in Table 4.

On January 30, 2025, Council adopted interim levy payment dates of April 30, 2025 and June 30, 2025. The remaining two instalments for the property tax levy are recommended to be paid on or before September 26, 2025 and December 12, 2025.

Table 4
2025 Estimated Regional Tax Revenue to be Raised by Local Municipalities

Municipality	2024 Tax Requirement (\$)	2024 Share (%)	2025 Tax Requirement (\$)	2025 Share (%)
Aurora	69,327,559	4.92	73,500,101	4.93
East Gwillimbury	34,859,281	2.47	37,270,911	2.50
Georgina	33,411,770	2.37	35,322,718	2.37
King	38,216,301	2.71	40,727,002	2.73
Markham	402,539,387	28.56	425,724,521	28.56
Newmarket	78,711,089	5.58	82,549,148	5.54
Richmond Hill	261,300,472	18.54	274,661,221	18.42
Vaughan	435,096,283	30.87	461,783,749	30.97
Whitchurch-Stouffville	55,947,290	3.97	59,346,352	3.98
Sub-Total	1,409,409,431	100.00	1,490,885,723	100.00
Payments-in-Lieu	4,707,996		5,425,664	
Total Tax Requirement	1,414,117,427		1,496,311,387	

Note: Figures may not sum due to rounding

7. Conclusion

The proposed 2025 tax rates will raise the 2025 property tax levy requirement approved by Council in December 2024. The report also provides dates for the remittance of remaining instalment payments from local municipalities.

For more information on this report, please contact Bonny Tam, Acting Director, Treasury Office 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

April 22, 2025
#16590433

Appendix A - 2025 Proposed Regional Revenues and Tax Rates by Class

APPENDIX A – 2025 Proposed Regional Revenues and Tax Rates by Class

Property Assessment Class and Subclass	Tax Rates (%)	Revenue Generated (\$)
Residential		
Residential	0.375863%	1,227,544,279
Residential Taxable (Shared as Payment in Lieu)	0.375863%	33,332
Residential – Farmland Awaiting Development Phase 1	0.093966%	31,312
Residential Taxable (Upper Tier and Education Only)	0.375863%	-
Multi-Residential		
Multi-Residential	0.375863%	1,180,680
New Multi-Residential	0.375863%	12,347,794
New Multi-Residential (Municipal Reduction) subclass	0.244311%	-
Commercial		
Commercial (Occupied)	0.500687%	132,680,517
Shopping Centre	0.500687%	38,080,527
Office Building	0.500687%	14,702,688
Commercial Vacant Land	0.500687%	4,344,815
Commercial Excess Land	0.500687%	2,830,059
Small Scale On Farm Business 1	0.500687%	1,187
Small Scale On Farm Business 2	0.500687%	743
Parking Lot (Full)	0.500687%	1,184,163
Commercial (previously Ontario Hydro)	0.500687%	187,977
Office Building Vacant Units and Excess Land	0.500687%	211,659
Shopping Centre Vacant Units and Excess Land	0.500687%	160,440
Commercial – Farmland Awaiting Development Phase 1	0.093966%	71,115
Commercial Vacant Land (Shared as Payment in Lieu)	0.500687%	21,184
Commercial Excess Land (Shared as Payment in Lieu)	0.500687%	3,664

Note: Figures may not sum due to rounding

Property Assessment Class and Subclass	Tax Rates (%)	Revenue Generated (\$)
Industrial		
Industrial (Occupied)	0.617618%	33,481,668
Large Industrial	0.617618%	7,853,865
Industrial Vacant Land	0.617618%	7,488,242
Small Scale On Farm Business 1	0.617618%	309
Small Scale On Farm Business 2	0.617618%	309
Industrial (previous Ontario Hydro)	0.617618%	834,606
Industrial Excess Land	0.617618%	446,632
Industrial Excess Land (previously Ontario Hydro)	0.617618%	239,409
Industrial Farmland Awaiting Development Phase 1	0.093966%	75,592
Large Industrial Vacant Units and Excess Land	0.617618%	92,223
Industrial Vacant Land (Shared as Payment in Lieu)	0.617618%	10,994
Others		
Pipeline	0.345418%	1,440,852
Farmlands	0.093966%	1,644,871
Managed Forest	0.093966%	82,078
Aggregate Extraction	0.502560%	74,210
Railway Right-Of-Way (Estimated)		599,088
Utility Transmission (Estimated)		902,643
Sub-Total (Estimated)		1,490,885,723
Payment-in-Lieu		5,245,664
Total		1,496,311,387

Report of the Commissioner of Corporate Services **2024-2027 Economic Development Action Plan Update**

1. Recommendation

1. The Regional Clerk circulate this report to the Ministry of Economic Development, Job Creation and Trade, Invest Ontario, Toronto Global, ventureLAB, York University and local municipalities.

2. Purpose

This report summarizes outcomes from the first year of implementation of the Council approved [2024-2027 Economic Development Action Plan \(EDAP\)](#). It highlights activities and outcomes from programs delivered by both the Region and partnered organizations throughout the year.

Key Points:

- All activities noted for completion in year one of the Action Plan were completed and milestones for subsequent years are being advanced
- Regional programs, delivered collaboratively with local municipalities and business stakeholders, contributed positively to business growth
- Geopolitical conflicts and economic protectionism in the latter part of the year muted the rising business optimism related to declining inflation and interest rates

3. Background

Economic Vitality is a priority for Regional Council

York Region's Corporate Strategic Plan and Vision identify Economic Vitality as one of four focus areas for Regional Council. Business and job growth are fundamental to this economic

vitality and improved quality of life. Attracting and retaining a range of high-quality jobs in the Region promotes economic resilience and helps ensure that those living in York Region can work where they live.

The [EDAP](#) guides economic development activities of the Region. It outlines four primary pillars of program development: Business, Innovation, Talent and Marketing and Awareness Building which supports the Region's economy.

York Region is an economically significant jurisdiction in Ontario and Canada

A strategic location in the heart of the Greater Toronto Area (GTA), large and diverse economy, and highly skilled workforce make York Region a location of choice for business, innovation and talent. With 57,000 business establishments and 1.2 million residents across nine cities and towns, it is the third largest business centre in the Province of Ontario. The nominal Gross Domestic Product in York Region in 2024 was estimated by the Conference Board of Canada at \$90.8 billion, up from \$88.7 billion in 2023. Steady growth in population and business establishments is supported by investments in transit, infrastructure, and services in collaboration with other levels of government. This has created world-class communities offering residents a spectrum of live/work opportunities. In addition, nearly half of the Region's land is protected for agricultural uses, supporting some of Ontario's most productive agricultural lands.

Despite macro-economic challenges, York Region remains a provincial and national powerhouse with:

- Ontario's third largest manufacturing hub, and fifth largest in Canada
- Three of GTA's five largest corporate R&D investors
- Canada's largest independent auto parts and electronics manufacturing industry cluster
- One of Canada's largest technology sector hub with over 4,900 Information & communications Technology (ICT) companies
- Ontario's second largest food & beverage processing sector and fourth largest in Canada

Attachment 1 - 2024 Year in Review provides York Region economic indicators, business counts, employment growth, unemployment rate and office and industrial vacancy metrics.

Looming global economic uncertainty in 2025 linked to tariffs levied by the United States will impact York Region's business community

York Region is not an isolated economy, and local business and employment growth are impacted by with external economic conditions, trends, and government policies. In November 2024, the United States (U.S.) President announced the intent to levy tariffs on Canadian and Mexican goods. Based on a recent [Bank of Canada survey](#), economic uncertainty related to U.S. trade policy added to an already challenging landscape for Canadian business by counteracting the impact of lower interest and inflation rates. In early 2025, U.S. tariffs levied

against Canada and Mexico, and then globally in the 2nd quarter, sparked global uncertainty and economic turmoil.

The [Canadian](#) and [Ontario](#) governments responded with international and domestic actions. This included launching counter tariffs and implementing support programs to help businesses and households navigate the challenges and explore new opportunities.

York Region reinitiated the Business Recovery Support Partnership to provide local assistance in response to U.S. tariffs levied

As indicated in the [April 10, Regional response to the economic impacts of United States tariffs memo](#) to Committee of the Whole, York Region has reactivated the Business Recovery Support Partnership (BRSP) to assist with localized support in light of uncertainty caused by the U.S. tariffs. The BRSP is comprised of all nine local municipalities, Chambers of Commerce and Boards of Trade, the Workforce Planning Board, York University, Niagara University, Seneca Polytechnic and ventureLAB.

In 2025, activities in the [Council approved EDAP](#) are being rescoped to reflect the need to adjust to the frequently changing economic conditions. Similar to COVID, this uncertainty requires partnerships with municipalities and industry across the Greater Toronto Area (GTA) and beyond.

4. Analysis

Targeted regional business advisory services provided economies of scale by complementing local municipal programs

The size and scale of York Region's business community and population makes it a jurisdiction of national economic significance. The [EDAP](#) addresses economic opportunities and challenges through actions focused on business support, innovation capacity building, talent attraction and economic development marketing. Targeted businesses services provided regional economies-of-scale by leveraging the York Link marketing platform, sector expertise, and a network of external partners to augment local-municipal programs in key growth industry sectors and small businesses.

For entrepreneurs and small businesses with less than ten employees in the northern six municipalities, services were delivered by the Region through the provincially designated and co-funded [York Small Business Enterprise Centre \(YSBEC\)](#). The YSBEC offers services for youth initiatives, business start-ups or expansions as well as seminars on topics such as business plan development and market research.

In 2024, economic strategy programs engaged over 900 businesses, entrepreneurs and business support stakeholders, delivering more than 450 targeted consultations to facilitate business retention, expansion and attraction. Additional job creation initiatives were facilitated

via entrepreneurship and innovation partner agencies directly funded or supported by York Region. Seven items identified for year-1 delivery are completed and summarized in Appendix A EDAP Status of Actions and Attachment 1 - 2024 Year in Review highlights some success stories facilitated through regional business advisory services.

Sector development and investment attraction activities amplified the strength of the Region's economy

Sector and cluster development work combined research and analysis, direct-to-business advisory services and sector marketing and promotional activations. In 2024, sectors of focus were, agri-food, automotive parts and technology, information and Communications Technology (ICT) and life sciences.

Some initiatives with regional leadership or support included:

- Collaboration with Automotive Parts manufacturers Association (APMA) and the City of Vaughan on the Canada Automotive Summit. The summit was an opportunity for business leaders to network, discuss industry developments and connect with policy makers in the sector
- Regional presence at the Collision Conference and [ventureLAB HardTech Conference](#) highlighting the strength of the ICT and entrepreneurial ecosystems. Twenty-four technology startups participated in a York Region enabled “Startup Island” at Collision, while HardTech featured innovations in hardware, AI and semiconductors
- [Medical Technology](#) (MedTech) Conference participation in collaboration with four local municipal partners (Georgina, Markham, Richmond Hill and Vaughan) and Destination Toronto in the Invest Ontario pavilion. This was the first time the conference was being held outside the U.S. and aligns with Ontario’s 2024 focus on Life Sciences
- Development of the [2024-2027 Agriculture and Agri-Food Sector Strategy](#).

The Council approved [Agriculture and Agri-food Sector Strategy](#) is a roadmap for long-term sector growth. It builds on existing initiatives to support business entrepreneurship, facilitate agri-food innovation, strengthen collaboration, and build capacity in the industry. Implementation is underway in collaboration with local municipalities, the Agriculture and Agri-food Advisory Committee, and agri-food community partners. To date, 15 of the 27 action items have been initiated, including:

- Local food promotion with [York Farm Fresh](#) to raise awareness of local agricultural products
- Profiling the sector at the [Afri Future Tech Summit](#) showcasing the ecosystem in Markham and King
- [Facilitating skills development](#) and company site tours to strengthen sector development

In addition, several meetings were held with the Agriculture and Agri-food Advisory Committee, which provided input on the development of the strategy and initiatives.

Collaborative investment attraction initiatives helped position York Region again as one of “Canada’s Best Locations” for business investment in 2024

Investment attraction in the GTA, across Canada and North America is highly competitive with multiple jurisdictions vying to attract new businesses to invest and expand. Size, scale and sector diversity are important to gain visibility and capture interest of prospective investors.

Throughout the year, Economic Strategy developed robust value propositions highlighting industry clusters, innovation eco-system, labor pool and communities with a range of housing and live-work-play opportunities. These were used to supplement localized site-specific attributes such as servicing, land costs and transportation access.

Specific to Foreign Direct Investment (FDI), York Region is a top destination in the GTA with over 600 foreign companies accounting for roughly 10 per cent of all local jobs. The Region supports local municipal FDI efforts and represents the municipalities in Toronto Global, which consolidates a GTA message in international markets. Attachment 1- 2024 Year In Review outlines some FDI activities and outcomes in collaboration with local municipalities including:

- Investment readiness and attraction support to East Gwillimbury, [Georgina](#), Markham, [Richmond Hill](#) and Vaughan to assist with funding initiatives and projects such as lead generation, FDI strategy and marketing collateral development
- Leading a delegation to the Site Selectors Guild conference promoting York Region and participating municipalities Georgina, Markham, [Richmond Hill](#) and [Vaughan](#) as top locations for business investment
- Supporting local municipalities and investment attraction partners to facilitate business expansion and attraction in strategic growth sectors. A collaboration in 2024 was the \$155 million investment of global company [Hanon Systems](#) to build a local electric vehicles components manufacturing plant, creating 300 new jobs in Vaughan
- Four investment wins from Toronto Global

Underscoring the importance of economies-of-scale in investment attraction, York Region was once more ranked in [Site Selection Magazine](#) in 2024 as one of “Canada’s Best Locations” for business investment. This was based on aggregated investment and messaging from across the region.

The Region continued to grow innovation capacity through partnerships

The [EDAP](#) outlines York Region’s role as an enabler and funder of innovation, which is a primary driver of economic growth. In January, Council approved the allocation of \$1.08 million from the Innovation Investment Fund to support York University’s Project [JumpSTART](#). This collaboration between York University and Treefrog Inc. supports tech entrepreneurs, grows

innovation capacity and enables job creation particularly in the northern six municipalities. To date, 88 participants have enrolled, exceeding Year 1 targets. However, limitations in the Immigration, Refugees and Citizenship Canada (IRCC) [Start-Up Visa program](#) and work permit backlogs hindered the arrival of foreign-based tech entrepreneurs and slowed job creation.

In April, Council renewed the [funding agreement with ventureLAB](#) to deliver innovation support for up to four years through 2027. The ventureLAB core programs engaged 621 businesses, 109 based in York Region. [Ten businesses](#), including several Agri-Tech and Clean tech companies were supported by the [Entrepreneurship and Innovation Fund \(EIF\)](#).

ventureLAB leveraged the 2022-2026 Hardware Catalyst Initiative (HCI) [funding](#) from York Region to help secure an [additional \\$4.5 million](#) from the Federal Economic Development Agency for Southern Ontario. Since 2022, the HCI has assisted 82 companies which generated 82 new patents and 495 jobs, including 103 jobs in York Region. [Start-Up Visa](#) and work permit issues are also impacting the HCI Canada Catalyst stream, which provides services that enable foreign-based tech companies to establish operations in Canada. Appendix B - Innovation Program Metrics, summarizes the outcomes from the various supported innovation activities.

York Region continued to collaborate with other partners to enable a presence at innovation-focused events, such as: [Ontario Centre of Innovation- DiscoveryX](#), [Elevate Festival](#), ventureLAB's [HardTech Summit](#). These events were opportunities to showcase the Region's innovation ecosystem, and to explore and strengthen collaborations with partners.

Talent support initiatives in 2024 focused on key sectors and set the stage for 2025

The Canadian Government created the [Global Skills Strategy \(GSS\)](#) program for eligible businesses to access skilled global talent in high-demand and specialized occupations. York Region boasts a highly educated workforce, with 73% of residents holding post-secondary degrees. While the GTA has a large talent pool on a North American scale, there are times when businesses need to source international talent in highly skilled occupations. In 2024, York Region, as a designated referral partner for the GSS program, helped local companies in ICT and automotive parts manufacturing sectors with pre-qualification assessment and referrals.

Collaboration continued with the Workforce Planning Board on the [Work In York](#) platform, and with York University and Seneca Polytechnic on entrepreneur talent development. In addition, the [Canadian Manufacturers and Exporters](#) was engaged to develop a toolkit for manufacturers which will be released on the [YorkLink](#) website in 2025. This and other regional talent initiatives are particularly important in 2025 the economic uncertainty.

Economic Strategy also worked in collaboration with York Region Transit (YRT) to facilitate awareness building and targeted support for businesses with workforce mobility, leveraging the Region's wide transit network and programs such as One Fare, YRT On-Request, trip planning and business community consultations. Several joint activities are being planned for 2025.

In 2024, placemaking support took several forms. York Region retained its seat on the Central Counties Tourism Board of Directors, and 15 local festivals and events across the region were also supported through the [York Region Tourism Fund](#) program.

The York Link economic development digital marketing platform supported region-wide business growth, investment attraction and location promotion

Telling a complete story of regional business community strengths, value propositions and differentiating assets significantly complements localized messaging. This, along with information on physical facilities and talent eco-systems creates a comprehensive sense of place to support business growth, investment and talent attraction.

The award-winning York Link platform, consisting of a suite of social media channels and the [YorkLink.ca](#) website, is a recognized brand within the business and economic development community across the GTA and beyond. [YorkLink.ca](#) includes business news and economic development updates from across the region's municipalities. It also provides sector profiles, regional-level business data, a business events calendar, targeted job boards and other resources aimed at supporting business growth and talent attraction across the Region.

Messaging through the York Link platform has had on-the-ground impact, having been leveraged by corporations to support and communicate the rationale for business location decisions in the Region. The platform was enhanced with a redesigned website, refreshed brand, expanded [e-newsletter](#) and other elements to communicate with the business community and promote York Region as a leading destination for business, innovation and talent. In 2024 the platform had over 3.5 million content views and over 46,000 followers and subscribers across all channels and media products.

Attachment 1 – 2024 Year in Review, highlights business community news, economic indicators and showcases stories from 2024 that reflect the cross-municipal content communicated throughout the year via the York Link platform. The platform is already playing a major role in targeted regional initiatives launched in early 2025 to help address some of the communication and awareness building needs of the local business community.

5. Financial Considerations

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

6. Local Impact

The goals and actions outlined in the [EDAP](#) are designed to complement local municipal strategies and initiatives. Regional and local economic development offices meet regularly

throughout the year to work on program development and delivery. These meetings also facilitate alignment on messaging as well as joint client servicing when appropriate.

7. Conclusion

Implementation of the four-year [2024-2027 Economic Development Action Plan](#) is on track. Collaboration with local municipalities and other economic delivery partners in 2024 yielded strong results, and actions in year one have positively impacted the local economy. Collectively, the activities contributed to York Region being an attractive place for residents and businesses to locate and invest.

York Region's business community is strong and diverse, with industry-leading business clusters providing the base for a resilient economy. As 2024 ended, growing concerns from potential U.S. tariffs, and the anticipated economic fallout, signaled significant uncertainty in 2025. This will require new approaches and partnerships for local business support.

The attached 2024 Year in Review highlights economic activity and some impacts of York Region programs on business and job growth in the community.

For more information on this report, please contact Jonathan Wheatle, Director, Economic Strategy at 1-877-464-9675 ext. 71503. 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

April 18, 2025
#16655988

Appendix A – EDAP Status of Actions
Appendix B – Innovation Program Metrics
Attachment 1 – 2024 Year in Review (#16658763)

YORK REGION ECONOMIC DEVELOPMENT ACTION PLAN

2024-2027: STATUS OF ACTIONS

PLAN IMPLEMENTATION IS ON TRACK

All activities noted for completion in year one of the Action Plan were completed. Activities slated to be begin in year one but completed over multiple years have been initiated and are on track.

Year 1 Completed Actions:

Action Items	Timing	Status
1.4 Updating the Agriculture and Agri-Food Sector Strategy	Y1	
1.4 Support Large Office Incentives Stakeholder Workshop Q1-24 and subsequent Council Report	Y1	
3.1 Develop and consolidate resources to support and labour force attraction	Y1	
3.2 Develop a Partner Engagement Plan	Y1	
3.3 Work with York Region Transit (YRT) to develop and implement solutions that meet changing needs of employers and staff throughout the Region Work with YRT to solidify materials for use in discussions with business leaders across the Region	Y1	
4.1 Enhance the YorkLink digital platform platform	Y1	
4.2 Formal launch of the Vacant Employment Land Inventory (VELI) tool, the signature site page on York Link, and participation in the Site Selectors Guild Conference	Y1	








Ongoing
 Planned
 Complete
 Delayed

YORK LINK




Pillar: Business Support

Goal #1: Strengthen York Region's business community by delivering business support services, promoting growth, investment and job creation through targeted business retention, expansion & attraction, and investment attraction initiatives.

Action Items	Timing	Status
1.1 Provide direct-to-business advisory and strategic growth sector support in collaboration with local municipalities, stakeholders and other partners for business attraction and expansion clients	Y1-Y4	
1.2 Deliver Provincially mandated small business services and rural economic development support to York Region's Northern Six municipalities through the York Small Business Enterprise Centre (YSBEC)	Y1-Y4	
1.3 Evolve and strengthen the Regional Foreign Direct Investment (FDI) partnership program in collaboration with local municipalities	Y1-Y4	
1.4 Deliver updated Agriculture and Agri-Food Sector Strategy and support the Agriculture and Agri-food Advisory Committee (AAAC) of Council	Y1-Y4	
1.5 Support the office market in York Region in/around urban growth centres and transit-oriented mixed-use communities through collaborative promotion, stakeholder engagement and research	Y1-Y4	
1.6 Generate awareness of climate change impacts and promote programs that support and showcase low-carbon, circular economy solutions	Y1-Y4	
1.7 Undertake ongoing cluster analysis and development opportunities that align with York Region's strengths	Y1-Y4	

Pillar: Innovation

Goal #2: Foster an environment that supports entrepreneurship and innovation to drive economic advancement by being a catalyst and funder of innovation.




Action Items	Timing	Status
2.1 Administer and promote the York Region Innovation Investment Fund (IIF) to attract and support transformational investments and drive innovation in the community	Y1-Y4	
2.2 Oversee delivery of the York Region Entrepreneurship and Innovation Fund (EIF) to support the regional innovation network by funding companies, initiatives, incubators and accelerators	Y1-Y4	
2.3 Work with YorkNet to refine and promote value propositions to support business, innovation, and investment attraction efforts	Y1-Y4	
2.4 Foster industry collaboration and engage stakeholders to support growth of the innovation network	Y1-Y4	
2.5 Promote programs that support innovation-related initiatives	Y1-Y4	

 Ongoing  Planned  Complete  Delayed

Page 2 of 3

Pillar: Talent

Goal #3: Facilitate growth of a skilled workforce that meets the evolving needs of businesses; enabling prosperity for all.

Action Items	Timing	Status
3.1 Work with partners to develop and consolidate resources that support labour force and talent attraction efforts in key industry sectors	Y1-Y4	
3.2 Develop a Partner Engagement Plan to address talent gaps	Y1	
3.3 Coordinate with York Region Transit (YRT) to develop and implement transit solutions that reflect the changing needs of employers and staff throughout York Region	Y1-Y4	
3.4 Continue to collaborate with internal partners to promote resources that help employers better understand and engage newcomer and immigrant talent	Y1-Y4	
3.5 Consider the housing needs of York Region workers and employers through the Affordable Housing Implementation Plan (AHIP)	Y1-Y4	
3.6 Collaborate with local municipalities and tourism agencies to support region-wide place-making initiatives	Y1-Y4	

Pillar: Marketing & Awareness

Goal #4: Promote York Region as a top location for business, innovation, and talent in the GTA, Ontario and Canada.

Action Items	Timing	Status
4.1 Enhance the 'York Link' digital marketing platform for high-impact economies-of-scale business investment, growth promotion, and talent attraction	Y1-Y4	
4.2 Lead the development and management of a regional promotional framework for investment-ready vacant employment lands to support local municipalities with greenfield investment attraction	Y1-Y4	

 Ongoing  Planned  Complete  Delayed

Page 3 of 3

INNOVATION PROGRAM METRICS

Project JumpSTART

Key Performance Indicator	Actual (Year 1)	Goal (Year 1)	Difference (Actual – Goal)
International Tech Entrepreneurs:			
New Participants	68	50	+18
Jobs created	63	60	+3
Female Tech Entrepreneurs:			
New Participants	20	20	-
Jobs created	20	20	-

NOTES

- International Tech Entrepreneurs stream Year 1 results exceeded Year 1 goals
- Female Tech Entrepreneurs stream Year 1 results met Year 1 goals
- Limitations imposed by the IRCC Start-Up Visa program and work permits backlogs are hindering the arrival of foreign-based tech entrepreneurs, and slowing job creation

ventureLAB - Core Services

Key Performance Indicator	Actual (2024)	Goal (2024)	Difference (Actual – Goal)
York Region Business Engagement:			
New Leads	109	70	+39
New Clients	41	40	+1
Events and Workshops:			
Hosted	81	60	+21
Attendees	2,800+	2,000	+800

NOTES

- Business engagement across York Region exceeded the targets

ventureLAB – 2024 Entrepreneurship and Innovation Fund Recipients

Stream 1: Community Partners

Business Name	Description	Funding Received	Business Location
CAYR Community Connections	Safe, confidential, and inclusive spaces and wellness services in York Region	\$10,000	Newmarket
NewMakeIT	Digital innovation hub, makerspace and interactive training and co-working facility	\$10,000	Newmarket

Stream 2: Small Businesses and Entrepreneurs

Business Name	Description	Funding Received	Business Location
Aruna Revolution	Compostable menstrual pads	\$10,000	Nova Scotia*
BHF Agrorobot	Agricultural robots and artificial intelligence solutions to replace herbicides for weeding in commercial farming	\$10,000	Markham
elerGreen Industry Corporation	Electrochemical reactor that recovers valuable products from wastes and renewable electricity	\$10,000	Toronto**
Kevares	Autonomous robotics solutions	\$10,000	Markham
Kiwi Charge	Mobile EV charging technologies and services	\$10,000	Toronto**
RideAlike	Car-sharing platform for vehicle owners to rent out their cars	\$10,000	Toronto**
Spero Analytics	Wireless mesh networks for continuous, automated methane monitoring in industrial facilities	\$10,000	Toronto**

Stream 3: Pitch Competition

Business Name	Description	Support Received	Business Location
Cattle Scan	Technology for commercial cattle monitoring that provides farmers with insights into the reproduction, productivity, nutrition and well-being of individual cattle and entire herds.	\$30,000***	Markham
Kimia Analytics	Compact, transportable triple-quad ICP-Mass Spectrometer, enabling on-line, real-time, and precise detection of chemical elements.	\$20,000***	Markham

* Committed to co-locate to York Region or ventureLAB's innovation hub for at least six months upon prize acceptance

** Outside of York Region but within ventureLAB catchment area

*** Additional funds leveraged from Tech Bridge and Sterling Industries Ltd.

ventureLAB - Hardware Catalyst Initiative (HCI)

Key Performance Indicator	Actual (2022 – 2024)	Goal (2022 – 2024)	Difference (Actual – Goal)
Hardware Stream:			
New Companies Served	75	16	+59
Jobs created – York Region	93	18	+75
Jobs Created – Overall	462		
Products Commercialized	92	2	+90
Patents Registered	82	4	+78
Canada Catalyst Stream:			
Foreign Companies Landed	7	8	-1
Jobs Created – York Region	10	36	-26
Jobs Created - Overall	33		

NOTES

- Hardware Stream is exceeding all metrics
- Canada Catalyst Stream is tracking well with Foreign Companies Landed but is underperforming in Jobs Created. This is partially due to limitations imposed by the IRCC Start-Up Visa program and backlogs in issuing work permits hindering the arrival of foreign-based tech companies, and slowing job creation
- Combined metrics for this program are above targets



2024 YEAR IN REVIEW

York Region
Economic Development

YORK  **LINK**


York Region



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Director's Note



I am pleased to present the 2024 Economic Development Year in Review. This publication highlights achievements of our Economic Strategy team and the collaborative work with our local partners; in addition to showcasing significant activities within the business community across York Region.

York Region, home to over 57,000 businesses, ranks as the third largest business community in Ontario and is a leading Canadian tech hub with over 4,900 technology companies. Our robust economy supports 624,000 local jobs, and our labour force is projected to reach 900,000 by 2041.

Guided by the 2024 - 2027 York Region Economic Development Action Plan (EDAP) – approved by York Regional Council in February 2024 – our team collaborates with local municipalities and various partners to deliver comprehensive economic development services. These efforts enhance local programs, leveraging the combined economies-of-scale of the Region's strong and growing industry clusters, skilled workforce, innovation ecosystem, and advanced infrastructure to support business retention and future growth opportunities to the benefit of all residents.

In 2024, York Region experienced healthy growth across several key metrics. From drafting and beginning to implement two crucial roadmaps – the EDAP and a new Agriculture and Agri-Food Sector Strategy, to being named one of Canada's best locations to invest, the Region continues to be an economic powerhouse, with many key indicators ranking among the highest in Ontario and Canada.

As we reflect on 2024, we celebrate all the entrepreneurs and businesses across York Region that make this the place where talent and opportunity intersect. I also extend my gratitude to the Economic Strategy team for their dedication to delivering best-in-class service to the business community.

We look forward to supporting our municipal partners and the business community as we push forward for continued growth in 2025 and delivering on Regional Council's priority of economic vitality for our business community and residents.

I encourage you to stay connected with what's happening in the local business community by following the York Link social media channels, subscribing to our monthly York Region Business Update e-newsletter, and explore yorklink.ca for the latest business news, investments, events, and more.

Jonathan Wheatle
Director, Economic Development
The Regional Municipality of York

Regional Economic Development Highlights

yorklink.ca

York Region: An Economic Powerhouse in the GTA, Ontario and Canada

A central and strategic location, strong and diverse economy, highly skilled workforce and a high quality of life continue to make York Region a destination of choice for business, innovation, and talent in the Greater Toronto Area (GTA), Ontario and Canada.

The Region is home to over 57,000 employer businesses and boasts robust manufacturing and services industry clusters, including:

- Agriculture and Agri-Food
- Automotive Parts and Technology
- Building and Construction
- Financial, Insurance, and Real Estate Services (FIRE)
- Information and Communications Technology (ICT)
- Life Sciences and Healthcare Technology
- Logistics, Distribution, and Warehousing

York Region’s nine local municipalities are among the most desirable communities to live and work in Canada. The Region is unique in its mix of urban, suburban, and rural communities, presenting a range of both lifestyle and economic development opportunities.

York Region is a hub for talent that fuels growth in the knowledge-based economy, with 73% of residents having post-secondary education. That’s the third highest rate nationally among jurisdictions with a population of more than one million, according to Canadian Census data.

The availability of highly skilled talent underscores the strength of the local technology sector, with York Region having the highest labour force proportion in natural and applied sciences occupations, and the highest proportion of post-secondary grads specializing in science, tech, engineering, or mathematics (STEM) in the Toronto-Waterloo corridor. York Region also has the highest labour force proportion in business, finance and administration occupations among Canada’s largest municipal jurisdictions.

With support from other levels of government, York Region and its local municipalities are

making unprecedented investments in transit, infrastructure, and services that support residents and businesses. A significant share of that development is taking place in York Region’s urban centres and transit corridors, anchoring its evolution into a world-class community that offers residents a spectrum of live/work opportunities.

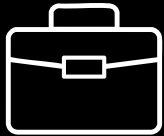
The Region is also home to some of the most productive agricultural areas in Ontario, with nearly half of its land protected for agricultural uses. The total operating farm revenue ranks first in the GTA and third highest in the Greater Golden Horseshoe area. This success can be partially attributed to the fact that more than half of the Holland Marsh, a specialty crop area, is located within the Region.

In collaboration with local municipalities and other partners, the York Region Economic Strategy team delivers cross-municipal economic development services that augment and support local-municipal programs. Services and activities leverage the combined economies-of-scale of the Region’s strong and growing:

- Industry clusters
- Talent pool
- Innovation ecosystem
- Infrastructure

All of which drives opportunities for residents and businesses across the Region’s nine cities and towns.

Despite on-going and new economic challenges, York Region has experienced healthy growth across several key measures compared to pre-pandemic levels. The Region continues to be an economic powerhouse, with many key economic indicators (see page 62-63) ranking among the highest in both Ontario and Canada.



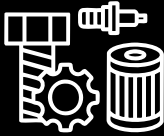
Ontario’s 3rd Largest Business Centre

57,000+ Employer
Business Establishments



4,900+ ICT Companies

One of Canada’s Top
Tech Jurisdictions



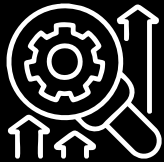
Canada’s Largest Independent Auto Parts and Electronics Manufacturing Cluster

250+ Core Sector Companies



Ontario’s 2nd Largest Food and Beverage Processing Sector

4th Largest in Canada



3 of the Top 5 Corporate R&D Spenders

in the Greater Toronto Area



Ontario’s 3rd Largest Manufacturing Hub

and 5th Largest in Canada
with 2,600 Local Manufacturers

**YORK REGION IS WHERE TALENT
AND OPPORTUNITY INTERSECT**



Augmenting and supporting local business retention, expansion, and attraction services

York Region’s Economic Strategy team works in close collaboration with local municipalities and other service delivery partners to strengthen economic vitality across the Region. Over the last five years, York Region’s targeted business advisory support services have facilitated over 5,500 new jobs throughout the region and the retention of thousands of existing jobs.

Additional job creation is also facilitated with key entrepreneurship and innovation partner organizations directly funded or supported by the Region, such as ventureLAB, Treefrog Accelerator, Workforce Planning Board of York Region and York University’s YSpace. These support services underscore the pivotal role of York Region in ensuring a steady pipeline of skilled professionals to meet the demands of its diverse and dynamic economy.

Region-wide business advisory services delivered by York Region, alongside local municipalities, primarily target established companies in strategic growth industry sectors. These services leverage regional economies-of-scale, the robust York Link communications platform, sector specific expertise, and a network of external partners to extend the reach of municipal corporate call programs and client engagements.

Regional services include, but are not limited to, designated business referrals to the Federal Government’s Global Skills Strategy, strategic cross-municipal business-to-business introductions, sector-specific advisory, on-request joint client expansion and attraction consultations, community business exposure, and cross-municipal industry business development and promotional activities.

Small businesses in York Region’s northern six municipalities – Aurora, East Gwillimbury, Georgina, King, Newmarket, and Stouffville – benefit from advisory services, programming, and funding programs through the York Small Business Enterprise Centre (YSBEC). Check out pages 42-47 for more information on YSBEC services, programs, and success stories.

Strong region-wide industry clusters are key to retaining, growing, and attracting businesses in York Region and differentiating the Region as a business location of choice within the wider Greater Toronto Area.

To assist with maintaining and growing the Region’s strategic industry clusters, York Region Economic Strategy, with local municipalities, undertakes cluster development work through an integrated approach that combines research and analysis, direct-to-business advisory, high-profile activations and sector marketing and promotion.

Industry clusters of focus in 2024 were automotive parts and autotech, information and communications technology (with a focus on hardware and semiconductors), life sciences, and agri-food. These sectors will continue to remain a priority focus in 2025; a sub-focus of advanced manufacturing ties all these sectors together and was highlighted at Hannover Messe, one of the world’s largest manufacturing and technology tradeshows, in April 2025.

Success through collaboration:

Hanon Systems invests \$155M in electric vehicle parts manufacturing facility in Vaughan, creating 300 new jobs

In October, global auto parts company Hanon Systems, headquartered in South Korea, announced a \$155 million investment to build a new 284,200 sq. ft. electric vehicle parts manufacturing facility in Vaughan, York Region. The new e-compressor plant when operational will be the first-of-its-kind in North America.

Collaboration across many levels is critical to landing successful investments like this. The York Region Economic Strategy team was proud to work alongside Vaughan Economic Development, Invest Ontario, and the Ontario Ministry of Economic Development, Job Creation and Trade to support Hanon Systems before the company decided and finalized this major investment project in York Region.



York Region’s foreign direct investment partnership program

supports local-municipal investment readiness and attraction

York Region is a leading destination for business foreign direct investment (FDI) in the GTA. FDI has contributed to substantial net economic benefits to the Region’s economy, with approximately 600 foreign companies accounting for roughly 10 per cent of all local jobs. The United States and the ICT sector represent the largest source country and target sector, respectively, for FDI in York Region. The region is home to an impressive list of foreign companies, some of which are highlighted in this publication with investment and expansion activities.

In May 2022, Regional Council approved a new “Made in York Region” Regional FDI support partnership framework in collaboration with local municipalities.

- The partnership framework includes the following key focus areas:
- Assist York Region’s local municipalities meet their FDI attraction priorities through cost-sharing of professional services for FDI prospecting or investment readiness projects and initiatives
 - Expand economies-of-scale visibility and promotion of York Region as a destination for FDI attraction in the GTA in key growth industry sectors via the York Link marketing platform and through targeted promotional activations
 - Provide on-request regional staff support for partner-led FDI client files, or activities of regional significance
 - Support the GTA’s FDI attraction agency – Toronto Global – with their centralized end-to-end FDI attraction services

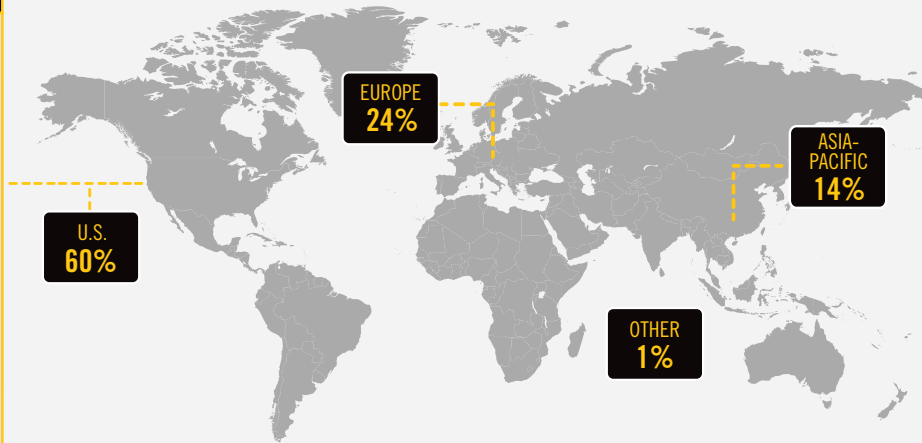
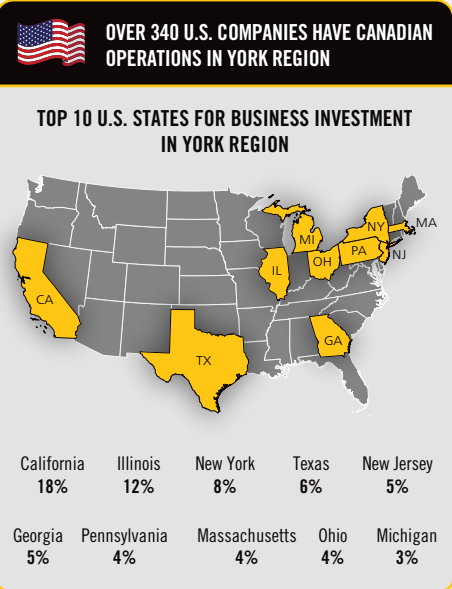
York Region FDI partnership Fund delivers results through collaboration

In 2024, York Region Economic Strategy supported the following local municipalities with investment readiness or attraction through the Region’s FDI partnership fund for a variety of projects. All nine local municipalities in York Region can leverage the fund towards eligible FDI activities subject to the fund’s criteria. The following municipalities leveraged regional funding support for their local FDI projects and initiatives in 2024:

- **East Gwillimbury:** Community and business data research and the development of marketing material such as key sector profiles and investment nodes to support investment attraction.
- **Georgina:** Development of a professional pitch deck to support investment attraction prospecting activities, a new community profile to be used at tradeshow and investment-related events, a commercial

brokerage campaign promoting Georgina’s employment lands investment opportunities, and targeted work with lead generation firm.

- **Markham:** Life sciences sector promotional video for use at the Markham kiosk as part of York Region presence at the MedTech Conference in Toronto this past October.
- **Richmond Hill:** Professional FDI training for staff and elected officials, plus development of additional marketing materials, and further development of the city’s FDI implementation plan.
- **Vaughan:** Showcase for the Vaughan Healthcare Centre Precinct via targeted video, a Betakit advertorial, on-site presence and panel activation, as part of the York Region presence at the MedTech Conference in Toronto.



Percentage of Foreign Companies in York Region by Source Country

600 Foreign Companies have operations in York Region



Logos represent a small sample of foreign companies in York Region.



York Region delegation attends the Site Selectors Guild Annual Conference to showcase key investment lands

In April 2024, York Region, along with municipal economic development partners from Georgina, Markham, Richmond Hill, and Vaughan attended the Site Selectors Guild (SSG) Annual Conference in Nashville, Tennessee.

The SSG is an industry association of experts and consultants who specialize in guiding enterprise-of-scale corporations through the complex process of selecting optimal locations for major expansions or growth. Site selectors work with corporations across a wide array of industries including manufacturing, technology, logistics, and life sciences, among others.

The York Region delegation delivered presentations to six senior site selectors from North America and Europe. This meeting

showcased York Region’s collective strength as a prime location for international companies considering expansion into Canada and its largest market, the Greater Toronto Area, and facilitated expert feedback on the region’s investment attraction positioning and value proposition.

Our municipal partners highlighted the unique advantages of their respective communities and business ecosystems providing the site selectors in attendance with a strong overview of the region’s potential for future business expansion.

Throughout the conference, the York Region delegation gained a wealth of insights, including targeted feedback directly from those involved with major expansion experience on what the Region and our municipalities should be leveraging when pitching companies. The collective economies-of-scale that the Region can offer is a leading driver that would assist site selectors in their initial research and selections before they dive deeper into additional municipal specific advantages.

York Region named one of ‘Canada’s Best Locations’ to invest by Site Selection Magazine

In 2024, The Regional Municipality of York was named one of Canada’s top 20 locations to invest by Site Selection Magazine, a leading business publication covering corporate real estate and economic development.

“York Region is proud to be named one of Canada’s best places to invest for the second consecutive year,” said former York Region Chairman and CEO Wayne Emmerson. “Through

York Region’s commitment to economic vitality in our Corporate Strategic Plan and through the activities identified in the Economic Development Action Plan, together with our nine local cities and towns, we continue to create thriving conditions for existing and new businesses to grow and succeed.”

For more visit: yorklink.ca/york-region-named-one-of-canadas-best-locations-to-invest/





Connecting growing businesses in the knowledge-based economy with global talent

The Greater Toronto Area, and York Region in particular, has a deep talent pool in technical, engineering, and scientific occupations, as well as management and business administration. However, there are times when local companies need skilled individuals from abroad in certain occupations to help them grow. That's where Canada's Global Skills Strategy (GSS) comes in.

The GSS is a Federal Government program created to help eligible Canadian businesses access skilled talent from around the world in eligible, in-demand and specialized occupations and positions.

In collaboration with local municipalities and innovation partners, York Region assists local growth companies in technology and scientific sectors to navigate the GSS and determine their eligibility for the program. York Region is a designated referral partner for the GSS Dedicated Service Channel and Global Talent Stream Category 'A' through Immigration, Refugees and Citizenship Canada and Economic and Social Development Canada.

Over the past five years, York Region Economic Development has facilitated the creation of over 1,500 new knowledge-based and advanced manufacturing jobs across York Region through confidential business referrals to Canada's Global Skills Strategy programs.

Referrals were made for companies in a range of industry sectors such as information & communications technology, engineering, and life sciences. The companies referred range from high-growth startups to major employers investing or expanding in the Region.

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YORK + LINK
YORK REGION
YORKLINK.CA

York Region and local partners forged new connections at The MedTech Conference Toronto

York Region Economic Strategy, alongside municipal partners from Georgina, Richmond Hill, Markham, and Vaughan showcased the Region within the Destination Toronto and Invest Ontario pavilion. This included insightful panels, a dedicated space highlighting regional life science assets, and on-site staff were able to network with industry professionals over the three-day event.

Our presence at North America's premiere medical technology conference was a prime opportunity to reinforce the strength of York Region's life sciences assets and contributions to Ontario's ecosystem.

During the conference, the Ontario Government announced \$146 million in funding to position Ontario as a global biomanufacturing and life sciences hub.

Highlights from York Region's presence at The MedTech Conference included:

- A panel hosted by Vaughan Economic Development focused on the value of forming strategic partnerships with healthcare and innovation stakeholders, such as the partnership with ventureLAB and the Vaughan Healthcare Centre Precinct around the Cortellucci Vaughan Hospital.
- A panel hosted by Georgina Economic Development emphasized the promising potential of the proposed new Canadian Life Sciences and Technology Park in Georgina and highlighted the importance of industry led developments in enhancing Ontario's life sciences sector.

While Economic Strategy staff were busy at the conference, an accompanying marketing campaign on social media resulted in over 3 million impressions and 3,000 engagements from key industry stakeholders. These efforts significantly enhanced visibility and recognition of York Region's life sciences and health tech sector within the broader provincial and Canadian ecosystem.

For more information about York Region's presence at The MedTech Conference visit:
yorklink.ca/medtech2024





The bright lights of **Collision Conference** shined on the York Region tech ecosystem one final time as the conference finished its multiyear run in Toronto

In mid-June, the final Collision Conference took place at the Enercare Centre in Toronto. The major tech event has rebranded to Web Summit and moved to Vancouver for the 2025 edition. The concluding Collision Conference attracted over 40,000 attendees from more than 130 countries.

This global tech event featured over 800 industry leaders and visionaries and more than 2,000 next generation startups from around the world, making it a melting pot of innovation and inspiration.

York Region stood out with a strong on-the-ground presence featuring:

- A media booth with tech journalist Marc Saltzman conducting more than 35 interviews with startups, innovation partners, business park developers, elected officials, and major companies like IBM Canada.
- A startup island featuring a diverse array of 24 innovative startups showcasing their technology were a part of the #YRtech ecosystem via our innovation partners – YSpace, ventureLAB, Treefrog Accelerator, Seneca HELIX, and the Centre for Local Innovation and Collaboration.
- A networking space that allowed municipal economic development and innovation partners to host meetings and engage with Collision attendees as they learned about the Region and our nine cities and towns.

The participation of local municipalities including economic development staff from Aurora, Georgina, Markham, Newmarket, and Richmond Hill, underscored the collaborative spirit of the Region, highlighting its role as a leading Canadian tech hub.

For more details on York Region’s presence at Collision visit: yorklink.ca/collision2024

APMA Canada 2024 Automotive Summit

brings together professionals
from leading automotive
and parts manufacturers
and suppliers

In June, York Region alongside Vaughan Economic Development, supported the Automotive Parts Manufacturers' Association (APMA) Canada Automotive Summit held in Vaughan. This sold-out event attracted key players in Canada's and North America's automotive ecosystem to network, learn from industry experts, and celebrate the success of recent investments made in the Canadian auto sector.

This was the first of three summits to take place in the city and follows City of Vaughan's earlier work and collaboration with York Region Economic Strategy in 2023 to attract this summit to the city.

The summit was a great opportunity to showcase the advantages of York Region's auto parts and autotech sector as the Region is home to Canada's largest independent automotive parts and electronics manufacturing cluster.

The focus of the event was around the ongoing advancements in electric vehicle technology and the importance of transitioning to a sustainable automotive future.

With additional discussions and panels highlighting:

- The role of innovation in maintaining Canada's competitive edge in the global automotive market, with a focus on new technologies and manufacturing processes.
- The importance of collaborations and partnerships aimed at driving growth and addressing challenges within the automotive sector in North America.

Overall, the summit underscored York Region's pivotal role in shaping the future of the automotive industry in Canada and beyond. Local municipal partners from Aurora, Georgina, Markham, and Vaughan were in attendance to network with professionals from companies including Honda Canada, Linamar, Martinrea, Magna, and many others.



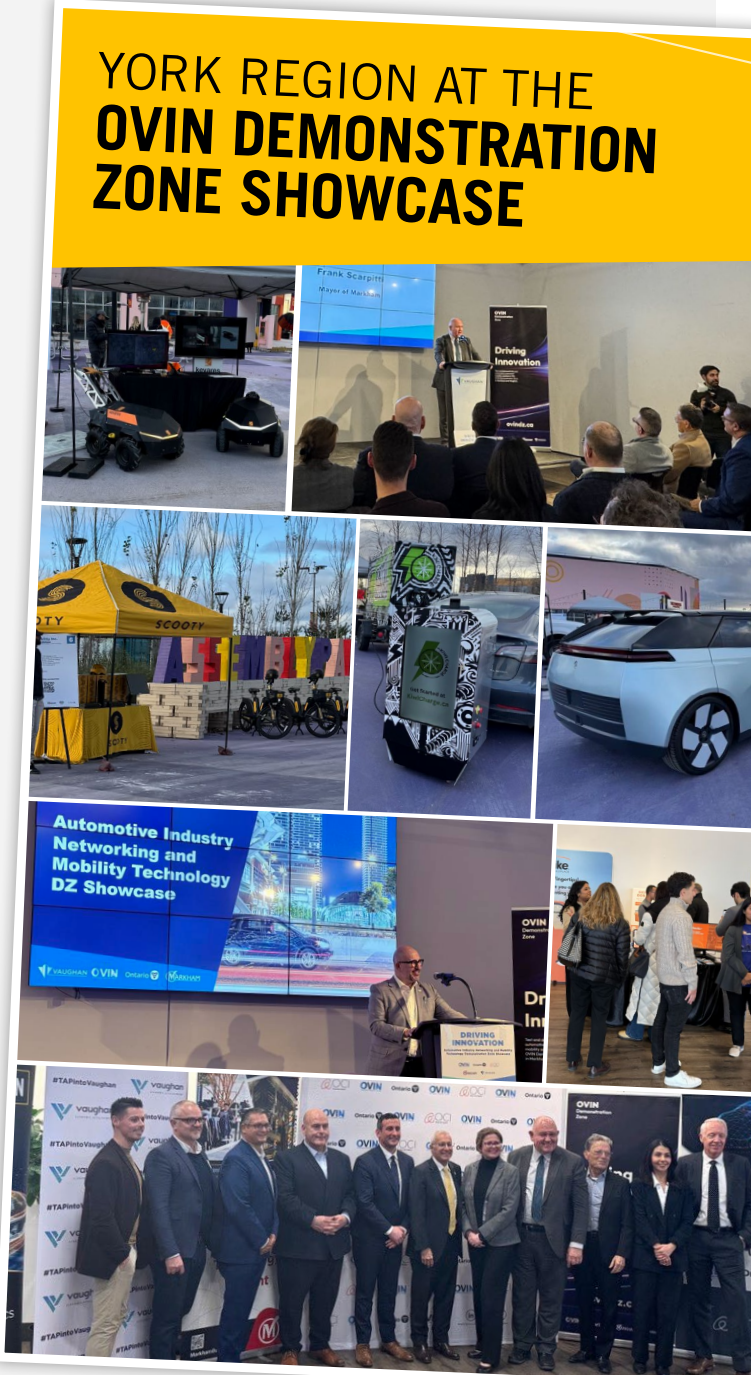
Interactive autotech and mobility showcase held in major urban centre in York Region

In December, the Driving Innovation Showcase took place at Assembly Park in Vaughan, connecting start-ups from the Ontario Vehicle Innovation Network (OVIN) Demonstration Zones to industry leaders. Hosted by the Ontario Government, OVIN, APMA Canada, Assembly Park, Markham, Vaughan, and York Region, the event highlighted and celebrated York Region's and Ontario's mobility innovation ecosystem.

Opening remarks were delivered by Ontario Minister Victor Fedeli, Vaughan Mayor Steven Del Duca, Markham Mayor Frank Scarpitti, and Head of OVIN, Raed Kadri. Attendees networked with industry leaders and experienced the latest technologies in the OVIN Demonstration Zone and APMA Canada's Project Arrow. Start-ups showcased innovations to address various mobility challenges, such as maintenance and delivery robots, traffic safety, sustainable charging, parking detection, and road monitoring solutions.

The OVIN Demonstration Zones in Markham Centre and Vaughan Metropolitan Centre serve as a platform for small and medium-sized enterprises in the province to test, pilot, and showcase innovations, such as electric vehicle advancements, integrated mobility solutions, robotics, and connected and autonomous vehicle technologies in real-world environments.

For more information visit:
yorklink.ca/ovindzshowcase



Mobility Innovation Happens in York Region

2 OVIN DEMO ZONES
Markham Centre & Vaughan
Metropolitan Centre



**1 REGIONAL TECHNOLOGY
DEVELOPMENT SITE**
ventureLAB



The Region is also home to one of GM's three Canadian Technical Centres, the Markham Elevation Centre, which is Canada's largest corporate automotive innovation hub.

For more information visit: yorklink.ca/autotech

York Region’s new vacant employment land inventory visualization platform

Supports local municipalities with investment attraction and employment lands growth forecasting and monitoring

Last year, York Region launched the vacant employment land inventory (VELI) platform – a land parcel-based inventory and map visualization tool for undeveloped employment lands within designated industrial employment zones throughout York Region.

The VELI platform aims to assist local municipalities with the promotion of employment lands and large investment-ready sites, support economic development business attraction and retention strategies, facilitate forecasting and monitoring of employment growth, and inform future transit and other infrastructure service needs.

The VELI collects data under the following main categories: property location, size of property, development status, key investment ready sites, servicing availability, and other information such as distance to highways, airport, rail, etc.

Data is provided by the Region’s local municipalities to help provide a comprehensive regional picture.

Explore the VELI platform:
yorklink.ca/employmentlands

The York Link marketing platform

Supports cross-municipal business growth and economic development promotion

York Region’s award-winning York Link economic development marketing platform has become a recognized name, comprised of a suite of dedicated social media tools and the York Link website. York Link has established itself as a distinguished brand within the business and economic development community across the GTA and beyond.

The York Link platform is focused on marketing to the business and professional talent community and has proven to be of significant value in extending the reach and impact of local municipal economic development promotional efforts in the Region.


YorkLink.ca serves as a comprehensive resource hub, featuring business community news, economic development updates from across the Region’s local municipalities, sectoral profiles, Regional-level business data, targeted job boards, a business events calendar and many other resources aimed at supporting business growth and talent attraction across the Region.

Regional value proposition messaging through the York Link platform has proven to have on-the-ground impact on business location decisions across the Region as companies continuously assess and evaluate their business location options.

In 2024, there was a continued effort to enhance the York Link marketing platform to promote York Region as a leading destination for business, innovation, and talent leveraging the collective economies-of-scale to the benefit of all of the Region’s cities and towns.

By year-end, the platform had garnered a total of over 3.5 million content views (impressions) and more than 46,000 followers and subscribers across all channels and products. This high level of engagement underscores the platform’s role in creating a dynamic and interactive community that supports business growth and collaboration within the Region. The York Link digital marketing platform has proven to be a valuable asset for engaging with businesses and supporting key action items in the 2024 - 2027 Economic Development Action Plan.

2024 Indicators:


3.5 M
Content views
(impressions)


46,338
Followers


37,913
Engagement


14,824
Video views

Follow us on:



Disclaimer: Statistics are cumulative for York Link’s social media channels; total followers is cumulative for social media channels and e-newsletter subscribers.



York Region takes step to address talent development and acquisition challenges in local business community

In 2024, York Region began the development of a comprehensive Partners Engagement Plan (PEP) to address talent development and acquisition challenges facing the local business community. This is a key deliverable under the talent pillar of the York Region Economic Development Action Plan. The plan, which will be launched in 2025, aims to establish a collaborative talent ecosystem involving multiple partners, integrating resources and expertise to ensure a proactive response to the evolving labour market demands.

The PEP was developed through research of existing reports on talent issues in York Region and other regions. Feedback from stakeholders was also leveraged to guide development of the PEP and identify opportunities for their participation in key actions.

Key objectives of the Partners Engagement Plan include:

-  **Raise awareness and understanding** of programs and initiatives amongst employers and job seekers
-  **Create and support partnerships and collaboration** between stakeholders across the talent development and attraction spectrum
-  **Exploring opportunities to support talent development**, attraction and retention for specific sectors

York Region and Vaughan Chamber of Commerce collaborate on 2024 Future of Manufacturing Report

In October, the 2nd annual Future of Manufacturing Summit held in Vaughan, brought together industry leaders, policymakers, and experts to discuss the evolving landscape of Canadian manufacturing.

The release of the Future of Manufacturing Report in December following the Summit, built upon those discussions, and provided data, insights, and expert advice on navigating the evolving manufacturing industry. This report was a collaborative effort led by the Vaughan Chamber of Commerce with support from York Region Economic Strategy and Humber Polytechnic.

The report highlights the importance for manufacturers to embrace and implement industry 4.0 technologies, strengthen supply chain adaptability, and improve cybersecurity awareness and protection measures.

A key element to the report also addresses the challenges of talent in the manufacturing space and offers key actions to improve the talent pipeline, which includes:

- **Strengthen Industry-Education Partnerships:** Align training programs with industry needs, focusing on digital skills and automation.
- **Promote STEM and Trades Education Early:** Increase high school students’ exposure to manufacturing careers through co-op placements and mentorship.
- **Implement Regional Training Incentives:** Advocate for tax credits to support workforce development and offset training costs.
- **Expand Diversity Efforts:** Engage underrepresented communities through mentorship and outreach.

Read the 2024 Future of Manufacturing report: vaughanchamber.ca/wp-content/uploads/Future-of-Manufacturing-Report.pdf





Entrepreneurship and Innovation Fund delivered for promising startups, accelerators, and partners



York Region continues to champion positive transformation and business growth through the Entrepreneurship and Innovation Fund (EIF). The EIF is dedicated to fostering innovation by providing comprehensive support to promising early-stage start-ups, accelerators, incubators, and community partners, driving development and growth within York Region's business community and beyond.

In 2024, York Region entered into a new four-year funding agreement with ventureLAB to support innovation network development under the EIF. This agreement commits an annual investment of \$100,000 – with the possibility of up to three renewals – bringing the total potential investment in the EIF to \$400,000.

The EIF continues to play a crucial role in nurturing the entrepreneurial ecosystem, driving innovation, and supporting economic development across York Region. Funding is made available annually through a competitive process and delivered through the following three funding stream opportunities.

A record number of EIF applications were received in 2024, which is indicative of the growth in awareness and demand for this program. ventureLAB was also able to grow the EIF by \$40,000 with contributions from TechBridge, Sterling Industries Ltd., City of Markham and City of Vaughan. This enabled an increase in the available prize for the HardTech Summit Pitch Competition.

STREAM 1: Non-profits / community partners that serve underrepresented communities

This stream focuses on fostering an inclusive community by supporting non-profits and community partners that serve underrepresented groups. In 2024, two qualified non-profit organizations were each awarded \$10,000 to promote and enhance entrepreneurship and innovation within these communities.

STREAM 2: Small businesses or entrepreneurs developing agri-tech and cleantech solutions

Recognizing York Region's status as a major tech and agri-food hub, this EIF stream is dedicated to supporting small businesses and entrepreneurs in the agri-tech and cleantech sectors. This stream awarded seven prizes of \$10,000 to qualified businesses, encouraging the development of innovative solutions that promote social and environmental sustainability.

STREAM 3: Pitch competition for tech companies at annual HardTech Summit

This stream supports regional tech companies through an annual pitch competition, held in conjunction with ventureLAB's HardTech Summit. In 2024, 70 applications were received and after a rigorous review process, eight finalists were selected to compete. These finalists received one-on-one pitch coaching sessions and pitched for a \$50,000 award to support their innovative tech solutions.

For more information visit: venturelab.ca/eif



York Region solidified its **commitment to fostering innovation** through a new funding agreement with ventureLAB

In April 2024, York Regional Council approved a new four-year agreement, that allocates \$150,000 annually for core services, totaling up to \$600,000 through 2027. Under this agreement, ventureLAB will provide comprehensive program support, financial administration, and detailed program reporting.

Key responsibilities under the agreement include supporting entrepreneurs and scale-up companies with product and service development, offering mentorship and training, collaboration on innovation programs, and promoting ventureLAB’s services at various events throughout the region. This is in addition to the ongoing five-year \$1.5 million funding agreement to expand the Hardware

Catalyst Initiative, which ventureLAB leveraged to secure an additional \$4.5 million from FedDev Ontario.

Additionally, ventureLAB will deliver entrepreneur programs such as the Capital Investment Program and Venture Growth Program and provide one-on-one advisory services.

The regional advisor will work with local economic development offices and business organizations across the Region to identify and engage qualified businesses and founders. A coordinated marketing plan was implemented to increase awareness of ventureLAB highlighting success stories and the economic impact of their initiatives.



Over 1,100 attendees participated in ventureLAB’s 4th Annual HardTech Summit in Markham

In November, more than 1,100 people participated in ventureLAB’s 4th annual HardTech Summit in person or virtually. Hosted by CBC journalist, Manjula Selvarajah and held at the Toronto Marriott Markham, this summit focused on global manufacturing and semiconductor opportunities in Canada.

For the first time, the summit featured a side stage for deeper discussions. Panels explored topics such as medtech innovation, strategies for Canada’s tech growth, workforce challenges, and communication tools in hardtech. Attendees also visited over 30 exhibition booths showcasing advancements in hardware, medtech, AI, and semiconductors.

For more information visit: yorklink.ca/venturelab-hosts-4th-annual-hardtech-summit/

York Region Innovation and Investment Fund enables the development of Project JumpSTART

In 2024, York Region made a significant leap in expanding York Region’s innovation capacity while supporting entrepreneurship through the Innovation and Investment Fund (IIF).

The purpose of the IIF is to drive innovation in the community and attract investment in transformational projects of regional, provincial or national significance.

In January, Council approved the allocation of \$1.08 million over three years in support of Project JumpSTART - a collaboration between York University and Treefrog Inc.

This initiative addresses the needs of internationally-based tech entrepreneurs and female tech entrepreneurs by leveraging two standout programs:

- **York University’s Entrepreneurial Leadership and Learning Alliance (ELLA) Program** is dedicated to empowering women entrepreneurs, offering them the resources, mentorship, and support they need to thrive.
- **Treefrog Accelerator Program** aims to attract and support both local and international entrepreneurs with support from both organizations involved in Project JumpSTART.

Building on the successful models already established by York University and and Treefrog Inc., and support previously received by the Ontario Skills Development Fund (SDF) program, this initiative is expected to create 300 jobs over the next three years. It aligns with the IIF mission and goal of being a catalyst for innovation, with an increased focus in York Region’s northern six municipalities.

York Region Innovation Leadership Group enhances innovation and entrepreneurial spirit in the Region

The York Region Innovation Leadership Group (ILG) is an industry-led group that provides strategic guidance to the Innovation Pillar in the York Region Economic Development Action Plan. In 2022, a study suggested creating this group to use industry knowledge to strengthen the Region's innovation efforts.

Founded in 2023, the ILG is administered by York Region Economic Strategy and comprised of members from the business community, academia, centres of innovation, York Angel Investors, and YorkNet. The group meets quarterly to discuss innovation-related issues and opportunities, aiming to enhance the region's innovation and entrepreneurial spirit by identifying new opportunities.

In 2024, four productive meetings were held where the group tackled important topics such as addressing talent gaps and enhancing the mobility ecosystem.

Key results from these meetings include:



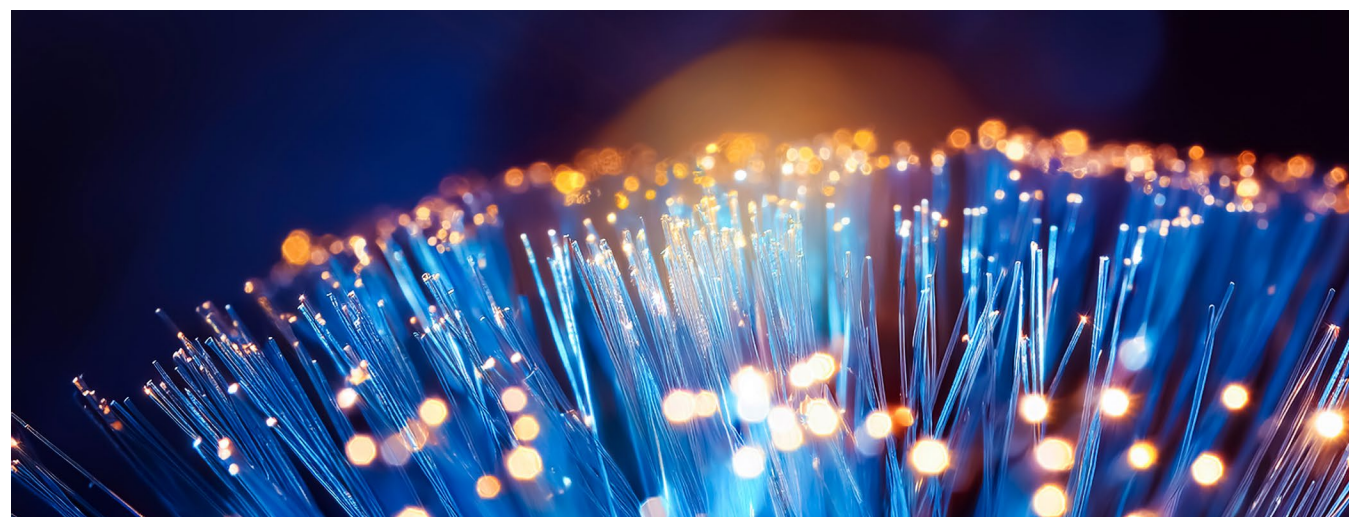
- **Gathered valuable feedback** on the York Region Partner Engagement Plan, which will help refine talent-related strategies moving forward.



- **Explored the development** of a York Region Innovation Exchange and established a working group to set the framework for its launch and operation, which will enable collaboration between private, public and academic sectors to drive innovation in the region.



- **Received insights on best practices** from Ontario Centre of Innovation (OCI) regarding large-scale initiatives like ENCQOR - a transformative 5G technology innovation project led by OCI in partnership with the governments of Canada, Ontario and Québec - that can be leveraged by York Region when considering similar initiatives.



YorkNet growth supports innovation and broadband service delivery across York Region

YorkNet is a regional-owned corporation that builds and operates a high-speed, dark fibre network across the Region to create equitable access to high-speed internet. It achieves this through three primary areas of focus:

- Improving the delivery of regional services such as traffic management, transit systems, water/wastewater control management, security monitoring, policing, and cloud-enabled applications.
- Working with municipalities, hospitals, libraries, fire halls, schools, community centres, and other public sector organizations to improve the broadband services they deliver using YorkNet's network.
- Providing telecommunication and internet service providers with open access to the network to drive economic and social benefits and enhance broadband service for the Region's residents and businesses, particularly in rural and underserved areas of the Region.

Currently, more than 1,000 kilometres of dark fibre conduit has been installed across all nine regional municipalities and into the Chippewas of Georgina Island First Nation, making it one of the largest constructed dark fibre networks in Ontario.

The growing footprint of this network presents opportunities for other telecommunications users to enhance data service delivery, and this is being shared with interested parties to raise awareness. This infrastructure also serves as a foundation for research, development, and testing leading-edge technologies that will shape the way we live, work, and learn.





2024 York Region Tourism Fund supports fifteen local events

Established in 2022, the York Region Tourism Fund aims to support tourism and placemaking across York Region by encouraging increased participation at local events. The fund is open to registered charitable organizations and non-profit/not-for-profit organizations, including local municipalities, business improvement areas, chambers of commerce and boards of trade, destination marketing organizations, arts associations, and community groups. Successful applicants can receive up to \$5,000 per event and funds are allocated on a first-come, first-served basis.

In 2024, events supported by the Tourism Fund attracted over 40,000 attendees and more than 300 businesses participated. Many organizations received earned media coverage and increased awareness for their event. The fund not only enhanced local tourism, but also strengthened community bonds and economic growth.

In 2024, 15 recipients received funding through the Tourism Fund:

- **Aurora Chamber Street Festival**
Aurora Chamber of Commerce
- **Stouffville Main Street Classic Car Show**
Stouffville Chamber of Commerce
- **World Aquatics Artistic Swimming World Cup**
Canada Artistic Swimming
- **Markham Village Music Festival**
Markham Village Festival Corporation
- **Aurora Through the Archives**
Town of Aurora
- **Annual Lavender Festival**
Lavender Polo Community Centre for Children in Need
- **Markham Talent**
Markham Arts Council
- **2024 Markham Jazz Festival**
Markham Jazz Festival
- **York Region 2SLGBTQ+ Community Action Plan**
York Pride Fest
- **Symphony Under the Stars**
Town of Stouffville
- **Canada Day Celebrations 2024**
City of Markham
- **Summerfest Marketplace**
The Richmond Hill Board of Trade
- **Field to Table Farm Tour**
Town of Georgina
- **Gran Fondo King**
King Chamber of Commerce
- **Taste of King**
Township of King

For more information visit: yorklink.ca/tourismfund



Agriculture and agri-food sector support in the Region

New council-approved strategy aims to support and grow the sector

As a crucial component of York Region’s economic vitality, the agriculture and agri-food sector in York Region is a significant contributor to the local economy accounting for \$3.8 billion in gross domestic product. The Region is home to some of the most productive agriculture areas in Canada and the country’s fourth-largest food and beverage processing hub, supporting more than 67,000 local jobs.

In October 2024, York Regional Council approved the 2024 - 2027 Agriculture and Agri-Food Sector Strategy. By focusing on initiatives supporting innovation, resiliency and education, the updated strategy aims to support the future growth and success of this vibrant industry.

Building on the success of the previous strategy, the new version focuses on sustaining and supporting the entire local agri-food sector and addresses modern challenges such as climate change, labour shortages, supply chain disruptions, and technological advancements while integrating the Region’s commitment to inclusivity, diversity, equity, accessibility and Indigenous relations.

The 2024 - 2027 Agriculture and Agri-Food Sector Strategy was developed using a phased approach with input from over 200 stakeholders through focus groups, interviews, an agri-food business survey, and engagement with the Agriculture and Agri-Food Advisory Committee. Implementation of the strategy has been initiated in collaboration with York Region’s nine local municipalities, the Agriculture and Agri-Food Advisory Committee, and other key stakeholders.

Read the 2024 – 2027 Agriculture and Agri-Food Strategy: yorklink.ca/agstrategy



York Region’s Agriculture and Agri-Food Advisory Committee provides leadership and guidance

The York Region Agriculture and Agri-Food Advisory Committee advises York Regional Council and staff on agriculture, agri-food, and rural matters in York Region. Advisory Committee members provide balanced representation across the agri-food value chain including farmers, producers, input suppliers, food processors, distributors, and food retailers.

After a successful first term, the Agriculture and Agri-food Advisory Committee elected new members in December 2022 for the 2023 - 2026 term. The Advisory Committee provided input on initiatives such as Farm 911, educational agri-food workshops, and other projects. Advisory Committee members also provided leadership and guidance in delivering the first strategy and the development of the 2024 - 2027 strategy.

We thank members of the 2023 - 2026 term of the Advisory Committee for their guidance and support. We look forward to continuing to work together to strengthen relationships across our communities so that York Region is a place that all are proud to call home.

2023 - 2026 Agriculture and Agri-Food Advisory Committee members:

- Wayne Emmerson, York Region Chairman & CEO (Former)
- Regional Councillor Naomi Davison, Town of Georgina
- Councillor Avia Eek, Township of King (Chair)
- Kim Empringham, York Federation of Agriculture (Vice Chair)
- Janice Bartley, Foodpreneur Lab
- Antonio Gomes, Cavaleiro Farm
- Brandon Hebor, Boreal Farms
- Laurie Jittoo, Tacos and Waffles
- Scott Paisley, Little Rouge Farms
- Melanie Pearson, citizen member
- Jenna Pegg, York Farm Fresh
- Jessica Tong, York Region Food Network

Partnerships are critical component to delivering agri-food initiatives across York Region

Leveraging the knowledge and expertise of agri-food stakeholders and community partners is key to delivering agri-food programming. York Region worked closely with community partners to deliver initiatives including:

- Continued support of York Farm Fresh to raise awareness of local agricultural products and develop the Farm Fresh Guide Map to connect communities with locally grown products through farms and farmers' markets.
- Using Golden Horseshoe Food and Farming Alliance ConnectON platform, an asset mapping platform for the agri-food and manufacturing sectors, York Region produced a map in the new Agriculture and Agri-Food Sector Strategy that demonstrated the nearly 5,000 agri-food businesses across the agri-food value chain in the Region.
- Collaborated with King-based, Boreal Farms, and Aurora-based, STEM Minds, to host several farm tours and delivered an agri-tech skills development workshop with a focus on building foundational skills, introducing agri-food innovations, and fostering partnerships to support workforce transitions into agri-tech careers.

A focus of the 2024 - 2027 Agriculture and Agri-Food Sector Strategy is to strengthen partnerships and leverage resources to deliver agri-food programming. York Region looks forward to continuing to work with community partners, municipal partners, the Agriculture and Agri-Food Advisory Committee, and agri-food stakeholders to implement the actions outlined in the strategy.



Supporting local agri-food events in the community

With vibrant agriculture and agri-food events happening throughout the Region, supporting and participating in these events helps raise the profile of the local agriculture and agri-food sector and promote local food.

In 2024, the York Region Economic Strategy team supported several events, including:

- Farm to Table Summer Feast in King Township
- Beyond the Fields documentary screening in the Town of Georgina
- Farm to Fork event in the Town of East Gwillimbury

Looking ahead, York Region will continue to collaborate with partners on local food projects and support and participate in related events.



Afri Future Tech Summit 2024

Attendees tour the #YRfood and #YRtech ecosystems

In October, York Region's #YRfood and #YRtech ecosystems were on display during the Afrifursa 2024 Afri Future Tech Summit and accompanying innovation bus tour. The tour was organized by York Region Economic Strategy and allowed participants, including a local MPP, to explore York University's YSpace to learn about support systems in place for startups. The tour also included a visit to Boreal Farms in King to see how tech is impacting the next generation of farming.

As a hub for global collaboration, York Region provides significant opportunities for knowledge and technology transfer with Africa. York Region Economic Development's Program Manager of Rural and Agri-Food Initiatives moderated a discussion with panelists on how York Region's agri-food ecosystem is at the forefront of driving sustainable food production through cutting-edge agri-tech solutions.

The session also served as a platform for Black and African Canadians to explore the agri-tech ecosystem in Markham and York Region, uncovering opportunities for business development and partnerships.



Mars Wrigley showcases Newmarket manufacturing plant to York Region Chairman and Economic Strategy team

In November, former York Region Chairman and CEO Wayne Emmerson, and the York Region Economic Strategy team toured Mars Wrigley's impressive manufacturing plant in Newmarket.

The facility operating twenty-four hours a day has 160 staff focused on producing nut-free confectionary product brands, including Mars, 3 Musketeers, Milky Way and Maltesers. The plant uses a mix of skilled employees and

advanced automation to keep the chocolates rolling efficiently off the lines.

Site visits help strengthen communication and collaboration to support sector development. Companies like Mars are important contributors to the York Region food sector. Mars is one of over 300 food and beverage manufacturers and processors in York Region, which makes it the fourth-largest food and beverage sector in Canada.

Sign up for the York Region Agri-Food Newsletter: yorklink.ca/agrifoodnewsletter



/ 2024 YEAR IN REVIEW

York Small Business Highlights

yorklink.ca/smallbusiness

Small Business Success Spotlight: Coconut Village Nails Spa

Phiona Durrant, owner of Coconut Village Nails Spa has created a haven for clients looking to relax and feel refreshed through services like manicures, pedicures, facials, and more. The spa's success is evident in its fully booked days and the glowing reviews it receives online.

"You did not just get a grant and a goodbye. That was very important to me. It's a space where you are welcome. You can ask questions. You got the mentorship, resources and training you need to make sure that you're going to succeed,"

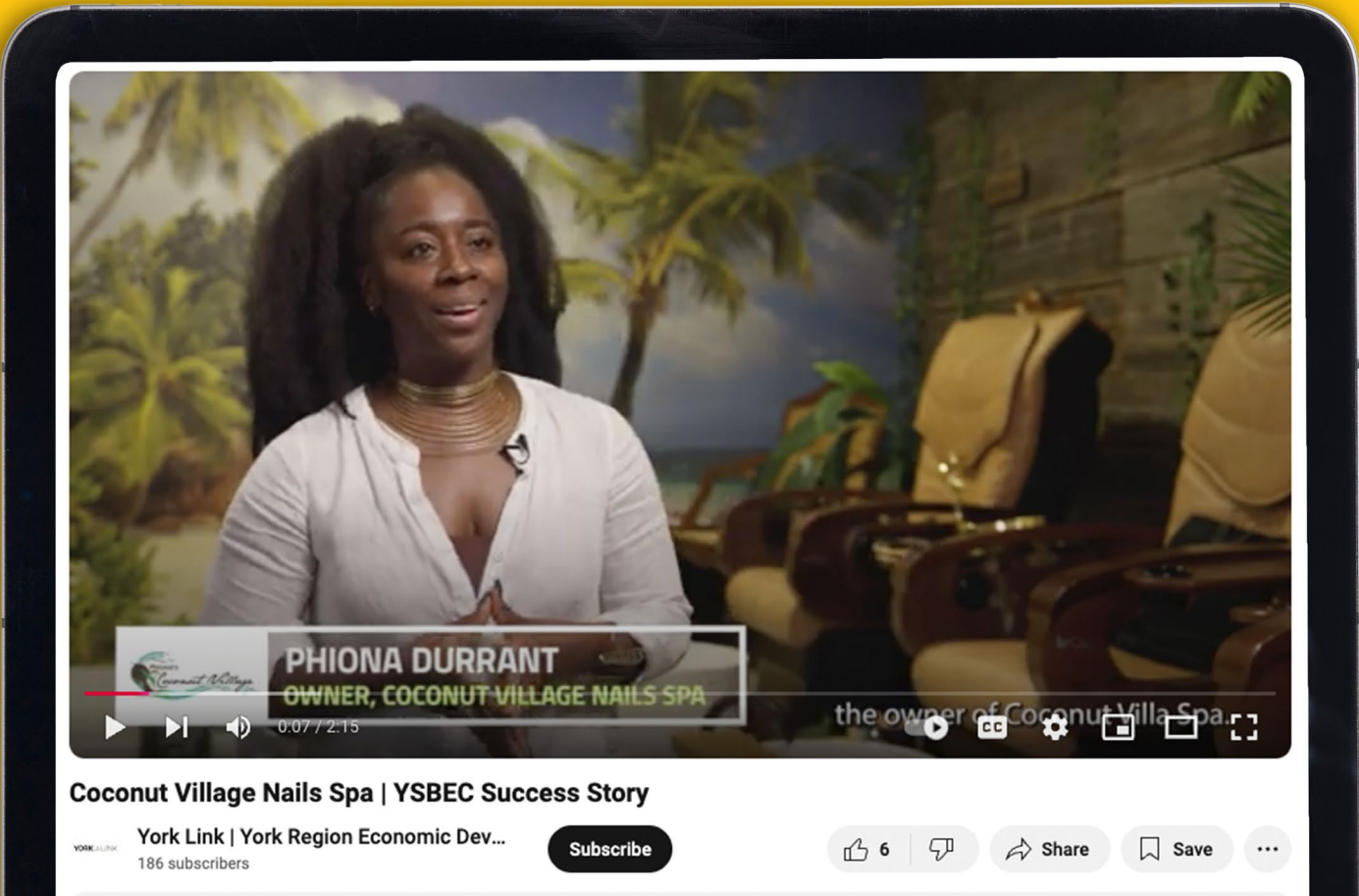
Phiona

The Aurora resident of nearly 16 years, started her business in 2019 and grew it with the help of YSBEC's Starter Company Plus program.

Reflecting on her entrepreneurial journey, Phiona expressed her gratitude for the support she received from the YSBEC, "I've gone and knocked on many doors. I know what it is to have to navigate and fight and find resources. It is one of the most flawless processes that I've gone through."

Phiona credits the Starter Company Plus program and YSBEC for their crucial role in her business's success. **"The Starter Company Plus, YSBEC, that's all a part of the Coconut Village story and how they helped us to be still standing today,"** she said.

Watch the video:
yorklink.ca/ysbec-success-story-coconut-village-nails-spa/



Increase in Starter Company Plus funding provides additional support to small businesses and Ontario Government boosts funding allocation

Starter Company Plus is an entrepreneurship program, funded by the Ontario Ministry of Economic Development, Job Creation and Trade, geared to help adults over 18 to start or grow their business. The program provides a variety of services, including mentoring, training, workshops, and a provincial grant up to \$5,000. The 2023 - 2024 program funded a total of 11 businesses. The 2024 - 2025 cohort supported a total of 16 businesses – seven existing businesses and nine new businesses – due to additional funding allocated to the YSBEC by the Ontario Government.

This additional funding support from the Ontario Government enabled YSBEC to continue offering additional services including business consultations, seminars, workshops, mentorship, training, and two more Summer Company grants of \$3,000 each and five more Starter Company Plus grants of \$5,000 each to entrepreneurs in northern York Region.

For more about the program visit:
yorklink.ca/startercompanyplus



YSBEC partners with Federation of African Canadian Economics (FACE) Coalition events to support black entrepreneurs in York Region

In 2024, YSBEC took the lead in fostering collaboration between FACE Coalition and the four small business enterprise centres across York Region.

This initiative aimed to support black entrepreneurs by delivering workshops that highlighted the opportunities available through the Black Entrepreneur Loan Fund, a program created by FACE in partnership with the federal government. The fund is designed to help black business owners access capital, investments, and additional business resources for expansion.

Throughout the year, YSBEC and its partners hosted four events to educate and connect black entrepreneurs within the community. These workshops provided valuable information and networking opportunities, helping to accelerate business growth for Black Canadian entrepreneurs.



Fostering the Youth Entrepreneurial Spirit: Summer Company Program

Each summer, in partnership with the Ontario Ministry of Economic Development, Job Creation and Trade, the York Small Business Enterprise Centre (YSBEC) administers the Summer Company program, which is funded by the Ontario Government. The program is designed to foster and develop the entrepreneurial spirit in students between the ages of 15 to 29, and who are registered to return to school in September. Each participating student is also paired with an experienced mentor for one-on-one support and can receive a grant of up to \$3,000 to help launch their business.

In 2024, eleven students participated in the program and along with running their businesses throughout the summer, had an opportunity to promote their businesses at showcases during the Aurora Street Festival, Upper Canada Mall, and an event at the York Region office in Newmarket.

The students came from five of the six northern York Region municipalities and had a variety of unique business ideas, ranging from 3D printing, swimming classes, clothing design and more. **These were the 2024 Summer Company Cohort:**

- **Pucktive:** Protective athletic wear by Edward P.
- **AquaSplash Swim school:** by Bethany E.
- **Daniel's Café:** Popup games café by Daniel X.
- **GreenWave Lawn and Pool Care:** by Mujaahid K.
- **Cook's Cut & Care:** Grass cutting services by Dillan C.
- **Decked Out Detailing:** Boat detailing by Nevaeh S.
- **ClearView Windows:** Window cleaning by Ashwin K.
- **Royal Swimmers:** Swim school by Claire L.
- **Designbyhasti:** Custom clothing design by Hasti M.
- **PrintedShapes:** 3D printing by Yegor I.
- **Xendraut Clothing:** Sustainable clothing design by Kiarash Z.

For more about the program visit: yorklink.ca/summercompany

Northern York Region Professional Services Access Program gives small businesses assistance with critical services

Having access to professional services is critical for the success of any business, but it can be expensive. The Northern York Region Professional Services Access Program makes it easy for eligible businesses to get free advice on legal, finance, marketing, and human resources.

Since the launch of the program in 2021, this special program for YSBEC clients has helped more than 100 businesses by connecting them with experts like lawyers, accountants, and financial analysts.

For more information visit: yorklink.ca/psap

Northern York Region small businesses can access a variety of support from the York Small Business Enterprise Centre

If you are starting a new business or expanding an existing small business with less than 10 employees, the York Small Business Enterprise Centre is here to help!

Serving small businesses in the northern six York Region municipalities: Aurora, East Gwillimbury, Georgina, King, Newmarket, and Stouffville. The YSBEC provides support through business consultations, workshops and seminars, funding programs, and networking events.

In 2024, YSBEC:



Hosted and partnered on over **30 seminars and events**, covering topics such as marketing, sales, financing, market research, and business plan development, **reaching over 800 people.**



Delivered **over 400 business consultations** including one-on-one and group sessions.



Delivered the successful implementation of the **Summer Company and Starter Company Plus** programs.

Small businesses in Markham, Richmond Hill, and Vaughan can reach out to their local small business enterprise centres for support.

For more information visit: yorklink.ca/smallbusiness

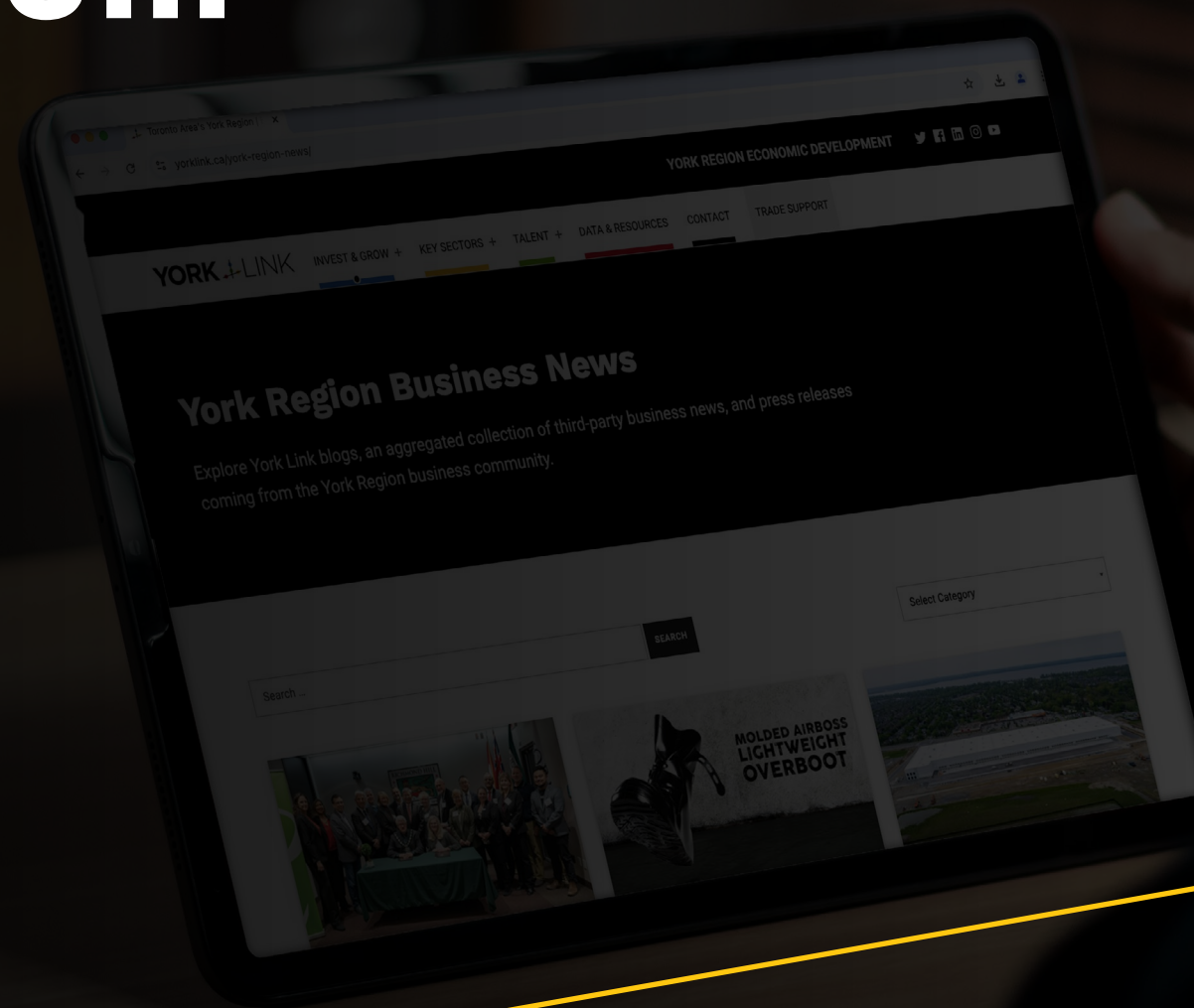
Signup for the YSBEC newsletter:
yorklink.ca/ysbecnewsletter

Visit in-person:
17150 Yonge Street, Newmarket, Ontario L3Y 8V3



Business Community and Ecosystem Highlights

yorklink.ca/news



Loblaw distribution centre began hiring in October for massive new facility in East Gwillimbury, which is now operational

Yorkregion.com | East Gwillimbury

The massive new Loblaw distribution centre on Woodbine Avenue, just north of Green Lane off Highway 404 in East Gwillimbury, began hiring. The new 1.2-million-square-foot logistics and distribution facility opened in early 2025. Jobs advertised include warehouse supervisors, warehouse inventory control, warehouse workers, equipment operators and automation technicians. The distribution centre broke ground in August of 2022 and is the town's largest employment project in its history; it's estimated that it will create up to 1,000 new jobs.

For more information visit:
yorklink.ca/loblaws-starts-hiring-for-massive-new-facility

Markham headquartered IBM expands team and capabilities in Canada Software Lab to accelerate adoption of generative AI and other key technologies

Business Wire | Markham

In April, IBM Canada announced the expansion of IBM Technology Expert Labs in Markham to support Canadian and global organizations as they continue to adopt and integrate generative AI, such as WatsonX, IBM's AI and data platform, hybrid cloud, and cybersecurity solutions. The software lab's expertise and resources have enabled IBM to drive innovation and advancements in AI, solidifying IBM's commitment to progress in the field.

For more information visit:
yorklink.ca/markham-headquartered-ibm-expands-team-and-capabilities-in-canada-software-lab-to-accelerate-adoption-of-generative-ai-and-other-key-technologies



An 82-acre medtech campus emerges in Vaughan

Betakit | Vaughan

The City of Vaughan has partnered with Mackenzie Health, York University, and ventureLAB to develop a destination for healthcare innovation called the Vaughan Healthcare Centre Precinct. Emerging startups can accelerate their path to commercialization by collaborating with worldclass healthcare partners in Vaughan's ecosystem. One key partner is Sterling Industries, a contract manufacturer specializing in medical devices. As a host for ventureLAB's Hardware Catalyst Initiative lab, Sterling supports startups in refining product design, meeting regulatory requirements, and scaling their go-to-market strategies.

For more information visit: yorklink.ca/an-82-acre-medtech-campus-emerges-in-vaughan



Record attendance' fuels three top 100 event awards for Stouffville

yorkregion.com | Municipality

Stouffville Ribfest, Stouffville Holiday Market and the 50th Annual Antique and Classic Car Show were all named in the top 100 festivals. "Being recognized by Festivals and Events Ontario is the icing on the cake after a record-breaking attendance year for all of these signature events," community services commissioner Rob Braid said. "The team works incredibly hard to deliver top-notch, free and inclusive events in our community and by winning these awards, we are shining a light on Stouffville as not only a great place to live and work but also to play and visit."

For more information visit:
yorklink.ca/record-attendance-fuels-3-top-100-event-awards-for-stouffville/



New 60,000 sq.ft. King City animal hospital aims to 'revolutionize' care

NewmarketToday.ca | King

The 60,000 sq.ft. four-storey King Animal Hospital that opened in August is a privately owned multidisciplinary referral and emergency facility for animal care located on 50 acres. The facility has seven operating rooms, 12 exam rooms, a state-of-the-art laboratory and pharmacy, and specialized areas, including a separate cat ward and a medical device reprocessing department sterilization room.

For more information visit:
yorklink.ca/new-king-city-animal-hospital-aims-to-revolutionize-care



Provincial grant helps Newmarket textiles manufacturer, Precambrian Products, expand

NewmarketToday.ca | Newmarket

The Ontario Government is granting \$880,695 to a Newmarket-based Precambrian Products to help expand capacity. Precambrian Products, which is spending \$5.6 million to expand its production line, manufactures non-woven fabrics used in products like medical-grade masks. The company has started growing from three production lines to five, with each line able to make 1.2 tonnes of material a day.

For more information visit:
yorklink.ca/provincial-grant-helps-newmarket-textiles-manufacturer-precambrian-products-expand



Richmond Hill-based manufacturer M.I.S. Electronics enhances production to support critical sectors

Government of Canada | Richmond Hill

Local Members of Parliament visited M.I.S. Electronics in Richmond Hill to meet with and hear from employees about how the over \$1-million investment from the federal government supported replacing its manufacturing line with new state-of-the-art technologies to meet growing demands from domestic and international clients. The new manufacturing line has had positive impacts on productivity, allowing M.I.S. to nearly double its electronic components manufacturing per hour.

For more information visit:
yorklink.ca/manufacturer-enhances-production-to-support-critical-sectors



Province invested \$150,000 for the YSpace Northern York Region Hub

York University | Georgina, East Gwillimbury

The YSpace Northern York Region Hub is a partnership between the Town of Georgina, Town of East Gwillimbury and York University's YSpace. The province is investing \$150,000 into the project as part of the Rural Economic Development fund.

The YSpace Northern York Region Hub creates an ecosystem of entrepreneurial resources, including mentorship, access to networks and co-working space for collaboration. These resources and programs have been tailored to address specific needs identified within the local business community, have garnered significant participation, with over 700 individuals benefiting from the educational initiatives.

For more information visit:
yorklink.ca/province-investing-150000-for-the-yspace-northern-york-region-hub/



Aurora-based STEM Minds and King-based Boreal Farms partner to engage next generation of farmers

NewmarketToday.ca | Aurora

Brandon Hebor, who owns Boreal Farms, has partnered with Anu Bidani, founder of Aurora-based STEM Minds, to run free monthly community nights and a dozen workshop sessions for children, plus an agriculture-themed summer camp for youth aged 15 and up.

For more information visit:
yorklink.ca/aurora-stem-centre-king-based-farm-partner-to-engage-next-generation-of-farmers

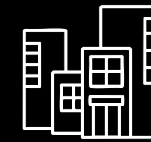


Amazon Canada opens Richmond Hill delivery station hiring new employees

Yorkregion.com | Richmond Hill

The world's largest online retailer cut a ribbon in November at its newest delivery station in Canada, a 225,000 sq.ft. building near Highway 404 in Richmond Hill. Amazon Canada started hiring in October for the "last mile" facility, known as DO14, and already has 150 regular and seasonal employees there.

For more information visit:
yorklink.ca/amazon-opens-richmond-hill-delivery-station/



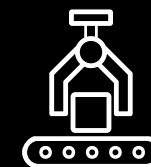
Creation Technologies expands Markham facility

Electronic Products & Technology | Markham

The tech company held a ribbon-cutting event in January 2024 that celebrated the move to a new site in Markham, which now boasts a custom built, state-of-the-art space spanning 118,500 sq.ft. The new location represents a 54% larger physical footprint for Creation Technologies in Markham.

For more information visit:

yorklink.ca/creation-technologies-expandsmarkham-facility



New healthcare distribution centre in Vaughan uses AI-robots to 'optimize' efficiency

Yorkregion.com | Vaughan

Cardinal Health Canada is a global healthcare company providing products and services to hospitals, pharmacies, and clinics. They opened a 165,000 sq.ft. medical supply distribution centre in Vaughan this past June and it operates using autonomous robots. The autonomous mobile robots are integrated with the warehouse management system and use artificial intelligence and optimization algorithms to fulfil orders.

For more information visit:

yorklink.ca/new-health-care-distribution-centre-uses-ai-robots-to-optimize-efficiency-opened-in-vaughan/



Infostream Solutions reaches key construction milestone at its new multimillion-dollar AI and cybersecurity innovation campus in Richmond Hill

Cision | Richmond Hill

In July, Infostream Solutions announced the substantial completion of two specialized facilities, each spanning 44,000 sq.ft., at its new Technology and Innovation Campus. The facilities are designed to house Infostream's newest additions to their service offerings focused on artificial intelligence and cybersecurity. This expansion is expected to create over 200 high-skilled jobs.

For more information visit:

yorklink.ca/infostream-solutions-inc-reaches-key-construction-milestone-at-its-new-multimillion-dollar-ai-cybersecurity-innovation-campus-in-richmond-hill

SIGN UP FOR THE YORK REGION BUSINESS UPDATE

Business community
news, events, and
funding opportunities
direct to your inbox
once a month



yorklink.ca/newsletter



Muddy York Brewing crafts new roots in Stouffville

Yorkregion.com | Stouffville

Muddy York Brewing, a beloved fixture in the Toronto craft beer scene since 2013, is branching out in Stouffville. This expansion marked a significant milestone for the brewery, known for its diverse beer lineup that caters to a wide range of palates. As for the beer, it comes with a great reputation. Muddy York won the 2023 Brewery of the Year at the Canadian Brewing Awards.

For more information visit:
yorklink.ca/muddy-york-brewing-spreading-its-wings-in-stouffville/

Global tech firm, Agilysys, acquires Markham headquartered Book4Time for \$204 million

Betakit | Markham

In August, Markham-based Book4Time announced it had been acquired by global tech firm, Agilysys, for \$150 million USD (\$204 million CAD). Founded nearly 20 years ago by Roger Sholanki, Book4Time is a software-as-a-service company that provides revenue and spa management for the hospitality and wellness industries.

For more information visit:
yorklink.ca/american-hospitality-tech-firm-agilysys-acquires-markham-headquartered-book4time-for-204-million/



York University's Digital Technologies program, Canada's first fully work-integrated degree, completes first year with 100 per cent student contract renewals and new IBM partnership

Globe Newswire | Markham

York University's Lassonde School of Engineering announced the early success of its Digital Technologies BAsC program, Canada's first fully work-integrated degree. With a rigorous curriculum designed by experienced faculty and a focus on immediate practical application, students in the program spend approximately 80 per cent of their time gaining hands-on experience in the workplace.

For more information visit:
yorklink.ca/york-universitys-digital-technologies-program-canadas-first-fully-work-integrated-degree-completes-first-year-with-100-per-cent-student-contract-renewals-and-new-ibm-partnership/

Canadian healthcare tech gets a shot in the arm, featuring Aurora-based Skinopathy

National Post | Aurora

While it's typically Canadian to not toot our own horn, the country is packed with health-care companies — big and small — with smart

solutions to help us live healthier lives. By leveraging technology, including AI, we're able to better access (and understand) our medical scans or use our smartphone's camera to detect skin cancer, which is what Aurora-based Skinopathy aims to do with its app.

For more information visit:
yorklink.ca/canadian-health-care-tech-gets-a-shot-in-the-arm-featuring-aurora-based-skinopathy/



The Ontario Government is investing over \$26 million to build a new training centre at LiUNA 183's skilled trades training campus in Vaughan

Ontario Government | Vaughan

With this new training centre, LiUNA 183, will be able to train nearly 50,000 additional new workers, doubling their current training capacity to almost 100,000 workers for in-demand careers in construction across the Greater Toronto Area, such as bricklaying, heavy equipment operators, and concrete finishing.

For more information visit:
yorklink.ca/ontario-building-training-centre-for-50000-new-construction-workers-in-vaughan



The first cohort of students celebrated the opening of York University's Markham campus

Yorkregion.com | Markham

More than 400 students are enrolled at the Markham campus, excluding those in continuing studies programs, which began in late fall or winter. Additionally, students from York's Keele Campus in Toronto can choose to attend some of their classes at the Markham location. The campus offers many different programs that feature experiential learning opportunities to gain first-hand experience with local employers.

For more information visit:
yorklink.ca/first-cohort-of-students-at-york-university-markham-campus-celebrate-start-of-a-new-academic-journey/



Richmond Hill welcomes United Nations University; selected to host the institute's new headquarters

City of Richmond Hill | Richmond Hill

Richmond Hill was selected to host the new headquarters of the United Nations University – the UN's academic arm with 13 institutes in 12 countries. The decision was based on the city's commitment to sustainability, highly skilled and educated workforce, the many opportunities the city offers for partnership with the private sector, and its interest in using the best available knowledge to improve the quality of human life and the environment.

For more information visit:
yorklink.ca/richmond-hill-welcomes-united-nations-university-selected-to-host-the-institutes-new-headquarters/



Postmark Hotel marked grand opening on Main Street Newmarket

NewmarketToday.ca | Newmarket

The Postmark Hotel marked its years-long journey of restoration, renovation, and construction on Newmarket's historic Main Street with a grand opening celebration in October. A scroll presented to the hotel's general manager acknowledged the innovation behind the Postmark project and for taking a cherished landmark and bringing it to life by restoring and creating a unique boutique hotel, by offering distinctive accommodation as well as iconic gathering and dining experiences for Newmarket residents and beyond.

For more information visit:
yorklink.ca/cherished-landmark-postmark-hotel-marks-grand-opening-on-main-street-newmarket/



Canadian Life Science and Technology Park, Allyant, and IPS-Integrated Project Services, ULC Announce Strategic Partnership for Development of a Life Science Technology Park in Georgina

Business Wire | Georgina

In the initial phase, this collaborative effort will begin with the development and site master planning of a 56-acre site in Georgina, situated within the Keswick Business Park. This park aims to serve a wide array of sectors, attracting tenants and clients from pharmaceutical, biotechnology, medical device, bioprocessing, contract research organizations, contract development and manufacturing organizations, warehousing, healthcare, academia, digital and technology sectors, and other related fields.

For more information visit:
yorklink.ca/canadian-life-science-and-technology-park-allyant

York Region Economic Indicators

yorklink.ca/economic-indicators

2024 York Region Economy Facts



1.2M

Residents



624K

Local Jobs

2024 York Region
Employment Survey



1,200

New Businesses

Annual Average 2014 - 2024



120

Languages Spoken

238 Distinct Ethnicities



\$90.8B

Nominal GDP

2024 Forecast



57K+

Businesses



73%

Post-Secondary
Education

Ages 25-64



750K

Local Labour
Force

(Estimated 2024)



3 of the top 5

Corporate R&D
Spenders

in the Greater Toronto Area



13

Fortune 100
Companies

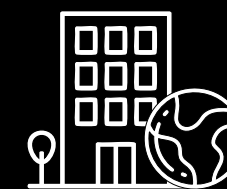
with operations
in York Region



20%

of GTA's STEM and
Business Graduates

reside in York Region



600

Foreign Companies
have Operations

in York Region

BY THE NUMBERS

Employers in York Region by Industry Sector

INDUSTRY CLASSIFICATION (NAICS)		BUSINESS COUNT
54	Professional, Scientific and Technical Services	10,118
23	Construction	6,824
44-45	Retail trade	5,366
62	Health care and social assistance	5,224
81	Other services (except public administration)	3,769
41	Wholesale trade	3,331
72	Accommodation and food services	3,260
53	Real estate and rental and leasing	3,187
31-33	Manufacturing	2,637
56	Administrative and support, waste management and remediation services	2,507
48-49	Transportation and warehousing	2,124
52	Finance and insurance	2,051
61	Educational services	845
51	Information and cultural industries	682
71	Arts, entertainment and recreation	508
Other*		5,027
TOTAL		57,460

* Multiple other sectors under 500 each including Management of companies and enterprises, Agriculture, forestry, fishing and hunting, Mining, quarrying, and oil and gas extraction, Utilities, Public administration and Unclassified

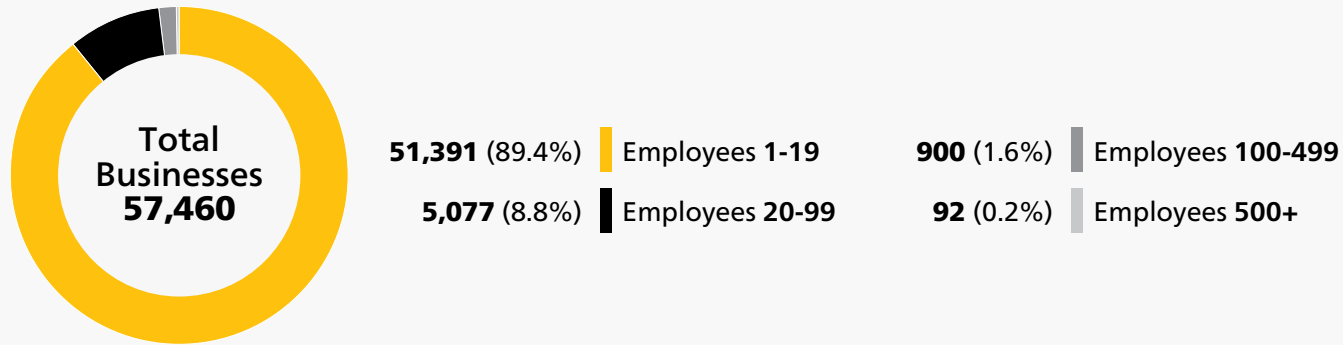
Source: York Region, Planning & Economic Development analysis by NAICs; Statistics Canada, Canadian Business Counts by Location with Employees, June 2024

Canada’s Top 10 Tech Hubs

CITY OR REGION	Business Establishment
City of Toronto	7,280
Peel Region	4,995
York Region	4,857
Greater Vancouver Region	4,617
Montréal	4,464
Calgary	3,090
Ottawa	3,026
Halton Region	2,220
Durham Region	1,601
Edmonton	1,519

Source: Statistics Canada, CBC June 2024

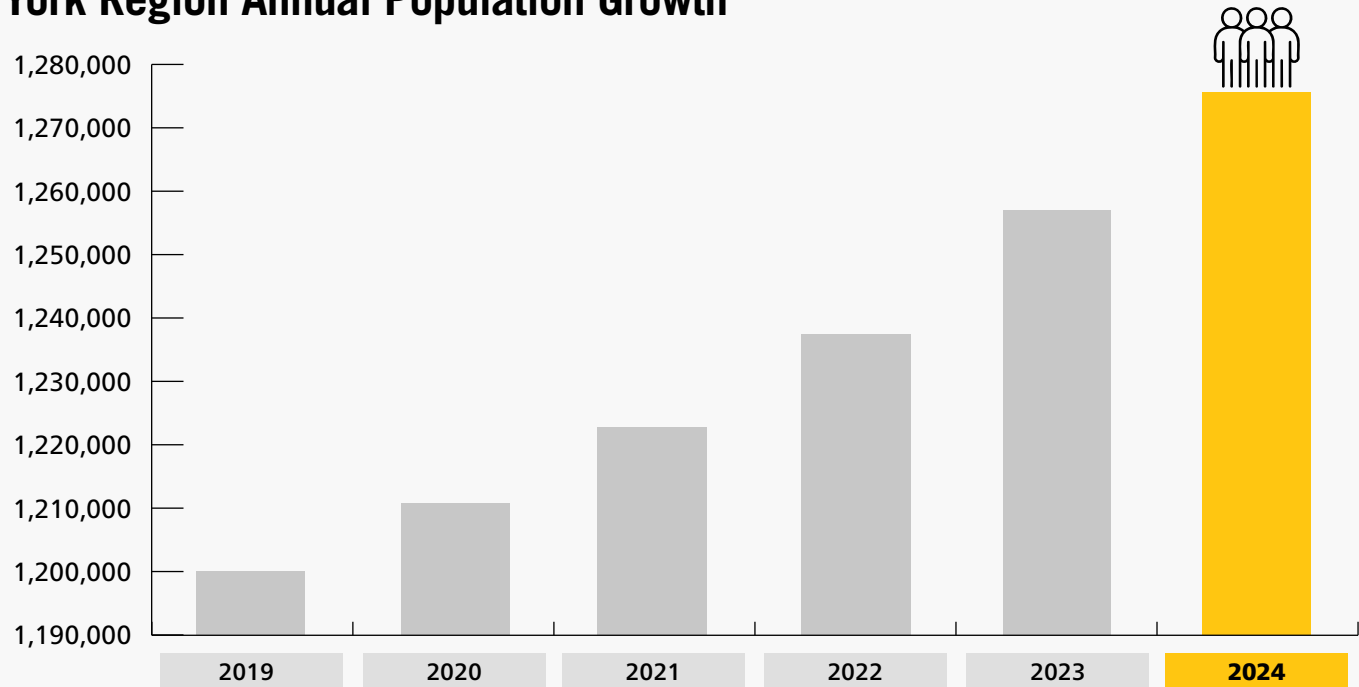
Business Distribution by Employee Size Range, 2024



Source: Statistics Canada, CBC June 2024

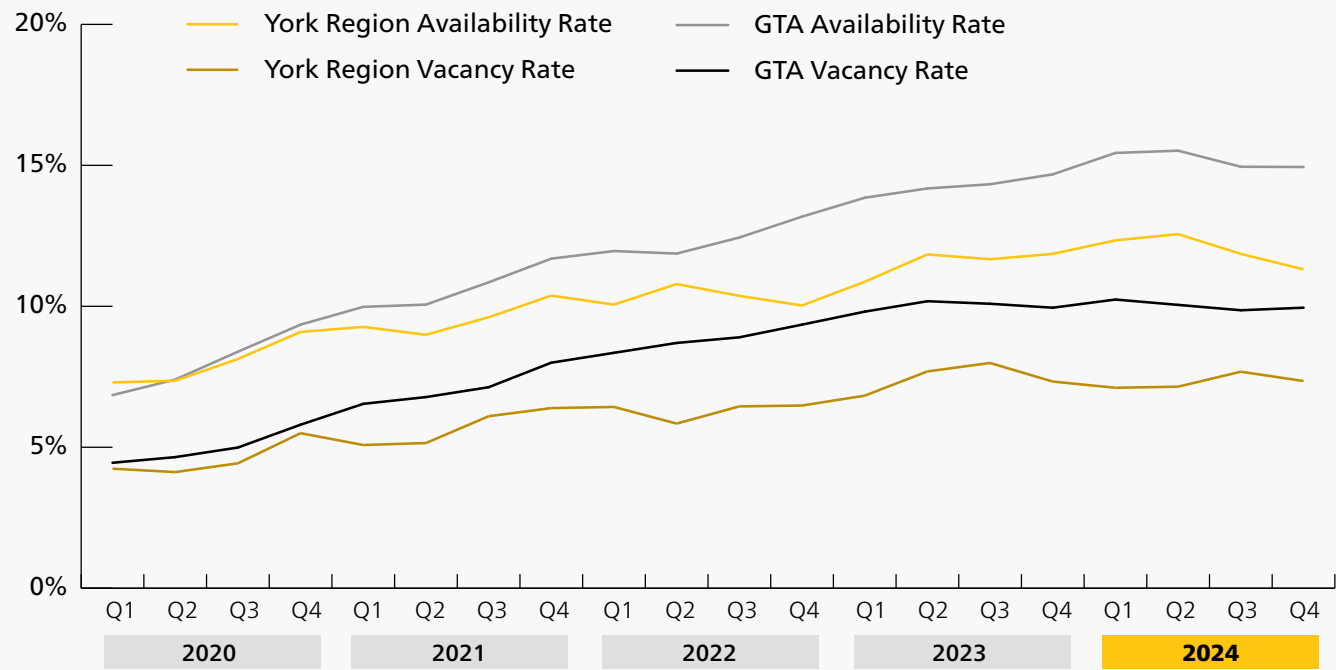


York Region Annual Population Growth



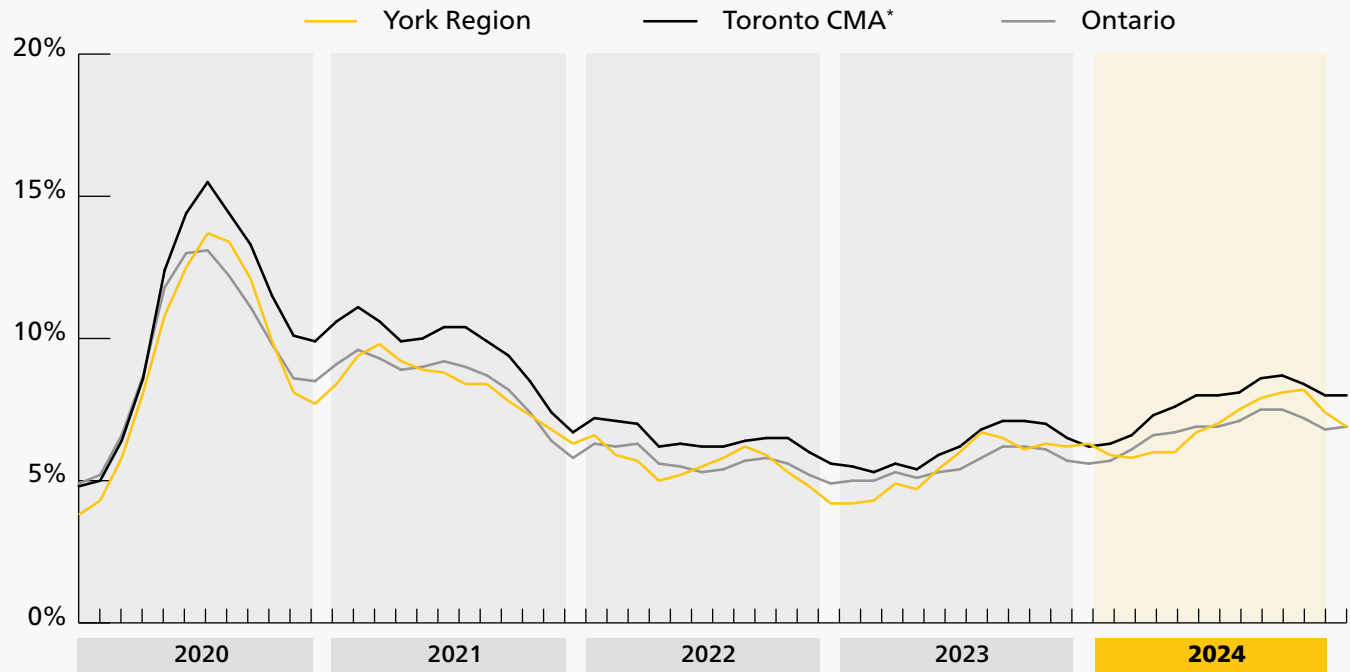
Source: York Region, Economic and Development Services

Office Vacancy and Availability



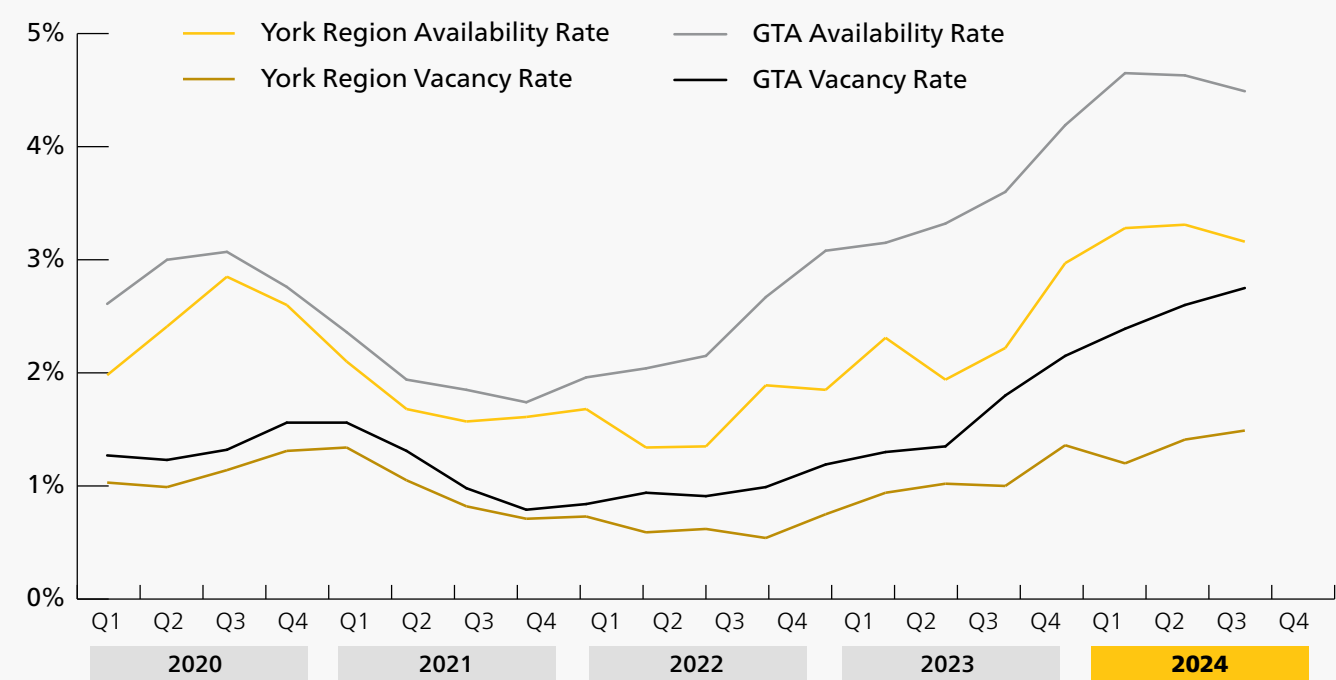
Source: CoStar, February 2025
Statistics Note: Office building space at a minimum of 20,000 sq. ft.

Unemployment Rate



Source: Statistics Canada, Labour Force Characteristics, 3-month moving average, unadjusted for seasonality, NOC 2021, custom tabulation
*CMA – Census Metropolitan Area

Industrial Vacancy and Availability



Source: CoStar, February 2025
Statistics Note: Industrial properties include flex building space

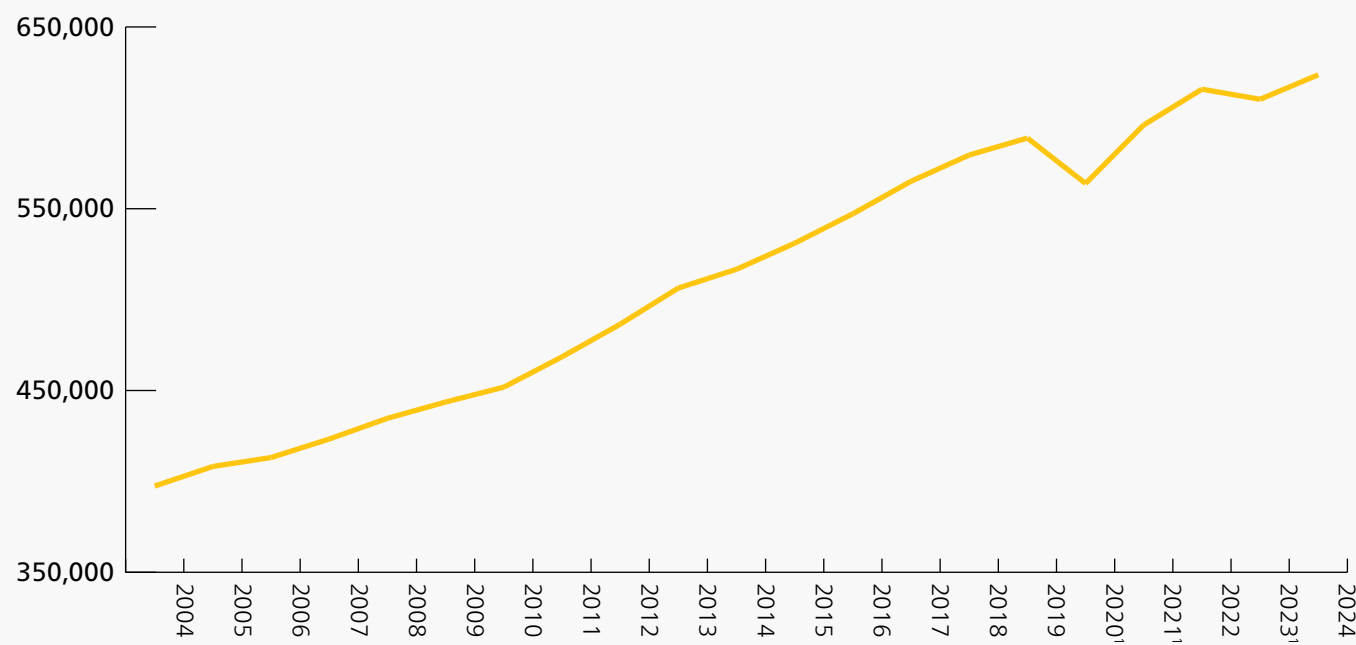
YORK REGION EMPLOYMENT

Employment Estimate, 2024

EMPLOYMENT ESTIMATE TYPE	EMPLOYMENT ESTIMATE ¹
Surveyed Employment	411,840
No Contract Estimate	209,325
Agriculture Employment	2,515
TOTAL	623,680

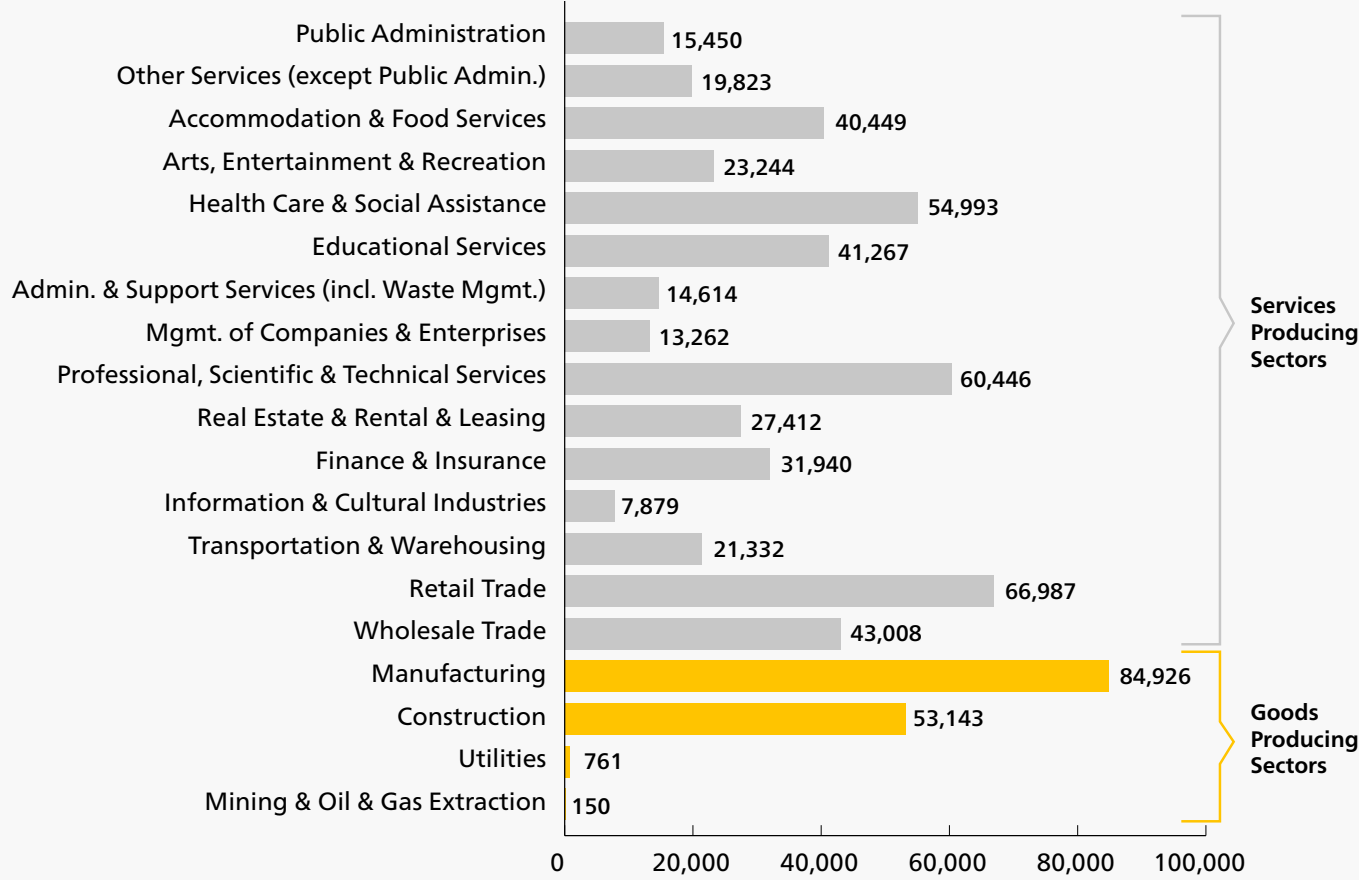
Source: York Region Economic and Development Services Branch, 2024 Employment Survey
Note: ¹Employment estimate excludes home-based businesses and work at home estimates

Estimated Employment Growth, 2004 to 2024



Source: York Region Economic and Development Services Branch, 2024 and the Conference Board of Canada
Notes: ²Employment estimates based on York Region Employment survey data except 2020, 2021 and 2023, which are based on Conference Board of Canada employment growth rates for York Region. ³Employment for all years excludes work at home estimates.

Distribution of Surveyed Employment, 2024



Source: York Region Economic and Development Services Branch 2024.
Notes: Employment excludes farm-based businesses and at home estimates.

FOR MORE ECONOMIC DATA,
reports and publications, startup
and entrepreneurship supports, and
other resources related to economic
development in York Region visit:
yorklink.ca/economic-indicators



York Region Economic Strategy Team

yorklink.ca/contact

Is Your Business Considering Investment and Expansion?

In partnership with York Region's nine local cities and towns, York Region's Economic Strategy team provides advisory and support services to companies looking to establish operations in York Region – part of the Greater Toronto Area – as well as supporting established York Region businesses seeking to expand.

We provide a range of complimentary services to help retain, grow, and attract businesses and talent in York Region.

COMPLIMENTARY SERVICES

- Industry sector data and advisory
- Location selection assistance
- Entrepreneurship and small business support programs
- Strategic B2B/B2G introductions
- Marketing and promotion support
- Access to government incentives
- Soft landing
- Talent acquisition support

We're here to help! To speak with a member of the team, email: edo@york.ca



YORK REGION ECONOMIC STRATEGY TEAM

DIRECTOR'S OFFICE

Jonathan Wheatle
Director, Economic Strategy

Bessie Mallia
Administrative Assistant

Diane Chase
Administrative Assistant*

INVESTMENT & MARKETING

Robert Unterman
Manager, Investment & Marketing

Gordon Scheel
Senior Business Development Advisor

Katie Maginn
Senior Business Development Advisor

Nadia Sacco
Marketing Assistant

Nathan Allen
Web & Social Media Communications Specialist

Sally Chau
Economic Business Analyst

STRATEGIC ECONOMIC INITIATIVES

Charles Banfield
Manager, Strategic Economic Initiatives

Meena Hassanali
Program Manager, Rural & Agri-Food Initiatives

Jenifer Benakis
Policy & Project Development Specialist

Rotha Seng
Policy & Project Development Specialist*

YORK SMALL BUSINESS ENTERPRISE CENTRE

Daniela Mazzaferro
Senior Small Business Consultant

Vivian Ho-Tam
Small Business Consultant*

Pauline Nagelmakers
Small Business Assistant*

2024 TEMPORARY STAFF

Ashraf Ahmed
Economic Business Analyst

Eman Ali
Communications Advisor

Siddiq Majidi
Policy & Project Development Specialist

Maryam Mirza
Marketing Specialist

Nadia Mohammed
Rural & Agri-Food Business Development Specialist

Ammar Rizvi
Small Business Consultant

Alisha Walter
Graphic Designer

Annie Whitfield
Small Business Assistant

** Indicates on approved leave or retired in 2024.*



Minutes

Accessibility Advisory Committee

February 26, 2025

Electronic Meeting

Members: E. Jolliffe, B. Barra-Berger, R. DiGiovanni, S. Foglia, L. Gold,
A. Ho, L. Hulme-Smith, K. Kedzierski, B. Keshen, A. Musavi,
T. Vegh, S. Wollin

Staff: K. Abbas, C. Bee, J. Brezer, S. Cholewa, C. Clark, J. Dolly,
K. Doyle, A. Griepsma, J. Hancock, K. Heathcote, M. Herder,
L. Johnston, T. Kirkwood, S. Maio, V. Navolsky, E. Straughan,
B. Wu

A. Call to Order

Regional Councillor Vegh called the meeting to order at 4 p.m.

Regional Chair Jolliffe, new ex-officio member of the York Region Accessibility Advisory Committee, introduced himself and thanked the committee members for their work and dedication.

B. Land Acknowledgement

Regional Councillor Vegh made the following 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. Election of Vice Chair

Committee appointed Robert DiGiovanni as Vice Chair of the York Region Accessibility Advisory Committee for the year 2025.

D. Disclosures of Interest

None

E. Accessibility Updates

E.1 Update on Accessibility Activities

Committee received the following verbal updates from Khairon Abbas, Manager (Acting), Inclusion, Diversity, Equity, Accessibility and Indigenous Relations, People, Equity and Culture, Office of the CAO:

Pink Shirt Day

February 26, 2025 is Pink Shirt Day, which symbolizes taking a stand against bullying and advocates for kindness and inclusion.

Accessibility Advisory Committee Membership Updates

- Regional Chair Jolliffe, by virtue of his position as the new Regional Chair, is the new ex-officio member of this committee.
- Kathleen Kedzierski is a new member of this committee.
- The following staff are currently in acting positions:
 - Khairon Abbas, Acting Manager, Inclusion, Diversity, Equity and Accessibility
 - Valentyna Navolskyy, Acting Lead, Accessibility
 - Brandon Wu, Acting Senior Policy Specialist

Annual Review Meetings

The following updates are in response to feedback provided by committee members at annual review meetings:

- As directed by Regional Council, advisory committees will continue meeting virtually.
- Due to public meeting requirements under the *Municipal Act, 2001* the chat feature on the Zoom meetings is disabled. However, members are welcome to email or text comments or questions to aoda@york.ca which staff can relay during the meeting.

2025 National AccessAbility Week Professional Development Subcommittee

- National AccessAbility Week takes place during the week of May 26 to June 1, 2025
- York Region will be hosting an AAC Professional Development Forum at 17150 Yonge Street, Newmarket on May 28, 2025.
- A planning committee will be set up consisting of members of the York Region Accessibility Advisory Committee and members of local accessibility advisory committees.

Focus Group Update

Khairon thanked several members of the committee for their participation in the following focus groups and opportunities:

- Public Health public-facing dashboards
- York Regional Police Equity Audit consultation
- Mosaic House and Unionville Commons Seniors Hub
- Q'Straint Quantum and Q-Pod Accessibility Securement Systems

Customer Service Letter Submission

In early January 2025, York Region submitted a response to the Standards Development Committee regarding initial recommendations to the Customer

Service Standards under the Accessibility for Ontarians with Disabilities Act (AODA).

2024 Status Report

York Region's 2024 Accessibility Status Report is posted on york.ca and includes updates on actions and initiatives implemented in 2024.

Newmarket AAC Tour

Newmarket Accessibility Advisory Committee members toured the York Region Administrative Building at 17150 Yonge Street in November 2024 and learned about the construction of the building. The tour included stops and discussion around signage, universal washrooms, wayfinding and accessible features available in court rooms.

F. Presentations

F.1 Community Safety and Well-Being Plan for York Region

Committee received the presentation by Jenna Dolly, Program Manager, Community Development and Jennifer Hancock, Community Development Program Specialist, Strategies and Partnership Branch, Community and Health Services.

Committee recessed at 5:10 p.m. and reconvened at 5:20 p.m.

F.2 Infectious Diseases Dashboard

Committee received the presentation by Scott Cholewa, Manager, Carina Bee, Epidemiologist and Leah Johnston, Senior Statistical Data Analyst, Infectious Disease and Control Division (IDCD), Public Health Branch, Community and Health Services.

G. Deputations

None

H. Communications

None

I. Other Business

None

J. Adjournment

The York Region Accessibility Advisory Committee meeting adjourned at 6 p.m.

Minutes

Accessibility Advisory Committee

April 23, 2025

Electronic Meeting

Members: B. Barra-Berger, C. Davies, N. Davison, R. DiGiovanni, L. Gold,
A. Ho, L. Hulme-Smith, K. Kedzierski, B. Keshen, K. Malsi,
V. Spatafora, T. Vegh

Staff: K. Abbas, A. Alyea, C. Clark, K. Doyle, A. Griepsma,
K. Heathcote, M. Herder, T. Kirkwood, S. Maio, V. Navolsky, E. Straughan, B. Wu

Other: YRP: S. Rogers, S. Sivaram
YTN: L. Bradley, D. Di Giovanni, T. Fobear-Wilson

A. Call to Order

Regional Councillor Vegh called the meeting to order at 4:01 p.m.

B. Land Acknowledgement

Regional Councillor Vegh made the following 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. Accessibility Updates

D.1 Update on Accessibility Activities

Committee received the following verbal updates from Khairon Abbas, Manager (Acting), Inclusion, Diversity, Equity, Accessibility and Indigenous Relations, People, Equity and Culture, Office of the CAO:

AODA Desk Audit – Specialized Transit

The Accessibility Unit has been working with York Region Transit partners to respond to a provincial AODA Desk Audit. Under the AODA, the Province of Ontario conducts regular audits on the implementation of the AODA across the province.

2025 National AccessAbility Week Forum Planning Committee Update

The National AccessAbility Week Forum Planning Committee is planning for the May 28, 2025 AAC Professional Development Forum and is finalizing the keynote speaker and determining the theme for this year's forum.

Representatives anticipated to be in attendance include Assistant Deputy Minister Meenu Sikand.

E. Presentations

E.1 York Regional Police Accessibility Updates and Engagement Best Practices

Committee received the presentation by Dr. Sarah Rogers, Director and Sivetha Sivaram, Specialist, Inclusion, Diversity, Equity and Accessibility Professionalism, Leadership and Inclusion Office, York Regional Police.

Committee recessed at 4:53 p.m. and reconvened at 5:05 p.m.

E.2 YorkNet's Accessibility Plan

Committee received the presentation by Laura Bradley, General Manager, YTN Telecom Network Inc.

F. Deputations

None

G. Communications

None

H. Other Business

None

I. Adjournment

The York Region Accessibility Advisory Committee meeting adjourned at 5:39 p.m.

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2025-28

To authorize the borrowing upon amortizing debentures in the principal amount of \$8,200,000.00 towards the cost of a certain capital work of The Corporation of the Town of Aurora set out in Schedule “A” to this Bylaw.

WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the “**Act**”) provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Act also provides that a municipality shall authorize long-term borrowing by the issue of debentures or through another municipality under section 403 or 404 of the Act;

AND WHEREAS section 403 of the Act provides that a by-law of an upper-tier municipality authorizing the issuing of debentures for the purposes or joint purposes of one or more of its lower-tier municipalities may require those lower-tier municipalities to make payments in each year to the upper-tier municipality in the amounts and on the dates specified in the by-law and subsection 403 (7) of the Act provides that all debentures issued under a by-law passed by an upper-tier municipality under section 403 of the Act are direct, joint and several obligations of the upper-tier municipality and its lower-tier municipalities;

AND WHEREAS the Council of The Corporation of the Town of Aurora (the “**Lower-tier Municipality**”), which is a lower-tier municipality forming part of The Regional Municipality of York (hereinafter called the “**Upper-tier Municipality**”), has passed the By-laws enumerated in column (1) of Schedule “A” attached hereto and forming part of this By-law authorizing the capital work described in column (2) of Schedule “A” (the “**Capital Work**”) and authorizing the entering into of a Financing Agreement dated and effective as of the 7th day of June, 2021 for the provision of temporary and long-term borrowing from Ontario Infrastructure and Lands Corporation (“**OILC**”) in respect of the Capital Work (the “**Financing Agreement**”);

AND WHEREAS the Upper-tier Municipality has passed a By-law to authorize submitting an application to OILC for financing the Capital Work pursuant to the Financing Agreement and to authorize long-term borrowing for the Capital Work through the issue of debentures to OILC (the “**Application**”);

AND WHEREAS the Council of the Upper-tier Municipality has received a request from the Council of the Lower-tier Municipality to borrow money for the purpose of providing long-term financing for the Capital Work pursuant to the Financing Agreement and to issue debentures for the Capital Work in the principal amount specified in column (5) of Schedule “A”;

AND WHEREAS before authorizing the Capital Work the Council of the Lower-tier Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to the Council of the Lower-tier Municipality authorizing the Capital Work, the Treasurer determined that the estimated annual amount payable in respect of the Capital Work would not cause the Lower-tier Municipality to exceed the updated limit and that the approval of the Capital Work by the Ontario Land Tribunal or its predecessor pursuant to such regulation was not required;

AND WHEREAS the Upper-tier Municipality has submitted the Application to OILC and the Application has been approved;

AND WHEREAS to provide long-term financing for the Capital Work it is now deemed to be expedient to borrow money by the issue of amortizing debentures in the principal amount of \$8,200,000.00 dated June 2, 2025 and maturing on June 2, 2045, and payable in semi-annual instalments of combined principal and interest on the 2nd day of June and on the 2nd day of December, commencing on December 2, 2025, in each of the years 2025 to 2045, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, on the terms hereinafter set forth;

NOW THEREFORE, the Council of The Regional Municipality of York hereby enacts as follows:

1. For the Capital Work, the borrowing upon the credit of the Upper-tier Municipality at large of the principal amount of \$8,200,000.00 and the issue of amortizing debentures therefor to be repaid in semi-annual instalments of combined principal and interest as hereinafter set forth, are hereby authorized.
2. The Regional Chair and the Regional Treasurer of the Upper-tier Municipality are hereby authorized to cause any number of amortizing debentures to be issued for such amounts of money as may be required for the Capital Work in definitive form, not exceeding in total the said principal amount of \$8,200,000.00 (the

“Debentures”). The Debentures shall bear the Upper-tier Municipality’s municipal seal and the signatures of the Regional Chair and Regional Treasurer of the Upper-tier Municipality, all in accordance with the provisions of the Act. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs.

3. The Debentures shall be in fully registered form as one or more certificates in the principal amount of \$8,200,000.00, in the name of OILC, or as OILC may otherwise direct, substantially in the form attached as Schedule “B” hereto and forming part of this By-law with provision for payment of principal and interest (other than in respect of the final payment of principal and outstanding interest on maturity upon presentation and surrender) by pre-authorized debit in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Upper-tier Municipality may agree.
4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, the Upper-tier Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Upper-tier Municipality or the Lower-tier Municipality, as appropriate, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Upper-tier Municipality or the Lower-tier Municipality, as appropriate, amounts not exceeding any amounts that the Upper-tier Municipality or the Lower-tier Municipality fails to pay OILC on account of any unpaid indebtedness of the Upper-tier Municipality to OILC under the Debentures and to pay such amounts to OILC from the Consolidated Revenue Fund.
5. The Debentures shall all be dated the 2nd day of June, 2025, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 4.59% per annum and mature during a period of 20 years from the date thereof payable semi-annually in arrears as described in this section. The Debentures shall be paid in full by June 2, 2045 and be payable in equal semi-annual instalments of combined principal and interest on the 2nd day of June and on the 2nd day of December, commencing on December 2, 2025, in each of the years 2025 to 2045, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, as set forth in Schedule “C” attached hereto and forming part of this By-law (“Schedule “C”).
6. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Upper-tier Municipality are not authorized or obligated by law or executive order to be closed (a “Business Day”) and if any date for payment is not a Business Day, payment shall be made on the next following Business Day.

7. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable on any overdue amounts both before and after default and judgment at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debentures for such amounts plus 200 basis points or the Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amounts become overdue for so long as such amounts remain overdue and the Upper-tier Municipality shall pay to the registered holders any and all costs incurred by the registered holders as a result of the overdue payment. Any amounts payable by the Upper-tier Municipality as interest on overdue principal or interest and all costs incurred by the registered holders as a result of the overdue payment in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

“Prime Rate” means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of the Debentures: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **“Reference Banks”**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the **“Prime Rate”** shall be the arithmetic mean of the rates quoted by those Reference Banks.

8. a. In each year in which a payment of equal semi-annual instalments of combined principal and interest becomes due in respect of the Capital Work, including the last ‘non-equal’ instalment, there shall be raised as part of the Upper-tier Municipality’s general upper-tier levy the amounts of principal and interest payable by the Upper-tier Municipality in each year as set out in Schedule “C” to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality. Without limiting the generality of the foregoing, the Lower-tier Municipality shall pay the aforesaid yearly amounts as set out in Schedule “C” to the Upper-tier Municipality one Business Day before the date payment is due. The amounts required to be paid to the Upper-tier Municipality in accordance with Schedule “C” shall constitute a debt of the Lower-tier Municipality to the Upper-tier Municipality and such amounts shall, when combined with any amount payable by the Upper-tier Municipality in the year for repayment of the debt for which the Debentures are to be issued, be sufficient to meet the total amount of principal and interest payable in the year by the Upper-tier Municipality in respect of the Debentures, all in accordance with the provisions of this By-law and the Act.

- b. If the Lower-tier Municipality fails to make any payment or portion of it as provided in this By-law, the Lower-tier Municipality shall pay interest to the Upper-tier Municipality on the amount in default at the rate of 15% per annum, from the date the payment is due until it is made.
- c. There shall be raised, for the Capital Work, pursuant to this By-law, in each year of the currency of the Debentures, as part of the general upper-tier levy, the amounts required to be paid to the Upper-tier Municipality in any previous year by the Lower-tier Municipality to the extent that the amounts have not been paid to the Upper-tier Municipality in accordance with this By-law and the Act.
9. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
10. The Upper-tier Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Upper-tier Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
11. The Upper-tier Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Upper-tier Municipality shall deem and treat registered holders of the Debentures as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Upper-tier Municipality on the Debentures to the extent of the amount or amounts so paid. When a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Upper-tier Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Upper-tier Municipality.
12. The Debentures will be transferable or exchangeable at the office of the Regional Treasurer of the Upper-tier Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the

Upper-tier Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Regional Chair and the Regional Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.

13. The Regional Chair and the Regional Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed) furnished the Upper-tier Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Upper-tier Municipality in its discretion; and (c) surrendered to the Upper-tier Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Upper-tier Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Upper-tier Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
16. Reasonable fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost,

mysteriously or unexplainably missing, stolen or destroyed and for the replacement of any of the principal and interest cheques (if any) that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed may be imposed by the Upper-tier Municipality. When new Debentures are issued in substitution in these circumstances the Upper-tier Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder in accordance with the provisions of the Financing Agreement.
18. The Regional Chair and the Regional Treasurer are hereby authorized to cause the Debentures to be issued, one or more of the Regional Clerk and the Regional Treasurer are hereby authorized to generally do all things and to execute all other documents and other papers in the name of the Upper-tier Municipality in order to carry out the issue of the Debentures and the Regional Treasurer or the Regional Clerk, as the case may be, is authorized to affix the Upper-tier Municipality's municipal seal to any of such documents and papers.
19. The money received by the Upper-tier Municipality from the sale of the Debentures to OILC, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be delivered to the Lower-tier Municipality on the basis that the Lower-tier Municipality shall apportion and apply such money to the Capital Work, and to no other purpose except as permitted by the Act.
20. Subject to the Upper-tier Municipality's investment policies and goals, the applicable legislation and the terms and conditions of the Debentures, the Upper-tier Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Upper-tier Municipality may in its discretion determine.

ENACTED AND PASSED on May 22, 2025

Regional Clerk

Regional Chair

Authorized by Item J.2.8 of the Committee of the Whole of May 13, 2021, adopted by Regional Council at its meeting on May 27, 2021 and Item H.1 of the May 27, 2021, meeting of Regional Council

**THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE "A" TO BYLAW NO. 2025-28**

By-law	Project Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Term of Years of Debentures
(1)	(2)	(3)	(4)	(5)	(6)
		\$	\$	\$	
6303-20 6342-21 6345-21	Capital costs in connection with the Stronach Aurora Recreation Complex (SARC) gymnasium construction project	8,200,000.00	Nil	8,200,000.00	20
	TOTAL	8,200,000.00		8,200,000.00	

**THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE "B" TO BYLAW NO. 2025-28**

No. OILC-2025-02-20

\$8,200,000.00

C A N A D A

Province of Ontario

THE REGIONAL MUNICIPALITY OF YORK

FULLY REGISTERED 4.59% AMORTIZING DEBENTURE

THE REGIONAL MUNICIPALITY OF YORK (the "Upper-tier Municipality"), for value received, hereby promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC")

or registered assigns, subject to the Conditions attached hereto which form part hereof (the "Conditions"), upon presentation and surrender of this debenture (or as otherwise agreed to by the Upper-tier Municipality and OILC) by the maturity date of this debenture (June 2, 2045), the principal amount of

EIGHT MILLION, TWO HUNDRED THOUSAND DOLLARS

----- (\$8,200,000.00) -----

by equal semi-annual instalments of combined principal and interest on the 2nd day of June and on the 2nd day of December, commencing on December 2, 2025, in each of the years 2025 to 2045, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Loan Amortization Schedule (the "Amortization Schedule") and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (June 2, 2025), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 4.59% per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Upper-tier Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the "OILC Act, 2011") hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Upper-tier Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Upper-tier Municipality, amounts not exceeding any amounts that the Upper-tier Municipality fails to pay OILC on account of any unpaid indebtedness under this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Regional Municipality of York as at the 2nd day of June, 2025.

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 2025-28 of the Upper-tier Municipality duly passed on the 22nd day of May, 2025 (the "By-law"), this debenture is sealed with the municipal seal of the Upper-tier Municipality and signed by the Regional Chair and by the Regional Treasurer thereof.

Date of Registration: June 2, 2025

(Seal)

Eric Jolliffe, Regional Chair

Laura Mirabella, Regional Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____	by: _____
Authorized Signing Officer	Authorized Signing Officer

AMORTIZATION SCHEDULE

Loan.....: 3069
 Name.....: The Regional Municipality of York (The Corporation of the Town of Aurora)
 Principal: \$8,200,000.00
 Rate.....: 04.5900%
 Term.....: 240
 Am Period: 240
 Compound.: Semi-annual
 Paid.....: Semi-annual
 Plan.....: Blended
 Accel.....: no
 Method...: Equivalent
 Prin/Int.: \$315,480.63
 Total Int: \$4,419,225.09
 Remaining: \$0.00
 Matures...: 06/02/2045

Pay # Date	Amount Due \$	Principal Due \$	Interest Due \$	Rem. Principal \$
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1 12/02/2025	315,480.63	127,290.63	188,190.00	8,072,709.37
2 06/02/2026	315,480.63	130,211.95	185,268.68	7,942,497.42
3 12/02/2026	315,480.63	133,200.31	182,280.32	7,809,297.11
4 06/02/2027	315,480.63	136,257.26	179,223.37	7,673,039.85
5 12/02/2027	315,480.63	139,384.37	176,096.26	7,533,655.48
6 06/02/2028	315,480.63	142,583.24	172,897.39	7,391,072.24
7 12/02/2028	315,480.63	145,855.52	169,625.11	7,245,216.72
8 06/02/2029	315,480.63	149,202.91	166,277.72	7,096,013.81
9 12/02/2029	315,480.63	152,627.11	162,853.52	6,943,386.70
10 06/02/2030	315,480.63	156,129.91	159,350.72	6,787,256.79
11 12/02/2030	315,480.63	159,713.09	155,767.54	6,627,543.70
12 06/02/2031	315,480.63	163,378.50	152,102.13	6,464,165.20
13 12/02/2031	315,480.63	167,128.04	148,352.59	6,297,037.16
14 06/02/2032	315,480.63	170,963.63	144,517.00	6,126,073.53
15 12/02/2032	315,480.63	174,887.24	140,593.39	5,951,186.29
16 06/02/2033	315,480.63	178,900.90	136,579.73	5,772,285.39
17 12/02/2033	315,480.63	183,006.68	132,473.95	5,589,278.71
18 06/02/2034	315,480.63	187,206.68	128,273.95	5,402,072.03
19 12/02/2034	315,480.63	191,503.08	123,977.55	5,210,568.95
20 06/02/2035	315,480.63	195,898.07	119,582.56	5,014,670.88
21 12/02/2035	315,480.63	200,393.93	115,086.70	4,814,276.95
22 06/02/2036	315,480.63	204,992.97	110,487.66	4,609,283.98
23 12/02/2036	315,480.63	209,697.56	105,783.07	4,399,586.42
24 06/02/2037	315,480.63	214,510.12	100,970.51	4,185,076.30
25 12/02/2037	315,480.63	219,433.13	96,047.50	3,965,643.17

26 06/02/2038	315,480.63	224,469.12	91,011.51	3,741,174.05
27 12/02/2038	315,480.63	229,620.69	85,859.94	3,511,553.36
28 06/02/2039	315,480.63	234,890.48	80,590.15	3,276,662.88
29 12/02/2039	315,480.63	240,281.22	75,199.41	3,036,381.66
30 06/02/2040	315,480.63	245,795.67	69,684.96	2,790,585.99
31 12/02/2040	315,480.63	251,436.68	64,043.95	2,539,149.31
32 06/02/2041	315,480.63	257,207.15	58,273.48	2,281,942.16
33 12/02/2041	315,480.63	263,110.06	52,370.57	2,018,832.10
34 06/02/2042	315,480.63	269,148.43	46,332.20	1,749,683.67
35 12/02/2042	315,480.63	275,325.39	40,155.24	1,474,358.28
36 06/02/2043	315,480.63	281,644.11	33,836.52	1,192,714.17
37 12/02/2043	315,480.63	288,107.84	27,372.79	904,606.33
38 06/02/2044	315,480.63	294,719.91	20,760.72	609,886.42
39 12/02/2044	315,480.63	301,483.74	13,996.89	308,402.68
40 06/02/2045	315,480.52	308,402.68	7,077.84	0.00
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	12,619,225.09	8,200,000.00	4,419,225.09	

LEGAL OPINION

We have examined the By-law of the Upper-tier Municipality authorizing the issue of amortizing debentures in the principal amount of \$8,200,000.00 dated June 2, 2025 and maturing on June 2, 2045 payable in equal semi-annual instalments of combined principal and interest on the 2nd day of June and on the 2nd day of December, commencing on December 2, 2025, in each of the years 2025 to 2045, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, as set out in Schedule “C” to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Upper-tier Municipality. The debenture issued under the By-law in the within form (the “Debenture”) is the direct, general, unsecured, unsubordinated, joint and several obligation of the Upper-tier Municipality and of its lower-tier municipalities (the “Lower-tier Municipalities”). The Debenture is enforceable against the Upper-tier Municipality and the Lower-tier Municipalities subject to the special jurisdiction and powers of the Ontario Land Tribunal over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

June 2, 2025

WeirFoulds LLP

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “Debentures” and individually a “Debenture”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured, unsubordinated, joint and several obligations of the Upper-tier Municipality and of its Lower-tier Municipalities. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Upper-tier Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Upper-tier Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Upper-tier Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Upper-tier Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Upper-tier Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Upper-tier Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such

joint registered holders, and such payment shall constitute a valid discharge to the Upper-tier Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Upper-tier Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any payment date including the maturity date. Principal of and interest on the Debentures are payable by the Upper-tier Municipality to the persons registered as holders in the registry on the relevant record date. The Upper-tier Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding payment date.
7. The Upper-tier Municipality shall make all payments in respect of equal semi-annual instalments of combined principal and interest on the Debentures on the 2nd day of June and the 2nd day of December, commencing on December 2, 2025, in each of the years 2025 to 2045, both inclusive, including the last 'non-equal' instalment, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Upper-tier Municipality and the registered holder may agree.
8. The Upper-tier Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Amortization Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or the Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Upper-tier Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the

basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

10. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Upper-tier Municipality are not authorized or obligated by law or executive order to be closed (a “**Business Day**”), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Regional Treasurer of the Upper-tier Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Upper-tier Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder’s duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
12. The Upper-tier Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Upper-tier Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Upper-tier Municipality in its discretion; and (c) surrendered to the Upper-tier Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.

14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Upper-tier Municipality. When any of the Debentures are surrendered for transfer or exchange the Regional Treasurer of the Upper-tier Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Upper-tier Municipality. When new Debentures are issued in substitution in these circumstances the Upper-tier Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the financing agreement entered into between the Upper-tier Municipality and OILC, pursuant to which the Debentures are issued, at OILC's discretion, the Upper-tier Municipality shall pay to OILC the Make-Whole Amount on account of the losses that OILC will incur as a result of the early repayment or early termination.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Upper-tier Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the **"Prime Rate"** shall be the arithmetic mean of the rates quoted by those Reference Banks.
- (b) **"Make-Whole Amount"** means the amount determined by OILC as of the date of prepayment of the Debenture, by which (i) the present value of the remaining future scheduled payments of principal and interest under the Debenture to be repaid from the prepayment date until maturity of the Debenture discounted at the Ontario Yield exceeds (ii) the principal amount under the Debenture being repaid provided that the Make-Whole Amount shall never be less than zero.
- (c) **"Ontario Yield"** means the yield to maturity on the date of prepayment of the Debenture, assuming semi-annual compounding, which a non-prepayable term loan made by the Province of Ontario would have if advanced on the date of prepayment of the Debenture, assuming the same principal amount as the Debenture and with a maturity date which is the same as the remaining term to maturity of the Debenture to be repaid minus 100 basis points.

**THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE "C" TO BYLAW NO. 2025-28**

LOAN AMORTIZATION SCHEDULE

Loan.....: 3069
 Name.....: The Regional Municipality of York (The Corporation of the Town of Aurora)
 Principal: \$8,200,000.00
 Rate.....: 04.5900%
 Term.....: 240
 Am Period: 240
 Compound.: Semi-annual
 Paid.....: Semi-annual
 Plan.....: Blended
 Accel.....: no
 Method...: Equivalent
 Prin/Int.: \$315,480.63
 Total Int: \$4,419,225.09
 Remaining: \$0.00
 Matures...: 06/02/2045

Pay # Date	Amount Due \$	Principal Due \$	Interest Due \$	Rem. Principal \$
-----	-----	-----	-----	-----
1 12/02/2025	315,480.63	127,290.63	188,190.00	8,072,709.37
2 06/02/2026	315,480.63	130,211.95	185,268.68	7,942,497.42
3 12/02/2026	315,480.63	133,200.31	182,280.32	7,809,297.11
4 06/02/2027	315,480.63	136,257.26	179,223.37	7,673,039.85
5 12/02/2027	315,480.63	139,384.37	176,096.26	7,533,655.48
6 06/02/2028	315,480.63	142,583.24	172,897.39	7,391,072.24
7 12/02/2028	315,480.63	145,855.52	169,625.11	7,245,216.72
8 06/02/2029	315,480.63	149,202.91	166,277.72	7,096,013.81
9 12/02/2029	315,480.63	152,627.11	162,853.52	6,943,386.70
10 06/02/2030	315,480.63	156,129.91	159,350.72	6,787,256.79
11 12/02/2030	315,480.63	159,713.09	155,767.54	6,627,543.70
12 06/02/2031	315,480.63	163,378.50	152,102.13	6,464,165.20
13 12/02/2031	315,480.63	167,128.04	148,352.59	6,297,037.16
14 06/02/2032	315,480.63	170,963.63	144,517.00	6,126,073.53
15 12/02/2032	315,480.63	174,887.24	140,593.39	5,951,186.29
16 06/02/2033	315,480.63	178,900.90	136,579.73	5,772,285.39
17 12/02/2033	315,480.63	183,006.68	132,473.95	5,589,278.71
18 06/02/2034	315,480.63	187,206.68	128,273.95	5,402,072.03
19 12/02/2034	315,480.63	191,503.08	123,977.55	5,210,568.95
20 06/02/2035	315,480.63	195,898.07	119,582.56	5,014,670.88

21 12/02/2035	315,480.63	200,393.93	115,086.70	4,814,276.95
22 06/02/2036	315,480.63	204,992.97	110,487.66	4,609,283.98
23 12/02/2036	315,480.63	209,697.56	105,783.07	4,399,586.42
24 06/02/2037	315,480.63	214,510.12	100,970.51	4,185,076.30
25 12/02/2037	315,480.63	219,433.13	96,047.50	3,965,643.17
26 06/02/2038	315,480.63	224,469.12	91,011.51	3,741,174.05
27 12/02/2038	315,480.63	229,620.69	85,859.94	3,511,553.36
28 06/02/2039	315,480.63	234,890.48	80,590.15	3,276,662.88
29 12/02/2039	315,480.63	240,281.22	75,199.41	3,036,381.66
30 06/02/2040	315,480.63	245,795.67	69,684.96	2,790,585.99
31 12/02/2040	315,480.63	251,436.68	64,043.95	2,539,149.31
32 06/02/2041	315,480.63	257,207.15	58,273.48	2,281,942.16
33 12/02/2041	315,480.63	263,110.06	52,370.57	2,018,832.10
34 06/02/2042	315,480.63	269,148.43	46,332.20	1,749,683.67
35 12/02/2042	315,480.63	275,325.39	40,155.24	1,474,358.28
36 06/02/2043	315,480.63	281,644.11	33,836.52	1,192,714.17
37 12/02/2043	315,480.63	288,107.84	27,372.79	904,606.33
38 06/02/2044	315,480.63	294,719.91	20,760.72	609,886.42
39 12/02/2044	315,480.63	301,483.74	13,996.89	308,402.68
40 06/02/2045	315,480.52	308,402.68	7,077.84	0.00
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	12,619,225.09	8,200,000.00	4,419,225.09	

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2025-29

A bylaw to establish 2025 property tax policy, including tax ratios, and to specify the percentage by which tax rates are to be reduced for prescribed property subclasses for 2025

WHEREAS the Council of The Regional Municipality of York is required pursuant to section 308(5) of the *Municipal Act, 2001*, S.O. 2001, c. 25, (the "*Municipal Act, 2001*") to establish tax ratios in each year for the Region and its lower-tier municipalities;

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed by the Minister of Finance pursuant to section 7 of the *Assessment Act*, R.S.O. 1990, c. A.31, (the "*Assessment Act*");

AND WHEREAS the Council of The Regional Municipality of York has adopted the classes as defined in Part II, Section 2 of O. Reg. 282/98 made under the *Assessment Act*;

AND WHEREAS the property subclasses for which tax reductions are to be established are in accordance with section 8 of the *Assessment Act*;

AND WHEREAS the tax reductions reduce the tax rates that would otherwise be levied for municipal purposes;

AND WHEREAS section 313(1) of the *Municipal Act, 2001* provides for tax reductions for prescribed subclasses under subsection 8(1) of the *Assessment Act*;

AND WHEREAS section 313(1.2) of the *Municipal Act, 2001* provides that The Regional Municipality of York may, in establishing tax reductions, pass a bylaw providing for the application of a percentage within a range prescribed by or determined in

accordance with the regulations instead of the percentages described in subsection 313(1);

AND WHEREAS O. Reg. 282/98, a regulation under the *Assessment Act*, was amended by O. Reg. 370/24, to prescribe an aggregate extractive property class effective January 1, 2025;

AND WHEREAS on May 8, 2025, the Committee of the Whole recommended referral of the 2025 Property Tax Policy Report dated April 22, 2025, from the Commissioner of Finance shown as item I.2.3 on the agenda (the “2025 Property Tax Policy Report”), to Regional Council for consideration at the May 22, 2025, Regional Council meeting;

AND WHEREAS on May 22, 2025, Regional Council adopted the 2025 Property Tax Policy Report, and approved a 35% municipal tax rate discount for the new multi-residential (municipal reduction) subclass for the 2025 taxation year, and a reduction in the municipal property tax rate discount from 30% to 0% for properties in the vacant and excess subclasses of the commercial property class, and from 35% to 0% for properties in the vacant and excess subclasses of the industrial property class;

AND WHEREAS O. Reg. 383/98, O. Reg. 580/17 and O. Reg. 141/24 made under the *Municipal Act, 2001* prescribe ranges within which tax reductions may be applied;

The Council of The Regional Municipality of York enacts as follows:

1. For the taxation year 2025, the tax ratio for property in,
 - (a) the residential property class is 1.0000;
 - (b) the multi-residential property class is 1.0000;
 - (c) the new multi-residential property class is 1.000;
 - (d) the commercial property class is 1.3321;
 - (e) the industrial property class is 1.6432;
 - (f) the pipe line property class is 0.9190;

- (g) the farm property class is 0.2500;
 - (h) the managed forests property class is 0.2500;
 - (i) the landfill property class is 1.1000; and
 - (j) the aggregate extraction property class is 1.337082.
2. The tax reduction for,
- (a) the vacant land and excess land subclasses in the commercial property class is 0%;
 - (b) the vacant land and excess land subclasses in the industrial property class is 0%;
 - (c) the first subclass of farmland awaiting development in the residential property class, multi-residential property class, commercial property class and industrial property class is 75% of the residential tax rate; and
 - (d) new multi-residential (municipal reduction) subclass in the new multi-residential property class is 35%.
 - (e) the second subclass of farmland awaiting development in the residential property class, multi-residential class, commercial class and industrial class is 0%.
3. The Regional Municipality of York may exercise the option to make adjustments to the notional tax rates in accordance with Section 12 (3.2), (3.3) and (3.4) of O. Reg. 73/03 made under the *Municipal Act, 2001*.

ENACTED AND PASSED on May 22, 2025.

Regional Clerk

Regional Chair

Authorized by Item I.2.3 of the Committee of the Whole dated May 8, 2025, referred to and adopted by Regional Council at its meeting on May 22, 2025

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2025-30

A bylaw to set and levy the rates of taxation for Regional general purposes
for the year 2025

WHEREAS the estimated sum required for payment of the current expenditures of the Regional Corporation in the year 2025, as adopted by Regional Council on November 28, 2024, and for payment of all debts of the Regional Corporation falling due within such year exclusive of current expenditures and debts for water and sewer purposes, amounts required to be raised for sinking funds and principal and interest payments or sinking fund requirements in respect of debenture debt of lower-tier municipalities, for the payment of which the Regional Corporation is liable, and after allowance is made for contribution from reserves, is \$1,496,311,387.00;

AND WHEREAS O. Reg. 282/98, a regulation under the *Assessment Act*, R.S.O. 1990, c. A.31, (the “*Assessment Act*”), was amended by O. Reg. 370/24, to prescribe an aggregate extractive property class effective January 1, 2025;

AND WHEREAS an amount of Payments in Lieu of Taxation of \$5,245,664.00 to be paid to the Regional Corporation in 2025 has been estimated and such amount is to be used to reduce the rates of taxation;

AND WHEREAS subsection 311(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, (the “*Municipal Act, 2001*”), provides that an upper-tier municipality shall pass a bylaw directing each lower-tier municipality to levy a separate tax rate, as specified in the bylaw, on the assessment in each property class in the lower-tier municipality rateable for upper-tier purposes;

AND WHEREAS subsection 311(11) of the *Municipal Act, 2001*, provides that an upper-tier rating bylaw shall estimate the amount to be raised in a lower-tier municipality as a result of a levy being made in that municipality in accordance with the bylaw;

AND WHEREAS all property assessment rolls on which the 2025 taxes are to be levied have been returned and revised pursuant to the provisions of the *Assessment Act*, subject to any appeals presently outstanding;

AND WHEREAS the tax rates on the property classes and property subclasses have been calculated on the returned assessment roll dated December 9, 2024, pursuant to the provisions of the *Municipal Act, 2001* and the manner set out herein;

AND WHEREAS subsection 316(1) of the *Municipal Act, 2001* provides that the council of an upper-tier municipality may, before the adoption of the estimates for the year, by bylaw requisition a sum from each of its lower-tier municipalities, not exceeding the prescribed percentage of the amount that, in the upper-tier rating bylaw for the previous year, was estimated to be raised in the particular lower-tier municipality and that the amount of any such requisition shall be deducted from the amounts to be paid by the lower-tier municipality to the Regional Corporation under the upper-tier rating bylaw for the year;

AND WHEREAS Bylaw No 2025-03, being a bylaw to levy against the lower-tier municipalities on an interim basis the sums of monies required during the year 2025 for the purposes of the Regional Corporation was enacted by Regional Council on January 30, 2025, and levied against each lower-tier municipality set out in Column 1 of the schedule contained in section 1 of the said bylaw, the specific sums set out opposite each lower-tier municipality in Column 2 of the said schedule, and such sums are payable in installments as set out in Schedule “A” to this bylaw;

AND WHEREAS on May 8, 2025, the Committee of the Whole recommended referral of the 2025 Property Tax Rate Report dated April 22, 2025, from the Commissioner of Finance shown as item I.2.4 on the agenda (the “2025 Property Tax Rate Report”), to Regional Council for consideration at the May 22, 2025, Regional Council meeting;

AND WHEREAS on May 22, 2025, Regional Council adopted the 2025 Property Tax Rate Report, and approved the 2025 Regional tax rates for 2025 property classes

and approved deadlines for local municipalities to pay the final two installments of their 2025 Regional property tax levy on or before September 26, 2025, and December 12, 2025, respectively;

The Council of The Regional Municipality of York enacts as follows:

1. The estimated sum required for payment of the current expenditures of the Regional Corporation for the year 2025, as adopted, shall be reduced by the aggregate amount of Payments in Lieu of Taxation of \$5,245,664.00 to reduce the amount of the net Regional requirements to \$1,490,885,723.00.
2. For the taxation year 2025, the estimated amounts to be raised in each lower-tier municipality as a result of a levy being made in that municipality in accordance with this bylaw are set out in Column 5 of Schedule “A” attached hereto opposite the respective municipality listed in Column 1 and which amounts are equal to the sum of the corresponding amounts set out in Columns 2, 3 and 4.
3. The Treasurer of each lower-tier municipality shall pay to the Treasurer of the Regional Corporation all amounts directed to be levied on property assessment under this bylaw and due to the Regional Corporation under the *Municipal Act, 2001* in the amounts and on or before the times set out in Columns 8 and 9 of Schedule “A” attached hereto.
4. In this bylaw, the property classes and subclasses listed in Column 1 of the table contained in section 5 for which tax rates are established are as defined under the *Assessment Act*.
5. For the taxation year 2025, the lower-tier municipalities shall levy upon the classes and subclasses of property listed in Column 1 of the schedule contained in this section, the rate of taxation set out opposite such property class or subclass in Column 2.

COLUMN 1	COLUMN 2
PROPERTY CLASS	REGIONAL TAX RATE
Residential	0.375863%
Residential Taxable (shared as PIL)	0.375863%
Residential Taxable (Upper Tier & Education Only)	0.375863%
Residential – first subclass of farmland awaiting development	0.093966%
Multi-residential	0.375863%
New Multi-residential	0.375863%
New Multi-Residential (Municipal Reduction) subclass	0.244311%
Commercial	0.500687%
Commercial: excess land subclass	0.500687%
Commercial: vacant land subclass	0.500687%
Commercial – first subclass of farmland awaiting development	0.093966%
Commercial Small Scale On-Farm Business Subclass - 1	0.500687%
Commercial Small Scale On-Farm Business Subclass - 2	0.500687%
Commercial (previously Ontario Hydro)	0.500687%
Commercial Vacant and Excess Land (Shared as PIL)	0.500687%
Office Building	0.500687%
Office Building Vacant Units and Excess	0.500687%
Shopping Centre	0.500687%
Shopping Centre Vacant Units and Excess	0.500687%
Parking Lot (Full)	0.500687%
Industrial Occupied	0.617618%
Industrial: excess land subclass	0.617618%
Industrial: vacant land subclass	0.617618%

COLUMN 1	COLUMN 2
PROPERTY CLASS	REGIONAL TAX RATE
Industrial – first subclass of farmland awaiting development	0.093966%
Industrial (previously Ontario Hydro)	0.617618%
Industrial Vacant Land (Shared as PIL)	0.617618%
Industrial (previously Ontario Hydro) Excess	0.617618%
Large Industrial	0.617618%
Large Industrial Vacant Units and Excess	0.617618%
Industrial Small Scale On-Farm Business Subclass - 1	0.617618%
Industrial Small Scale On-Farm Business Subclass - 2	0.617618%
Pipeline	0.345418%
Farmlands	0.093966%
Managed Forest	0.093966%
Aggregate Extraction	0.502560%
Landfill	0.413449%

6. Schedule “A” shall form part of this bylaw.

ENACTED AND PASSED on May 22, 2025.

Regional Clerk

Regional Chair

Authorized by Item I.2.4 of the Committee of the Whole dated May 8, 2025, referred to and adopted by Regional Council at its meeting on May 22, 2025

Schedule “A” 2025 Taxation Year*

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8	COLUMN 9
LOCAL MUNICIPALITIES	2025 TAXABLE NON-LINEAR PROPERTIES REGIONAL REQUIREMENT	ESTIMATED RAILWAY RIGHTS- OF-WAY REGIONAL REQUIREMENT	ESTIMATED UTILITIES REGIONAL REQUIREMENT	ESTIMATED TOTAL REGIONAL REQUIREMENT	BYLAW NO. 2025-03 DUE APRIL 30, 2025	BYLAW NO. 2025-03 DUE JUNE 30, 2025	NET DUE ON OR BEFORE SEPTEMBER 26, 2025	NET DUE ON OR BEFORE DECEMBER 12, 2025
Aurora	\$ 73,454,573	\$ 21,211	\$ 24,317	\$ 73,500,101	\$ 17,331,890	\$ 17,331,890	\$ 19,418,161	\$ 19,418,161
East Gwillimbury	\$ 37,227,325	\$ 41,034	\$ 2,551	\$ 37,270,911	\$ 8,714,820	\$ 8,714,820	\$ 9,920,635	\$ 9,920,635
Georgina	\$ 35,284,870	\$ 28,345	\$ 9,503	\$ 35,322,718	\$ 8,352,942	\$ 8,352,942	\$ 9,308,417	\$ 9,308,417
King	\$ 40,348,464	\$ 18,860	\$ 359,678	\$ 40,727,002	\$ 9,554,075	\$ 9,554,075	\$ 10,809,426	\$ 10,809,426
Markham	\$ 425,350,021	\$ 161,572	\$ 212,927	\$ 425,724,521	\$ 100,634,847	\$ 100,634,847	\$ 112,227,413	\$ 112,227,413
Newmarket	\$ 82,515,735	\$ 10,750	\$ 22,663	\$ 82,549,148	\$ 19,677,772	\$ 19,677,772	\$ 21,596,802	\$ 21,596,802
Richmond Hill	\$ 274,601,124	\$ 51,842	\$ 8,256	\$ 274,661,221	\$ 65,325,118	\$ 65,325,118	\$ 72,005,493	\$ 72,005,493
Vaughan	\$ 461,300,004	\$ 225,441	\$ 258,304	\$ 461,783,749	\$ 108,774,071	\$ 108,774,071	\$ 122,117,804	\$ 122,117,804
Whitchurch-Stouffville	\$ 59,301,874	\$ 40,032	\$ 4,445	\$ 59,346,352	\$ 13,986,823	\$ 13,986,823	\$ 15,686,353	\$ 15,686,353
TOTAL	\$ 1,489,383,992	\$ 599,088	\$ 902,643	\$ 1,490,885,723	\$ 352,352,358	\$ 352,352,358	\$ 393,090,503	\$ 393,090,503

*Figures may not sum due to rounding

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2025-31

A bylaw to amend Bylaw No. A-0339-2004-026 being a bylaw to provide tax assistance to certain seniors and disabled residents who are owners of real property in The Regional Municipality of York

WHEREAS on March 25, 2004, Regional Council passed Bylaw No. A-0339-2004-026, being a bylaw to provide tax assistance to certain seniors and disabled residents who are owners of real property in The Regional Municipality of York (“Bylaw No. A-0339-2004-026”), which was amended by Bylaw No. 2008-17, being a bylaw to amend By-law No. A-0339-2004-026, being a by-law to provide tax assistance to certain seniors and disabled residents who are owners of real property in The Regional Municipality of York, (“Bylaw No. 2008-17”);

AND WHEREAS pursuant to section 319 of the *Municipal Act, 2001*, S.O. 2001, c. 25 for the purposes of relieving financial hardship, The Regional Municipality of York shall pass a bylaw providing for deferrals or cancellation of, or other relief in respect of, all or part of a tax increase for 1998 and subsequent years on property in the residential property class for persons assessed as owners who are, or whose spouses are, low-income seniors or low-income persons with disabilities;

AND WHEREAS on May 8, 2025, the Committee of the Whole deferred the 2025 Property Tax Policy Report dated April 22, 2025, from the Commissioner of Finance shown as item I.2.3 on the agenda (the “2025 Property Tax Policy Report”), to Regional Council for consideration at the May 22, 2025, Regional Council meeting;

AND WHEREAS on May 22, 2025, Regional Council adopted the 2025 Property Tax Policy Report, and approved an update to the participant eligibility criteria for the Low-income Seniors and Low-Income Persons with Disabilities Property Tax Increase Deferral program such that eligible low-income seniors are defined as Guaranteed Income Supplement recipients;

The Council of The Regional Municipality of York enacts as follows:

1. Section 1 of Bylaw No. A-0339-2004-026 is amended by repealing the definition of “eligible person” and substituting with the following:
 - (c) “eligible person” means a low-income person with disabilities, or a senior, or the spouse of such person, and who is an owner of eligible property;
2. Section 1 of Bylaw No. A-0339-2004-026 is amended by repealing the definition for “senior” and substituting with the following:
 - (i) “senior” means an individual who, is in receipt of an increment paid, or is confirmed to be eligible, for the Guaranteed Income Supplement pursuant to Part II of the *Old Age Security Act*, R.S.C. 1985, c. O-9.
3. Section 3 of Bylaw No. A-0339-2004-026 is amended by repealing Section 3 in its entirety and substituting with the following:
 3. An eligible person shall be entitled to receive relief from tax increases on eligible property by way of a deferral equal to the sum of the tax increase and any amount deferred under this program in any preceding year.
4. Where this bylaw refers to a schedule, enactment, statute, regulation, or bylaw, it also includes that schedule, enactment, statute, regulation, or bylaw, as amended, supplemented, or replaced from time to time.
5. Except as expressly modified by this bylaw, all provisions of Bylaw No. A-0339-2004-026, are, and shall continue to be, in force and effect.
6. This bylaw comes into force and effect upon passage.

ENACTED AND PASSED on May 22, 2025.

Regional Clerk

Regional Chair

Authorized by Item I.2.3 of the Committee of the Whole dated May 8, 2025, referred to and adopted by Regional Council at its meeting on May 22, 2025

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2025-32

A bylaw to clarify certain lands to the Regional Road System,
in the City of Vaughan

WHEREAS effective March 23, 2004, the jurisdiction and ownership of certain highway lands forming part of Teston Road (now YR 49) vested to The Regional Municipality of York by a Plan of Expropriation registered in the Land Registry Office for the Land Titles Division of York Region as Instrument No. D949.

AND WHEREAS the Land Registry Office does not definitively set out the limits of the lands vested to The Regional Municipality of York at the intersection of Teston Road and Jane Street.

AND WHEREAS it is necessary to correct the title information in the Land Registry Office to identify certain lands as more particularly described in Schedule “A” to form part of Teston Road (YR 49).

AND WHEREAS passage of a clarifying bylaw and registration of the bylaw at the Land Registry Office is required to provide evidence of those lands as set out in Schedule “A” to form part of Teston Road (YR 49).

NOW THEREFORE, The Council of The Regional Municipality of York hereby enacts as follows:

1. The lands described in Schedule “A” shall form part of Teston Road (YR 49).

ENACTED AND PASSED On May 22, 2025.

Regional Clerk

Regional Chair

*Authorized by Clause 10 of Report 9 of the Finance and Administration Committee,
adopted by Council at its meeting on November 17, 2011.*

#16753064

SCHEDULE “A”

Lands in the City of Vaughan in the Regional Municipality of York being composed of:

Part of Lot 26, Concession 4, designated as Parts 2 and 3 on Expropriation Plan D949;
City of Vaughan.

#16753064

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2025-33

A Bylaw to confirm the proceedings of
Council at its Meeting held on May 22, 2025

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 May 22, 2025, 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 22nd day of May, 2025

Regional Clerk

Regional Chair

#16766272