

**CHAIR:**

N. IANNICCA

**MEMBERS:**

P. BROWN

G. CARLSON

B. CROMBIE

D. DAMERLA

S. DASKO

G. S. DHILLON

J. DOWNEY

C. FONSECA

P. FORTINI

A. GROVES

J. INNIS

J. KOVAC

M. MAHONEY

S. MCFADDEN

M. MEDEIROS

M. PALLESCHI

C. PARRISH

K. RAS

P. SAITO

R. SANTOS

I. SINCLAIR

R. STARR

A. THOMPSON

P. VICENTE



The Council of the  
**Regional Municipality of Peel**

**Date:** Thursday, April 23, 2020

**Time:** 9:30 AM

**Place:** Council Chamber, 5<sup>th</sup> Floor  
Regional Administrative Headquarters  
10 Peel Centre Drive, Suite A  
Brampton, Ontario

Due to the efforts to contain the spread of COVID-19 there will be no public access to the Council Chamber. The meeting will be live streamed on <http://www.peelregion.ca/>

**For inquiries about this agenda or to make arrangements for accessibility accommodations including alternate formats, please contact:**

Christine Thomson at [christine.thomson@peelregion.ca](mailto:christine.thomson@peelregion.ca).

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**The Council of the  
Regional Municipality of Peel**

**Date:** Thursday, April 23, 2020

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1. CALL TO ORDER
2. INDIGENOUS LAND ACKNOWLEDGEMENT
3. DECLARATIONS OF CONFLICTS OF INTEREST
4. APPROVAL OF MINUTES
  - 4.1 April 9, 2020 Regional Council meeting
5. APPROVAL OF AGENDA
6. CONSENT AGENDA
7. DELEGATIONS
8. COVID-19 RELATED MATTERS
  - 8.1 COVID-19 Pandemic Impacts Update (Oral)  
Presentation by Nancy Polsinelli, Interim Chief Administrative Officer  
**(To be distributed when available)**
  - 8.2 COVID-19 Update and Presentation on Disease Epidemiology and Modelling for Peel Region (Oral)  
Presentation by Dr. Lawrence Loh, Acting Medical Officer of Health and Monali Varia, Manager, Infection Prevention and Surveillance  
**(To be distributed when available)**
  - 8.3 Long Term Care COVID-19 Response (Oral)  
Presentation by Cathy Granger, Acting Commissioner of Health Services  
**(To be distributed when available)**
  - 8.4 COVID-19 Update on Council Meeting Technology (Oral)  
Presentation by Sean Baird, Commissioner of Digital and Information Services
  - 8.5 COVID-19 Funding for the Most Vulnerable  
**(To be distributed when available)**

- 8.6 Amendments to the Waste Management System Fees and Charges By-law 69-2019 and the Waste Collection By-law 35-2015 During a Declared Emergency

(Related to By-law 34-2020 and By-law 35-2020)

**(To be distributed when available)**

## **9. COMMUNICATIONS**

- 9.1 Steve Clark, Minister of Municipal Affairs and Housing

Letter received April 9, 2020, Regarding Proposed Provincial Legislation to Allow for the Suspension of Specified Timelines Associated with Land Use Planning Matters and to Amend the *Development Charges Act* during the Declaration of Emergency Due to the COVID-19 Pandemic (Referral to Public Works and Finance recommended) (Related to 11.1 and 11.2)

## **10. STAFF PRESENTATIONS**

## **11. ITEMS RELATED TO PLANNING AND GROWTH MANAGEMENT**

- 11.1 Peel's Growth Management Program and Development Charge Performance – 2019 Overview and Progress Report

(For information) (Related to 9.1 and 11.2)

- 11.2 Region of Peel's Comments on the Second Round of Proposed Regulations to the New Community Benefits Charge

(Related to 9.1 and 11.1)

## **12. COMMUNICATIONS**

## **13. ITEMS RELATED TO ENTERPRISE PROGRAMS AND SERVICES**

- 13.1 2019 Operating Financial Triannual Performance Report - Year End (Unaudited)

(Related to 13.2)

- 13.2 2019 Capital Performance and Impact on Capital Reserves and Reserve Funds

(For information) (Related to 13.1)

- 13.3 2020 Update of the Region of Peel's Financial Condition

(For information)

- 13.4 Budget Policy and Reserve Management Policy Compliance Update – December 31, 2019

- 13.5 2019-2020 Dedicated Provincial Gas Tax Funds

(Related to By-law 33-2020)

13.6 Annual Accessibility Status Report 2019

(For information)

13.7 Region of Peel Archives at the Peel Art Gallery, Museum and Archives (PAMA)

(For information)

**14. COMMUNICATIONS**

**15. ITEMS RELATED TO PUBLIC WORKS**

15.1 Amendment to the Region of Peel Traffic By-law 15-2013 to Implement All-Way Stop Control at the Intersections of Regional Road 1 and Regional Road 12; and at Regional Road 1 and Boston Mills Road, Town of Caledon, Wards 1 and 2

(Related to By-law 32-2020)

15.2 Request for Additional Funds and Award of Contract for Construction of a 1200 MM Sanitary Sewer on Kennedy Road North and Conservation Drive, City of Brampton, Ward 2

15.3 Lakeview Village Community – Update on Interim Odour Control Improvements at G. E. Booth Wastewater Treatment Plant, City of Mississauga, Ward 1

**16. COMMUNICATIONS**

**17. ITEMS RELATED TO HEALTH**

**18. COMMUNICATIONS**

**19. ITEMS RELATED TO HUMAN SERVICES**

19.1 Service Level Housing Subsidy Agreements – Federal Housing Providers in Peel

**20. COMMUNICATIONS**

**21. OTHER BUSINESS/COUNCILLOR ENQUIRIES**

**22. NOTICE OF MOTION/MOTION**

**23. BY-LAWS**

*Three Readings*

23.1 Bylaw 32-2020

A by-law to implement a four-way stop at the intersections of Regional Road 1 (Mississauga Road) at Regional Road 12 (Olde Base Line Road) and Regional Road 1 (Mississauga Road) at Boston Mills Road; and, to amend By-law Number 15-2013 being a by-law to regulate traffic on roads under the jurisdiction of The Regional Municipality of Peel. (Related to 15.1)

23.2 Bylaw 33-2020

A by-law to authorize the Regional Chair and the Regional Clerk to execute a Letter of Agreement between the Province of Ontario and the Regional Municipality of Peel related to funding provided by the Province of Ontario to the Regional Municipality of Peel under the Dedicated Gas Tax Funds for Public Transportation Program for 2019/2020. (Related to 13.5)

23.3 By-law 34-2020

A by-law to amend the Waste Management System Fees and Charges By-law 69-2019. (Related to 8.6)

**(To be distributed when available)**

23.4 By-law 35-2020

A by-law to amend the Waste Collection By-law 35-2015. (Related to 8.6)

**(To be distributed when available)**

**24. IN CAMERA MATTERS**

24.1 April 9, 2020 Regional Council Closed Session Report

24.2 Payment of Compensation Pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, The Gore Road Widening – EXP-09013.13 - from Queen Street East to Castlemore Road – City of Brampton, Ward 10

(A proposed or pending acquisition or disposition of land by the municipality or local board)

24.3 Appointment of Associate Medical Officer of Health

(Personal matters about an identifiable individual, including municipal or local board employees)

24.4 York Water Agreement Hanlan Feedermain Project Credit

(A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board)

**25. BY-LAWS RELATING TO IN CAMERA MATTERS**

**26. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL**

27. ADJOURNMENT



**THE COUNCIL OF  
THE REGIONAL MUNICIPALITY OF PEEL**

**April 9, 2020**

Members Present:	P. Brown G. Carlson B. Crombie D. Damerla S. Dasko G.S. Dhillon J. Downey C. Fonseca P. Fortini A. Groves N. Iannicca J. Innis J. Kovac	M. Mahoney S. McFadden M. Medeiros M. Palleschi C. Parrish K. Ras P. Saito R. Santos I. Sinclair R. Starr A. Thompson P. Vicente
Staff Present	N. Polsinelli, Interim Chief Administrative Officer S. Baird, Commissioner of Digital and Information Services K. Lockyer, Regional Clerk and Acting Commissioner of Corporate Services S. VanOfwegen, Commissioner of Finance and Chief Financial Officer P. O'Connor, Regional Solicitor A. Smith, Acting Chief Planner A. Farr, Acting Commissioner of Public Works	J. Sheehy, Commissioner of Human Services C. Granger, Acting Commissioner of Health Services Dr. L. Loh, Acting Medical Officer of Health C. Thomson, Legislative Specialist H. Gill, Legislative Specialist R. Khan, Legislative Technical Coordinator

**1. CALL TO ORDER**

Regional Chair Iannicca called the meeting of Regional Council to order at 9:30 a.m. in the Council Chamber, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton.

**2. INDIGENOUS LAND ACKNOWLEDGEMENT**

Regional Chair Iannicca read an Indigenous Land Acknowledgement.

**3. DECLARATIONS OF CONFLICTS OF INTEREST**

**4. APPROVAL OF MINUTES****4.1 March 26, 2020 Special Regional Council meeting****Resolution Number 2020-251****Moved by** Councillor Ras**Seconded by** Councillor McFadden

*That the minutes of the March 26, 2020 Special Regional Council meeting be approved.*

**Carried****4.2 March 26, 2020 Special Regional Council meeting****Resolution Number 2020-252****Moved by** Councillor Parrish**Seconded by** Councillor Sinclair

*That the minutes of the March 26, 2020 Special Regional Council meeting be approved.*

**Carried****4.3 March 12, 2020 Regional Council meeting****Resolution Number 2020-253****Moved by** Councillor Groves**Seconded by** Councillor Mahoney

*That the minutes of the March 12, 2020 Regional Council meeting be approved.*

**Carried****5. APPROVAL OF AGENDA****Resolution Number 2020-254****Moved by** Councillor Vicente**Seconded by** Councillor Paleschi

*That Section 10. b. of the Emergency Electronic Meeting Procedures attached as Appendix 6 to Procedure By-law 56-2019, as amended, be amended to allow persons delegating to participate electronically;*

*And further, that should a Delegate be required to participate electronically in closed session, the Delegate shall state for the record that he/she is adhering to the rules set out in the Procedure By-law 56-2019, as amended.*

In Favour (24): Councillor Brown, Councillor Carlson, Councillor Crombie, Councillor Damerla, Councillor Dasko, Councillor Dhillon, Councillor Downey, Councillor Fonseca, Councillor Fortini, Councillor Groves, Councillor Innis, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Paleschi, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Santos, Councillor Sinclair, Councillor Starr, Councillor Thompson, and Councillor Vicente

**Carried****Resolution Number 2020-255****Moved by** Councillor Crombie**Seconded by** Councillor Fortini

*That Delegations 7.1 and 7.2 listed on the April 9, 2020 Regional Council agenda, be withdrawn;*

*And further, that the agenda for the April 9, 2020 Regional Council meeting be approved, as amended.*

**Carried****6. CONSENT AGENDA****Resolution Number 2020-256****Moved by** Councillor Fonseca**Seconded by** Councillor Dasko

*That the following matters listed on the April 9, 2020 Regional Council Agenda be approved under the Consent Agenda: Items 9.2, 10.1, 12.1, 13.1, 14.1, 14.2, 16.1, 16.2, 17.2, , 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 18.1, 18.2, 18.3, 18.5, 22.2, 22.3, 22.6*

In Favour (23): Councillor Brown, Councillor Carlson, Councillor Crombie, Councillor Damerla, Councillor Dasko, Councillor Dhillon, Councillor Downey, Councillor Fonseca, Councillor Groves, Councillor Innis, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Palleschi, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Santos, Councillor Sinclair, Councillor Starr, Councillor Thompson, and Councillor Vicente

Absent (1): Councillor Fortini

**Carried****7. DELEGATIONS**

~~**7.1 Don Given, Professional Planner and Land Economist, Malone Given Parsons Ltd on behalf of Brookvalley Project Management Inc.**~~

~~Requesting that the Deferral of the Adoption of Mayfield West Phase 2 Stage 2 Settlement Area Boundary Expansion be Reconsidered (ROPA 34) (Related to 7.2, 16.1 and 16.2)~~

~~This item was withdrawn under Resolution 2020-255~~

~~**7.2 Jason Afonso, Senior Associate, Glen Schnarr and Associates Inc. on behalf of the Mayfield West Phase 2 Landowner Group**~~

~~Regarding the Deferral of Regional Official Plan Amendment No. 34 (ROPA 34), Proposed Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion (Related to 7.1, 16.1 and 16.2)~~

~~This item was withdrawn under Resolution 2020-255~~

**8. STAFF PRESENTATIONS**

**8.1 Update on COVID-19**

(Oral)

Presentation by Dr. Lawrence Loh, Acting Medical Officer of Health

**Resolution Number 2020-257**

**Received**

Dr. Lawrence Loh, Acting Medical Officer of Health, stated that COVID-19 mimics familiar diseases such as the common cold and the seasonal flu and spreads easily from person to person. At seven days, the vast majority of people, approximately 85 per cent, move to recovery; approximately 10 per cent of people, particularly the most vulnerable, will require hospitalization; and, approximately five per cent will require intensive care. People do not have immunity to COVID-19 because it is a new virus and it spreads relatively easily through droplets from people to people. The more interactions, the more it spreads; the more people have it, the more the percentages broaden out over the population. Five percent of a million people is 50,000 and over weeks and months, no hospital can handle that amount of surge. Currently, we have seen the initial rise in cases and also the slow rise in health care utilization, as well as the first deaths in the Region. Institutional outbreaks have started; on one ward in an area hospital and also in five long-term care homes.

Peel Public Health continues to devote significant resources to slowing the spread of COVID-19 in the community with over 75 per cent of staff redeployed currently to support the outbreak; 18 per cent on critical functions. Dr. Loh reviewed Public Health staff activities such as the issuance of a class section 22 order that requires people with COVID-19 to self-isolate at home for 14 days, or face fines under the *Health Protection and Promotion Act*, supporting broad government efforts to enforce provincial emergency orders to close non-essential businesses and limit public gatherings to five people or less; providing guidance and directions on questions regarding facilities; working with long-term care partners to put stronger protective measures in place; continuing to interrupt transmission by investigating single cases and contacts so that they can be isolated and not spreading in the community; and, moving to a more proactive communication plan to push out social media and website posts that inform, reassure and guide.

All of these efforts require the public to do their part as well which include the following recommendations:

- For those that are sick or returning to Canada, adhere to federal and local orders to self-isolate, or risk sanction.
- For those who are well, stay home and emerge only for essential needs: groceries weekly, medicine or healthcare, and exercise on your own, with a pet, or with a partner from your same household. This advice is especially

important for our seniors over 70 and those with pre-existing medical conditions.

- If out and about for essential reasons, maintain physical distancing of 2 metres from others, wash hands frequently, and avoid touching your face. New evidence shows that where physical distancing is not possible, a non-medical mask may help slow spread. It does so not by protecting the wearer, but by protecting others from their germs if they are brewing a COVID-19 infection.
- Comply with closure regulations. If deemed non-essential, please close. Residents also need to adhere to directions to not use playgrounds or parks or host large gatherings, especially with the holiday season arising. No one wants to see our first responder police partners and by-law officers put their health in harm's way in order to protect the community's.
- For essential businesses, it is important to protect employees and the public by putting measures in place to promote physical distancing. There are steps that can be taken: limiting service to pick-up or delivery, and if you cannot, limit occupancy or hours of operation to reduce crowding, closing.
- Given everything that is happening, there has never been a better time to stay home and spend time with your family.

Public Health's contact tracing and enforcement efforts are only part of the solution. A whole community approach is required to slow the spread. People need to stay home, stay safe, and stay well, especially for our first responders, essential service workers, and healthcare providers who do not have the option to do so.

Councillor Crombie expressed appreciation to Dr. Loh, Public Health staff, health-care workers, and emergency responders, as well as all front line workers. She requested that Dr. Loh continue to recommend measures that local councils can take to help stop the spread of COVID-19.

In response to a question from Councillor Damerla, Dr. Loh noted that Public Health is moving towards a more proactive communication strategy and he undertook to review the strategy to determine if more targeted communications can be provided, such as for rental and property management companies for high rise buildings.

In response to comments from Councillor Parrish, Cathy Granger, Acting Commissioner of Health Services, stated that there are advocacy efforts for enhancing staffing models to increase full time positions as opposed to part time positions in long term care centres.

In response to a question from Councillor Dasko, Dr. Loh advised that the flu vaccine does not confer any additional protection against COVID-19 but can prevent concurrent infections from the flu.

## **8.2 Fiscal Update on COVID-19**

(Oral) (Related to 17.1)

Presentation by Stephen VanOfwegen, Commissioner of Finance and Chief Financial Officer and Norman Lum, Director, Business and Financial Planning

**Resolution Number 2020-258****Received**

Stephen VanOfwegen, Commissioner of Finance and Chief Financial Officer and Norman Lum, Director of Business and Financial Planning provided an overview of the economic impact and financial risks to the Region of Peel from the COVID-19 pandemic, as well as the proposed approach for development of the 2021 Budget.

Stephen VanOfwegen stated that the COVID-19 pandemic is impacting economies around the world and over 2 million Canadians have applied for Employment Insurance as of March. In response, the Federal and Provincial governments are taking significant action to support residents and businesses. He outlined short, medium and longer term expectations as the overall economy returns to a healthy state.

Since the outbreak of COVID-19, the Region of Peel has experienced increased direct expenditures in Paramedic Services, Long Term Care, Public Health and in serving the homeless; and indirect costs such as extra funding to fund community agencies in need and increased bandwidth to enable Regional employees to work remotely. Lower costs are expected in some areas such as gas and electricity and there has been cost avoidance due to the closure of child care centres and a lower number of TransHelp trips. The Region's revenues are being impacted by the pandemic and the Chief Financial Officer highlighted Regional Council's approval of financial relief measures to support Peel residents and businesses. A \$15.4 million deficit for tax programs and a \$4.4 million deficit for utility programs is forecasted, with estimates based on the pandemic continuing to the end of August.

The Chief Financial Officer noted that in accordance with the *Municipal Act, 2001*, as amended, municipalities cannot budget for deficits. An operating deficit must be funded in the current year, such as utilizing stabilization reserves, or recovered in the next budget through tax increases or cuts in services. Without adequate stabilization reserves, municipalities may be faced with a significant budget increase or drastic service level cuts in 2021.

Due to the economic uncertainty with respect to the COVID-19 pandemic, the provincial government delayed their budget to November 2020 and Region of Peel staff have not proposed a 2021 budget target due to the uncertainty. Staff recommend that the Region, as well as the externally financed organizations, plan their budgets recognizing the economic impact being felt by Peel residents and businesses.

Staff will provide monthly fiscal updates to Regional Council for the duration of the pandemic.

**9. ITEMS RELATED TO PUBLIC WORKS**

*Chaired by Councillor A. Groves or Vice-Chair Councillor P. Fortini*

**9.1 External Legal Counsel for the Peel Renewable Natural Gas Centre Project, Document Number 2016-227N**

**Resolution Number 2020-259****Moved by** Councillor Vicente**Seconded by** Councillor Palleschi

*That the contract (Document 2016-227N) awarded to Aird and Berlis LLP be increased by \$600,000, for a new total commitment of \$1,440,000 (excluding applicable taxes);*

*And further, that the contract with Aird and Berlis LLP be extended until the final execution of the project agreement for the Peel Renewable Natural Gas Centre Project, in accordance with Procurement By-law 30-2018, as amended;*

*And further, that the Commissioner of Public Works and the Director of Procurement, upon the advice of the Regional Solicitor, be authorized to approve further increases to the contract for external legal services provided by Aird and Berlis LLP that may be required prior to the final execution of the project agreement for the Peel Renewable Natural Gas Centre Project.*

In Favour (8): Councillor Brown, Councillor Downey, Councillor Innis, Councillor Palleschi, Councillor Santos, Councillor Sinclair, Councillor Thompson, and Councillor Vicente

Opposed (16): Councillor Carlson, Councillor Crombie, Councillor Damerla, Councillor Dasko, Councillor Dhillon, Councillor Fonseca, Councillor Fortini, Councillor Groves, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Parrish, Councillor Ras, Councillor Saito, and Councillor Starr

**Lost**

In response to questions from Councillor Vicente, Patrick O'Connor, Regional Solicitor advised that the Peel Renewable Natural Gas Centre is a \$113 million project and the biggest, unanticipated change to the project that occurred between the prequalification process and issuance of the Request for Proposals, was the site change.

In response to a question from Councillor Parrish, the Acting Commissioner of Public Works confirmed that staff had considered the risks of seeking the services from a different legal firm or utilizing in-house counsel and concluded continuing with the current firm to be the best option.

**9.2 Locate Alliance Consortium Update**

(For information)

**Resolution Number 2020-260****Received**

This item was dealt with under the Consent Agenda.

**10. COMMUNICATIONS**

**10.1 Jeff Yurek, Minister and Andrea Khanjin, Parliamentary Assistant, Ministry of the Environment, Conservation and Parks**

Email dated March 11, 2020, Regarding an Invitation to the Region of Peel to Join the Province in its First Official Day of Action on Litter on May 12, 2020 (Referral to Public Works recommended)

**Resolution Number 2020-261**

**Referred**

This item was dealt with under the Consent Agenda.

**11. ITEMS RELATED TO HEALTH**

*Chaired by Councillor J. Downey or Vice-Chair Councillor D. Damerla*

**12. COMMUNICATIONS**

**12.1 Christine Massey, Spokesperson, Fluoride Free Peel**

Email dated March 6, 2020, Regarding Federal Report Finding Fluoride Lowers IQ of Children Reviewed by National Academy of Sciences (Receipt recommended)

**Resolution Number 2020-262**

**Received**

This item was dealt with under the Consent Agenda.

**13. ITEMS RELATED TO HUMAN SERVICES**

*Chaired by Councillor M. Medeiros or Vice-Chair Councillor G.S. Dhillon*

**13.1 Canada-Ontario Housing Benefit Program and Regulatory Changes to Subsidy Administration**

**Resolution Number 2020-263**

**Moved by** Councillor Fonseca

**Seconded by** Councillor Dasko

*That the participation by the Regional Municipality of Peel in the Canada-Ontario Housing Benefit program be approved;*

*And further, that the Commissioner of Human Services be delegated authority to execute the transfer payment agreement with the Ministry of Municipal Affairs and Housing and the Ministry of Finance;*

*And further, that the Commissioner of Human Services be authorized to approve the use of funding allocated to The Regional Municipality of Peel under the Canada-Ontario Housing Benefit program;*

*And further, that the Director of Housing Services be delegated authority to execute any other agreements and other related documents to administer the Canada-Ontario Housing Benefit program activities, on business terms*

*satisfactory to the Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor.*

**Carried**

This item was dealt with under the Consent Agenda.

#### **14. COMMUNICATIONS**

##### **14.1 Steve Clark, Minister of Municipal Affairs and Housing**

Letter dated April 1, 2020, Advising and Allocation of the Funding Investment for the Social Services Relief Fund (Referral to Human Services and Finance recommended) (Related to Item 14.2 and 20.1)

**Resolution Number 2020-264**

**Referred**

This item was dealt with under the Consent Agenda.

##### **14.2 John Halbländer, Senior Program Development Officer, Program Delivery Branch, Ontario Region, Service Canada, Government of Canada**

Email dated April 3, 2020, Advising of Additional Funding for the Reaching Home Program and the 2020-2021 Incremental Funding Allocation Under Canada's COVID-19 Economic Response Plan to Support People Experiencing and at Risk of Homelessness (Referral to Human Services and Finance recommended) (Related to Item 14.1 and 20.1)

**Resolution Number 2020-265**

**Referred**

This item was dealt with under the Consent Agenda.

#### **15. ITEMS RELATED TO PLANNING AND GROWTH MANAGEMENT**

*Chaired by Councillor M. Palleschi or Vice-Chair Councillor A. Thompson*

#### **16. COMMUNICATIONS**

##### **16.1 Don Given, Professional Planner and Land Economist, Malone Given Parsons Ltd on behalf of Brookvalley Project Management Inc.**

Letter dated April 6, 2020, Requesting that the Deferral of the Adoption of ROPA 34 be Reconsidered (Receipt recommended) (Related to 7.1, 7.2 and 16.2)

**Resolution Number 2020-266****Received**This item was dealt with under the Consent Agenda.**16.2 Jason Afonso, Senior Associate, Glen Schnarr and Associates Inc. on behalf of the Mayfield West Phase 2 Landowner Group**

Letter dated April 6, 2020, Regarding the Deferral of Regional Official Plan Amendment No. 34 (ROPA 34), Proposed Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion (Receipt recommended) (Related to 7.1, 7.2 and 16.1)

**Resolution Number 2020-267****Received**This item was dealt with under the Consent Agenda.**17. ITEMS RELATED TO ENTERPRISE PROGRAMS AND SERVICES**

*Chaired by Councillor C. Fonseca or Vice-Chair Councillor K. Ras*

**17.1 Approach to the Development of the 2021 Budget**

(Related to 8.2 and 17.2)

**Resolution Number 2020-268**

**Moved by** Councillor Thompson

**Seconded by** Councillor Starr

*The that the report of the Commissioner of Finance and Chief Financial Officer titled "Approach to the Development of the 2021 Budget" be deferred to provide opportunity for staff to propose updated timelines as a result of provincial budget delays.*

In Favour (24): Councillor Brown, Councillor Carlson, Councillor Crombie, Councillor Damerla, Councillor Dasko, Councillor Dhillon, Councillor Downey, Councillor Fonseca, Councillor Fortini, Councillor Groves, Councillor Innis, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Palleschi, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Santos, Councillor Sinclair, Councillor Starr, Councillor Thompson, and Councillor Vicente

**Carried**

Councillor Sinclair suggested that the timeline for Regional Council's deliberation of the 2021 Budget be extended so that the impact of the provincial budget can be considered in its development.

**17.2 2020 Final Levy By-law**

(Related to 17.1 and By-law 30-2020)

**Resolution Number 2020-269****Moved by** Councillor Fonseca**Seconded by** Councillor Dasko

*That the Region of Peel adopt the property tax rate calculation adjustment described in the report of the Commissioner of Finance and Chief Financial Officer, titled "2020 Final Levy By-law";*

*And further, that the 2020 Operating Budget be adjusted to include the property tax rate calculation adjustment by means of a reserve contribution as outlined in the subject report;*

*And further, that a by-law be presented for enactment, to both adopt the property tax rate calculation adjustment, and to apportion the 2020 Regional net levy requirement of \$1,135,026,099 to the Cities of Brampton and Mississauga and the Town of Caledon, in accordance with the apportionment calculations attached as Appendix I to the subject report.*

**Carried**

This item was dealt with under the Consent Agenda.

**17.3 2020 Borrowing Report****Resolution Number 2020-270****Moved by** Councillor Fonseca**Seconded by** Councillor Dasko

*That the Commissioner of Finance and Chief Financial Officer be authorized to negotiate the issuance of debentures in the maximum principal amounts of \$43.0 million on behalf of the City of Mississauga, for a term not to exceed 16 years to be issued in 2020;*

*And further, that the Commissioner of Finance and Chief Financial Officer be authorized to negotiate the issuance of debentures in the maximum principal amounts of \$8.2 million on behalf of the Town of Caledon, for a term not to exceed 11 years, to be*

*issued in 2020;*

*And further, that the Commissioner of Finance and Chief Financial Officer be authorized to negotiate the issuance of debentures in the maximum of \$200.0 million for the Region of Peel, for a term not to exceed 31 years, to be issued in 2020;*

*And further, that the Commissioner of Finance and Chief Financial Officer be authorized to negotiate the issuance of debentures in the maximum of \$16.2 million, for a term not to exceed 40 years for the Daniels Affordable Housing Project;*

*And further, that the Commissioner of Finance and Chief Financial Officer be authorized to negotiate the issuance of debentures in the maximum of \$22.3 million, for a term not to exceed 40 years for the Seniors Health and Wellness Village at Peel Manor;*

*And further, that the Treasurer and Chief Financial Officer be authorized to negotiate and sign the Syndicate Agreement, relating to the subject borrowing, including the percentage allocated to each of the different groups and participants.*

**Carried**

This item was dealt with under the Consent Agenda.

**17.4 Procurement Activity Report – T3 September 1 to December 31, 2019**

(For information)

**Resolution Number 2020-271**

**Received**

This item was dealt with under the Consent Agenda.

**17.5 2019 Region of Peel Employee United Way Campaign**

(For information)

**Resolution Number 2020-272**

**Received**

This item was dealt with under the Consent Agenda.

**17.6 Report of the Diversity, Equity and Anti-Racism Committee (DEAR-1/2020) meeting held on March 5, 2020**

**Resolution Number 2020-273**

*That the report of the Diversity, Equity and Anti-Racism Committee (DEAR-1/2020) meeting held on March 5, 2020, be adopted.*

This item was dealt with under the Consent Agenda.

**1. CALL TO ORDER**

**2. DECLARATIONS OF CONFLICTS OF INTEREST**

*Nil*

**3. APPROVAL OF AGENDA**

*Resolution Number 2020-274*

**RECOMMENDATION:**

*That the agenda for the March 5, 2020 Diversity, Equity and Anti-Racism Committee meeting be approved.*

**Approved**

**4. DELEGATIONS**

Nil

**5. REPORTS**

**5.1 Indigenous Land Acknowledgement**

*(Deferred from the November 7, 2019 Diversity, Equity and Anti-Racism Committee Meeting, due to lack of quorum) (Dealt with at the December 12, 2019 Regional Council Meeting)*

*This item was dealt with at the December 12, 2019 Regional Council meeting*

**5.2 Culture Strategy and Diversity and Inclusion Strategy Development**

*(For information)*

*Resolution Number 2020-275*

**Withdrawn**

**5.3 Revised Culture Strategy and Diversity and Inclusion Strategy Development**

*(For information) (Related to 5.2)*

*Presentation by Juliet Jackson, Director, Office of Culture & Inclusion*

*Resolution Number 2020-276*

**Received**

**5.4 2020 Diversity, Equity and Anti-Racism Committee Work Plan**

*Resolution Number 2020-277*

**RECOMMENDATION:**

*That the work plan, attached as Appendix I to the report of the Commissioner of Corporate Services, titled "2020 Diversity, Equity and Anti-Racism Committee Work Plan", be approved.*

**Approved**

**5.5 Peel Pride Resolution: Support for Peel Pride**

*Resolution Number 2020-278*

**RECOMMENDATION:**

*That the Pride Resolution 2019-712 approved by Regional Council on July 11, 2019 be rescinded and substituted with the following:*

*"Whereas, the Region of Peel recognizes Pride Month in July and is a supporter of 2SLGBTQ+ communities;*

*And whereas, symbols of Pride are a reflection of the diversity in the Region of Peel;*

*Therefore be it resolved, that the Region of Peel raise the rainbow flag annually for the month of July in recognition of Peel Pride;*

*And further, that the Region of Peel allocate funds on an annual basis, up to a maximum of \$25,000, between the Cities of Brampton and Mississauga and the Town of Caledon with each receiving up to one third of the funds;*

*And further, that the funds be applied toward visible demonstrations of Pride across the Region as determined through consultation with the communities and staff of each respective municipality;*

*And further, that visible demonstrations may include but are not limited to flags, murals and crosswalks;*

*And further, that funds will not be used for entertainment or event purposes."*

**Approved**

## **6. COMMUNICATIONS**

### **6.1 Rodel Imbarlina-Ramos, Director, Peel Newcomer Strategy Group**

*Letter dated October 28, 2019, Providing a Copy of the Peel Newcomer Strategy Group's 2019 Report on Peel Newcomers (Receipt recommended)*

*Resolution Number 2020-279*

**Received**

### **17.7 Report of the Government Relations Committee (GRC-1/2020) meeting held on March 5, 2020**

#### **Resolution Number 2020-280**

*That the report of the Government Relations Committee (GRC-1/2020) meeting held on March 5, 2020, be adopted.*

**Carried**

This item was dealt with under the Consent Agenda.

#### **1. CALL TO ORDER**

#### **2. DECLARATIONS OF CONFLICTS OF INTEREST**

*Nil*

**3. APPROVAL OF AGENDA**

*Resolution Number 2020-281*

**RECOMMENDATION:**

*That the agenda for the March 5, 2020 Government Relations Committee meeting, be approved.*

**Approved**

**4. DELEGATIONS**

*Nil*

**5. GOVERNMENT RELATIONS UPDATE**

*Discussion led by Keith Medenblik, Manager, Strategic Public Policy and External Relations*

*Resolution Number 2020-282*

**Received**

**6. REPORTS**

**6.1 Update on the Region's Advocacy Priorities**

*(For information)*

*Resolution Number 2020-283*

**Received**

**6.2 2020 Association of Municipalities of Ontario (AMO) Annual Conference**

*Resolution Number 2020-284*

**RECOMMENDATION:**

*That the approach outlined in the report of the Acting Commissioner of Corporate Services, titled "2020 Association of Municipalities of Ontario (AMO) Annual Conference," be endorsed.*

**Approved**

**7. COMMUNICATIONS**

**7.1 2020 Region of Peel Federal Pre-Budget Submission**

*(Receipt recommended)*

*Resolution Number 2020-285*

Received**7.2 2020 Region of Peel Provincial Pre-Budget Submission***(Receipt recommended)**Resolution Number 2020-286*Received**7.3 February 2020 MP/MPP Advocacy Update***(Receipt recommended)**Resolution Number 2020-287*Received**17.8 Regional Role to Support Alternate Care Sites in Peel***(Related to 18.5)***Resolution Number 2020-288****Moved by** Councillor Fonseca**Seconded by** Councillor Dasko

*That efforts underway to work collaboratively with local community and health sector partners in the planning and development of temporary alternate care sites, as needed, in preparation for the predicted surge of COVID-19 patients in Peel, be endorsed;*

*And further, that the Interim Chief Administrative Officer for the Regional Municipality of Peel be authorized to direct, through the Regional Emergency Operations Centre, staffing and resources within the current Council approved 2020 Operating Budget, as required and available, to assist local community and health sector partners with the development and operations of temporary alternate care sites.*

Carried

This item was dealt with under the Consent Agenda.

**18. COMMUNICATIONS****18.1 Greg Rickford, Minister of Energy, Northern Development and Mines**

Email dated March 6, 2020, Regarding the Natural Gas Expansion Support Program (Receipt recommended)

**Resolution Number 2020-289**Received

This item was dealt with under the Consent Agenda.

**18.2 Rod Phillips, Minister of Finance**

Letter dated March 25, 2020, Regarding Ontario's Action Plan – Responding to COVID-19 (March 2020 Financial and Fiscal Update) (Receipt recommended)

**Resolution Number 2020-290**

**Received**

This item was dealt with under the Consent Agenda.

**18.3 Allan Doheny, Assistant Deputy Minister, Ministry of Finance**

Letter dated March 25, 2020, Advising of Deferral of Education Property Tax Remittance; 2021 Reassessment; Appeal Deadlines; and Providing Additional Support to Municipalities (Receipt recommended)

**Resolution Number 2020-291**

**Received**

This item was dealt with under the Consent Agenda.

(The Item previously listed as Item 18.4 is now listed as Item 14.1)

~~**18.4 Steve Clark, Minister of Municipal Affairs and Housing**~~

~~Letter dated April 1, 2020, Advising and Allocation of the Funding Investment for the Social Services Relief Fund (Receipt recommended)~~

**18.5 David C. Williams, Chief Medical Officer of Health, Ministry of Health**

Memorandum dated April 2, 2020, Regarding Emergency Order to Support Public Health Units with Human Resource Capacity (Receipt recommended) (Related to 17.8)

**Resolution Number 2020-292**

**Received**

This item was dealt with under the Consent Agenda.

**19. OTHER BUSINESS/COUNCILLOR ENQUIRIES**

**19.1 Waste Management during COVID-19 Emergency Declaration**

(Oral)

**Resolution Number 2020-293 Two-Thirds Majority****Moved by** Councillor Saito**Seconded by** Councillor Dasko

*That section 6.1.6 of Procedure By-law 56-2019, as amended, be waived to permit consideration of a motion without previous notice, related to waste management throughout the COVID-19 emergency declaration.*

In Favour (24): Councillor Brown, Councillor Carlson, Councillor Crombie, Councillor Damerla, Councillor Dasko, Councillor Dhillon, Councillor Downey, Councillor Fonseca, Councillor Fortini, Councillor Groves, Councillor Innis, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Palleschi, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Santos, Councillor Sinclair, Councillor Starr, Councillor Thompson, and Councillor Vicente

**Carried****Resolution Number 2020-294****Moved by** Councillor Saito**Seconded by** Councillor Dasko

*That staff be directed to work with the Region's waste collection contractor, for the term of the emergency declaration or earlier as recommended by staff, to permit two additional bags of waste to be collected as part of the bi-weekly residential waste collection, without the requirement of purchasing bag tags, commencing April 20, 2020;*

*And further, that bulky items not be picked up during the emergency declaration;*

*And further, that staff work with charities with charitable collection boxes and local municipal staff to address the issue of dumping garbage at charitable donation boxes, which may include the removal of clothing donation bins;*

*And further, that fees for dropping off waste at the Region's Community Recycling Centres be waived throughout the emergency declaration;*

*And further, that staff report back to Regional Council after two collection periods with an update on the impact to the collection process.*

In Favour (24): Councillor Brown, Councillor Carlson, Councillor Crombie, Councillor Damerla, Councillor Dasko, Councillor Dhillon, Councillor Downey, Councillor Fonseca, Councillor Fortini, Councillor Groves, Councillor Innis, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Palleschi, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Santos, Councillor Sinclair, Councillor Starr, Councillor Thompson, and Councillor Vicente

**Carried**

Councillor Starr raised concern regarding garbage being dumped at Diabetes Canada clothing donation boxes.

Norman Lee, Director, Waste Management, advised that the used clothing market in Ontario is closed as it not included on the list of essential services. Region of Peel staff are working with local municipal staff to develop messaging for residents and to determine the best ways to keep the donation

areas clean. Diabetes Canada is collecting and storing their donation bins; however, other charitable donation bins that are located within plaza parking lots fall under local municipal jurisdiction.

Councillor Dasko noted that due to curbside collection limits, dumping is becoming a concern in local parks.

Norman Lee advised that the Region's collection contractors have indicated their ability to collect an extra two bags of garbage per household, commencing April 20, 2020; however, he noted that doing so would result in some late collection.

Councillor Saito placed a motion to permit two additional bags of waste to be collected as part of the bi-weekly residential waste collection, without the requirement of purchasing bag tags throughout the emergency declaration.

Councillor Thompson requested that fees for dropping of waste at the Region's Community Recycling Centres (CRCs) be waived throughout the emergency declaration.

Councilor Innis noted the need for public communications to clearly state that clothing brought to the Region's CRCs is not being recycled or re-used.

Councillor Saito requested that staff report back to Regional Council with an update on the impact of the changes after two collection periods.

## 20. NOTICE OF MOTION/MOTION

### 20.1 Funding Allocations to the COVID-19 Emergency Response Fund

(As requested by Councillor Medeiros) (Related to Item 14.1 and 14.2)

#### **Resolution Number 2020-295**

**Moved by** Councillor Medeiros

**Seconded by** Councillor Parrish

*Whereas at the March 26, 2020, Special Regional Council meeting, the report titled "Supporting the Region of Peel's Community Agencies During the COVID-19 Pandemic" was approved to increase Community Investment Program grant funding by \$1,000,000, from existing working fund reserves, to support emergency grant payments, on a one time basis, to Community Agencies;*

*And whereas, the need from the Community Agencies is anticipated to extend beyond the \$1,000,000;*

*And whereas, the Ministry of Municipal Affairs and Housing has advised that the Region of Peel will receive*

*\$5,988,400 for the 2020-21 Social Support Relief Fund;*

*And whereas, Service Canada has advised that the Region of Peel will receive an additional \$918,019, for the Reaching Home Program, as well as \$4,928,602 for an incremental funding allocation under Canada's COVID- 19 economic response plan for homelessness for 2020-21;*

*And whereas, a report will be brought forward to the April 23, 2020 Regional Council meeting to outline and request the authority required to enter into funding agreements with the Provincial and Federal governments;*

*And whereas, there is a need to bridge the timing gap for funding prior to the aforementioned agreements being entered into;*

*Therefore be it resolved, that the Commissioner of Human Services, Commissioner of Health Services, Director of Community Partnerships and/or Director of Seniors Services Development be granted authority to continue to receive and process applications to the COVID-19 Emergency Response Fund through the Community Investment Program, beyond the original \$1,000,000 allocation, not solely on a one time basis to any specific agency, and to execute grant agreements to disburse the funding on business terms satisfactory to the Commissioner of Human Services and/or the Commissioner of Health Services, and on legal terms satisfactory to the Regional Solicitor.*

In Favour (24): Councillor Brown, Councillor Carlson, Councillor Crombie, Councillor Damerla, Councillor Dasko, Councillor Dhillon, Councillor Downey, Councillor Fonseca, Councillor Fortini, Councillor Groves, Councillor Innis, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Palleschi, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Santos, Councillor Sinclair, Councillor Starr, Councillor Thompson, and Councillor Vicente

**Carried**

## **21. BY-LAWS**

*Three Readings*

**Resolution Number 2020-296**

**Moved by** Councillor Palleschi

**Seconded by** Councillor Fonseca

*That the by-law listed on the April 9, 2020 Regional Council agenda, being By-law 30-2020, be given the required number of readings, taken as read, signed by the Regional Chair and the Regional Clerk, and the Corporate Seal be affixed thereto.*

**Carried**

### **21.1 By-law 30-2020**

A by-law to adopt estimates of all sums required during the year 2020 for the purposes of the Regional Corporation and to provide a general levy and special levies on lower-tier municipalities, and to elect to adjust the total assessment for

property in a property class with changes to the tax roll for 2019 resulting from various prescribed events. (Related to 17.2)

## 22. IN CAMERA MATTERS

### **Resolution Number 2020-297**

**Moved by** Councillor Parrish

**Seconded by** Councillor Innis

*That Council proceed "In Camera" to consider reports relating to the following:*

- Update on the Local Planning Appeal Tribunal Hearing - Regional Official Plan Amendment 30 (Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)
- Update on Water and Wastewater Services (Oral) (Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board)
- Region of Peel Workforce Management in Response to COVID-19 (Labour relations or employee negotiations) (For information)

**Carried**

### **Resolution Number 2020-298**

**Moved by** Councillor Innis

**Seconded by** Councillor Parrish

*That Council move out of "In Camera".*

**Carried**

### **Resolution Number 2020-299**

**Moved by** Councillor Dhillon

**Seconded by** Councillor Santos

*That the in camera communication item listed as item 22.1 on the April 9, 2020 Regional Council agenda, be received;*

*And further, that the oral in camera update listed as item 22.4, be received;*

*And further, that the in camera report listed as item 22.5, be received.*

In Favour (21): Councillor Brown, Councillor Carlson, Councillor Crombie, Councillor Dasko, Councillor Dhillon, Councillor Downey, Councillor Fortini, Councillor Groves, Councillor Innis, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Palleschi, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Santos, Councillor Sinclair, Councillor Starr, and Councillor Vicente

Absent (3): Councillor Damerla, Councillor Fonseca, and Councillor Thompson

**Carried**

**22.1 Update on the Local Planning Appeal Tribunal Hearing - Regional Official Plan Amendment 30**

(Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)

**Resolution Number 2020-300**

**Received**

**Resolution Number 2020-301**

***Appeal the Ruling of the Chair***

*That the ruling of the Chair stating that the motion placed by Councillor Groves is out of order, be sustained.*

In Favour (8): Councillor Brown, Councillor Dhillon, Councillor Downey, Councillor Innis, Councillor Palleschi, Councillor Santos, Councillor Sinclair, and Councillor Thompson  
 Opposed (16): Councillor Crombie, Councillor Carlson, Councillor Damerla, Councillor Dasko, Councillor Fonseca, Councillor Fortini, Councillor Groves, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Starr, and Councillor Vicente

**Lost**

**Resolution Number 2020-302**

**Moved by** Councillor Groves

**Seconded by** Councillor Parrish

*That the Regional Chair write a letter, on behalf of Regional Council, to the Minister of Municipal Affairs and Housing to request that the lands subject to Regional Official Plan Amendment 30, as adopted by Regional Council, be removed from the Provincially Significant Employment Zone 15 mapping.*

In Favour (17): Councillor Crombie, Councillor Carlson, Councillor Damerla, Councillor Dasko, Councillor Fonseca, Councillor Fortini, Councillor Groves, Councillor Kovac, Councillor Mahoney, Councillor McFadden, Councillor Medeiros, Councillor Parrish, Councillor Ras, Councillor Saito, Councillor Santos, Councillor Starr, and Councillor Vicente  
 Opposed (7): Councillor Brown, Councillor Dhillon, Councillor Downey, Councillor Innis, Councillor Palleschi, Councillor Sinclair, and Councillor Thompson

**Carried**

Councillor Groves placed a motion for the Regional Chair to write a letter to the Minister of Municipal Affairs and Housing to request that the lands subject to Regional Official Plan Amendment 30, as adopted by Regional Council, be removed from the Provincially Significant Employment Zone 15 mapping.

The motion from Councillor Groves was ruled out of order as it is not related to an item listed on the April 9, 2020 Regional Council agenda.

Councillor Parrish challenged the ruling that the motion from Councillor Groves was out of order.

The Regional Clerk stated that the Regional Chair made a ruling that has been challenged and that Regional Council would vote on whether the challenge would be upheld or not. On the question posed, a yes vote would be to uphold the Chair's ruling that the motion from Councillor Groves is out of order. The Regional Clerk stated that the vote would be final.

**22.2 Proposed Property Acquisition – Mayfield Road Widening – EXP-10054.17 – West of Chinguacousy Road to the West Side of Hurontario Street – City of Brampton, Wards 2 and 6 and Town of Caledon, Ward 2**

(A proposed or pending acquisition or disposition of land by the municipality or local board)

**Resolution Number 2020-302**

**Moved by** Councillor Fonseca

**Seconded by** Councillor Dasko

*That The Regional Municipality of Peel, as Purchaser, enter into an Offer to Sell Agreement with H&J Brar Holdings Inc., as Vendor, in accordance with the terms set out in the in camera report to Regional Council at its meeting on April 9, 2020 titled "Proposed Property Acquisition – Mayfield Road Widening – EXP-10054.17 – West of Chinguacousy Road to the West Side of Hurontario Street – City of Brampton, Wards 2 and 6 and Town of Caledon, Ward 2", and on legal terms satisfactory to the Regional Solicitor, for the purchase of:*

- *A fee simple interest in the lands described as Part of Lot 18, Concession 1 West of Hurontario Street, Town of Caledon (formerly Township of Chinguacousy), Regional Municipality of Peel, as in RO871793, being All of PIN 14252-0103 (LT).*

*And further, that the Office of the Regional Solicitor be authorized to complete the transaction, including the execution of all documents, Affidavits, Statutory Declarations and Undertakings required or appropriate for that purpose;*

*And further, that the funds be financed from Capital Project 13-4055.*

**Carried**

This item was dealt with under the Consent Agenda.

**22.3 Proposed Property Acquisitions, Pursuant to Section 30 of the Expropriations Act, R.S.O. 1990, c. E.26 – Mississauga Road Widening – EXP-19129 – North of Bovaird Drive West to Mayfield Road – City of Brampton, Ward 6**

(A proposed or pending acquisition or disposition of land by the municipality or local board)

**Resolution Number 2020-303****Moved by** Councillor Fonseca**Seconded by** Councillor Dasko

1. That The Regional Municipality of Peel, as Purchaser, enter into an Offer to Sell Agreement with Varinderpal Dhaliwal, as Vendor, pursuant to Section 30 of the Expropriations Act, R.S.O 1990, c. E.26, in accordance with the terms set out in the in camera report to Regional Council at its meeting on April 9, 2020 titled “Proposed Property Acquisitions, Pursuant to Section 30 of the Expropriations Act, R.S.O. 1990, c. E.26 – Mississauga Road Widening – EXP-19129 – North of Bovaird Drive West to Mayfield Road – City of Brampton, Ward 6”, and on legal terms satisfactory to the Regional Solicitor, for the purchase of:
  - *A fee simple interest in the lands described as Part of Lot 11, Concession 4 West of Hurontario Street, City of Brampton (formerly Township of Chinguacousy) Regional Municipality of Peel, designated as Parts 2 and 10 on Reference Plan 43R-4976, being All of PIN 14364-0037 (LT). And further, that the Commissioner of Public Works be granted delegated authority to execute all agreements and documents necessary for the negotiation and acquisition of the Section 30 Agreement, on business terms satisfactory to the Commissioner of Corporate Services, and on legal terms satisfactory to the Regional Solicitor;*
  - *And further, that the Office of the Regional Solicitor be authorized to complete the transaction, including the execution of all documents, Affidavits, Statutory Declarations and Undertakings required or appropriate for that purpose;*
  - *And further, that the funds be financed from Capital Project 10-4040.*
2. That The Regional Municipality of Peel, as Purchaser, enter into an Offer to Sell Agreement with Darshan Singh and Manjit Kaur, as Vendors, pursuant to Section 30 of the Expropriations Act, R.S.O 1990, c. E.26, in accordance with the terms set out in the in camera report to Regional Council at its meeting on April 9, 2020 titled “Proposed Property Acquisitions, Pursuant to Section 30 of the Expropriations Act, R.S.O. 1990, c. E.26 – Mississauga Road Widening – EXP-19129 – North of Bovaird Drive West to Mayfield Road – City of Brampton, Ward 6”, and on legal terms satisfactory to the Regional Solicitor, for the purchase of:
  - *A fee simple interest in the lands described as Part of Lot 11, Concession 4 West of Hurontario Street, City of Brampton (formerly Township of Chinguacousy) Regional Municipality of Peel, designated as Parts 1 and 6 on Reference Plan 43R-4976, being All of PIN 14364-0036 (LT). And further, that the Commissioner of Public Works be granted delegated authority to execute all agreements and documents necessary for the negotiation and acquisition of the Section 30 Agreement, on business terms satisfactory to the Commissioner of Corporate Services, and on legal terms satisfactory to the Regional Solicitor;*
  - *And further, that the Office of the Regional Solicitor be authorized to complete the transaction, including the execution of all documents,*

*Affidavits, Statutory Declarations and Undertakings required or appropriate for that purpose;*

- *And further, that the funds be financed from Capital Project 10-4040.*

**Carried**

This item was dealt with under the Consent Agenda.

**22.4 Update on Water and Wastewater Services**

(Oral)

(Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board)

**Resolution Number 2020-304**

**Received**

**22.5 Region of Peel Workforce Management in Response to COVID-19**

(Labour relations or employee negotiations) (For information)

**Resolution Number 2020-305**

**Received**

**22.6 March 12, 2020 Regional Council Closed Session Report**

**Resolution Number 2020-306**

**Received**

This item was dealt with under the Consent Agenda.

**23. BY-LAWS RELATING TO IN CAMERA MATTERS**

**24. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL**

**Resolution Number 2020-307**

**Moved by** Councillor Mahoney

**Seconded by** Councillor Carlson

*That By-law 31-2020 to confirm the proceedings of Regional Council at its meeting held on April 9, 2020, and to authorize the execution of documents in accordance with the Region of Peel by-laws relating thereto, be given the required number of readings, taken as read, signed by the Regional Chair and the Regional Clerk, and the corporate seal be affixed thereto*

**Carried**

**25. ADJOURNMENT**

The meeting adjourned at 2:05 p.m.

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Regional Clerk

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Regional Chair

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

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

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

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



**RECEIVED**

April 09, 2020

REGION OF PEEL 234-2020-902  
OFFICE OF THE REGIONAL CLERK

Dear Heads of Council / Clerks and CAOs:

Nothing is more important than protecting the health and well-being of all Ontarians. Since first learning of COVID-19, Ontario has taken decisive action to stop the spread of the virus.

Our government knows that an increasing number of municipalities are responding to the COVID-19 outbreak by diverting resources to essential services, instructing non-essential staff to work from home and suspending in-person meetings. We appreciate that the current situation is not “business as usual,” and that meeting statutory timelines associated with decisions on planning applications can be difficult, if not impossible.

In response to requests from municipalities and the Association of Municipalities of Ontario, our government intends to introduce legislation in the coming weeks to allow for the suspension of specified timelines associated with land use planning matters that could be applied retroactively to the date that an emergency was declared. If passed, these changes would provide authority for the Minister of Municipal Affairs and Housing to give municipalities time to focus on the COVID-19 outbreak.

If approved, municipalities and planning boards would still be able to make decisions on land use planning matters during this time if they so desired and can consider using electronic and virtual channels as appropriate to engage and solicit feedback from the public on land use planning matters. It is vital for the economy that we move the administrative process along to the best of our collective ability in order to continue the important job of creating housing and keeping infrastructure projects moving.

Municipalities that instead wish to pause their consideration of planning applications and direct their resources and attention to more immediate priorities would be permitted to do so without the threat of appeal.

We know that such a change could have a significant effect on your municipality’s land use planning matters, but it is necessary to ensure we can all offer our full support to help our health care sector to stop the spread of COVID-19.

.../2

REFERRAL TO PUBLIC WORKS and FINANCE  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED \_\_\_\_\_

Our government also supports growth paying for growth and ensuring municipalities have the tools to ensure complete communities are built. Therefore, we will also be proposing amendments to the *Development Charges Act* to ensure these important principles would continue during the COVID-19 outbreak.

If passed, our proposed changes would allow municipalities to continue to use their existing development charge bylaw during the COVID-19 outbreak and for a short period thereafter. We know that if a municipality's development charge bylaw is scheduled to expire in the coming months it would be difficult to replace given the current situation. We are taking this measure to ensure municipalities can continue to count on this vital source of revenue for local infrastructure and services.

We have also extended the current Environmental Registry of Ontario posting related to community benefits charges until April 20, 2020. The extension of the Environmental Registry of Ontario posting along with the proposed development charge changes will allow municipalities more time to consider the alignment of future development charge bylaws with the new community benefits tool to support local growth.

Let me assure you that our government is working to support you, our municipal partners, and will continue to work collaboratively to keep all Ontarians safe.

Further details and information will be provided once the legislation is introduced.

Sincerely,



Steve Clark  
Minister

c. Association of Municipalities of Ontario

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**For Information**

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**REPORT TITLE:** **Peel's Growth Management Program and Development Charge Performance – 2019 Overview and Progress Report**

**FROM:** Andrew Farr, Acting Commissioner of Public Works  
Stephen Van Ofwegen, Commissioner of Finance and Chief Financial Officer

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**OBJECTIVE**

The objective of this report is to provide Regional Council with an update on the Region of Peel's Growth Management Program, Development Charge performance, and growth-related financial risks.

**REPORT HIGHLIGHTS**

- The outcome of the Growth Management Program is focused on “achieving a financially sustainable complete community, where the location and servicing of growth is optimized”.
- The Program's integrated approach to planning, managing and financing growth has led to \$602 million in reduced debt-risk and deferral of approximately \$500 million in growth related capital projects to reduce the Region's debt burden.
- The Region's development charge revenue shortfall is currently \$421 million compared to the 2015 Development Charge Background Study.
- Peel remains at risk of not meeting the Council endorsed non-residential growth forecast from 2016-2026 due to the changing nature of employment.
- Peel is on-track to meet the Council endorsed residential growth forecast from 2016 – 2026 due to increased intensification in the built-up area.
- The continued monitoring and measurement of the Region's growth scenario with real-time development trends will inform the timing and location of growth-related infrastructure investments through the 10-year capital plan and annual budget process in order to reduce the Region's debt risks.

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**DISCUSSION**

**1. Background – Growth Management Program**

Over the past several years, the Region has adopted an integrated approach to planning, managing and financing growth, known as the “Growth Management Program”. It was established to mitigate financial risks associated with managing growth in Peel.

The Growth Management Program's (the Program) integrated approach has led to a successful reduction of the cost-revenue gap associated with growth related infrastructure:

## **Peel's Growth Management Program and Development Charge Performance – 2019 Overview and Progress Report**

- The Program achieved a \$602 million reduction in debt-risk compared to the 2015 Development Charge By-law Background Study, which was forecasted to be \$1.8 billion to service growth to 2031. The risk mitigation was achieved despite the Region issuing development charge refunds totaling approximately \$55 million in accordance with the decision of the Local Planning Appeal Tribunal.
- The Program deferred approximately \$500 million of growth-related water and wastewater capital project outside the 10-year budget horizon through the 2020 budget process. These adjustments were made based on real-time development activity.

### **2. Growth Management Program - Current Status**

The Growth Management Program is now an Organizational Priority with an outcome focused on “achieving a financially sustainable complete community, where the location and servicing of growth is optimized”. This outcome will be achieved throughout the delivery of four key strategies, each with their own workplan (see Appendix I).

The current status of each strategy is described below.

#### **a) Internal and External Collaboration**

Underpinning the Growth Management Program is the need for integration of Regional staff and external stakeholders to inform growth decisions through various committees for strategic and technical decision making.

These forums include an Inter-Municipal Working Group and a Development Industry Working Group, as previously endorsed by Council. Recent meetings have confirmed strong external support for the enhanced coordination between master planning, servicing and financial risk.

#### **b) Managing Revenues and Expenditures**

The Region is undertaking the 2020 Development Charges (DC) By-law Update which is scheduled for final Council approval in September. Staff have been working on the Background Study and policies along with the final growth and cost data. Both the Inter-Municipal Working Group and the Development Industry Working Group have been consulted through and will continue to be engaged in the process.

Issues identified by the recent Local Planning Appeals Tribunal appeal decision to the Region's 2015 DC By-law will be considered, as will legislative changes introduced through *Bill 108: More Homes, More Choice Act, 2019*.

#### **c) Planning and Managing the Location and Servicing of Growth**

The Water and Wastewater Master Plan requires a capital investment estimated at \$5.3 billion to service new growth to 2041. Likewise, the Long-Range Transportation Plan is estimated at \$412 million to service new growth to 2041. Both plans have been based on the Council endorsed growth scenario.

Extensive analysis and consultation was previously undertaken to prepare the Council endorsed growth scenario. Should the Province introduce changes to policies and

## **Peel's Growth Management Program and Development Charge Performance – 2019 Overview and Progress Report**

legislation (i.e. Provincial Growth Forecast in Schedule 3 of the Growth Plan), the Region and its stakeholders are well positioned to undertake additional analysis.

### **d) Leveraging Business Intelligence:**

Currently, the Program leverages business intelligence to inform planning and financing decisions related to the location and servicing of growth, as well as timing. The further development of this strategy includes enhanced monitoring and the identification of new data sources to measure performance and provide insight into future development and financial trends.

Staff will bring forward elements of the business intelligence framework through the 2021 budget process.

### **3. Growth Trends and Development Charge Performance Informing the Region's Financial Investment**

The information below is used to inform strategic investment decisions around growth related infrastructure. It has been distributed and consulted on with the local municipalities through the Program's committees. Please see the Growth Management Program Bulletin in Appendix I which provides a visual summary of the information.

#### **Findings and Analysis:**

#### **a) Peel remains at risk of not meeting the Council endorsed non-residential forecast (10-year growth) from 2016-2026 due to the changing nature of employment.**

- Due to changes in Peel's employment landscape, non-residential building permit activity and new developments in the approvals process indicate non-residential gross floor area will not meet the 6,150,600 sq. m of floor space set out in the forecast.
- The non-residential shortfall is attributed primarily to the lack of new office space being constructed.

#### **b) Peel is on-track to meet the Council endorsed residential growth forecast (10-year growth) from 2016 – 2026 due to increased intensification in the built-up area.**

- Residential building permit activity and new developments in the approval process indicate future residential growth may exceed the 73,800 new residential units required to be to meet Peel's population growth.
- Future growth will be led by large scale, higher density redevelopments proposed in Brampton and Mississauga. Sixty-three per cent of new residential units in the development approvals process are for apartments.

## **Peel's Growth Management Program and Development Charge Performance – 2019 Overview and Progress Report**

### **c) The annual gap between forecasted and actual DC revenues was approximately \$40 million in 2019**

- The gap between forecasted and actual residential DC revenues was approximately \$38 million in 2019.
  - The shortfall is attributed to the changing composition of unit types, as collections for medium and high-density projects (which collect lower rates) exceeded low density projects.
- The annual gap between forecasted and actual non-residential DC revenues was approximately \$3 million in 2019.
  - Higher DC revenues were a result of large-scale industrial developments (i.e. Amazon)
  - The remaining shortfall may be attributed to the 65,007 sq. m of industrial building expansions (20 per cent of all industrial gross floor area), which are not DC eligible.

### **d) The cumulative DC development charge revenue shortfall is approximately \$421 million compared to the 2015 Development Charge Background Study**

- Between 2015 to 2019, the cumulative gap between forecasted and actual residential DC revenues is approximately \$220 million. This represents 17 per cent of the residential DC revenue forecast.
  - A large percentage of the DC revenue shortfall is attributed to lower than forecasted performance in the construction of single and semi-detached housing.
- Between 2015 to 2019, the cumulative gap between forecasted and actual non-residential DC revenues is approximately \$202 million. This represents 40 per cent of the non-residential DC revenue forecast.
  - The non-residential DC revenue shortfall in part was due to lower than forecasted activities in office development and was partially attributed to the changing nature of employment, including factors such as automation and changing work preferences and arrangements.

## **Risks to Growth Paying for Growth**

At a high-level, Peel's continuing debt-risk is attributable to four major factors:

1. Continued shortfalls in non-residential development charge revenue pose increases the Region's debt risk and may result in additional pressure on future tax and rate funding sources in order to bridge the funding and cash flow gap. This may also result in decisions to delay infrastructure investments to service new growth areas in response to rising debt levels.
2. The closing consolidated development charge reserve fund balance remains negative \$125 million as of December 31, 2019. This negative reserve balance reflects the gap between revenues and expenditures and partially resulted from the DC refund ordered by the Local Planning and Appeals Tribunal. Staff will closely monitor revenue flows in 2020 to inform expenditure and potential borrowing decisions.

## Peel's Growth Management Program and Development Charge Performance – 2019 Overview and Progress Report

3. Globalization and technological shifts are changing the nature of work in the Region. This has been marked by changes to the demand, type and scale of new employment buildings constructed in the Region, resulting in lower than forecasted non-residential floor space and associated revenues. The Commissioner of Finance and Chief Financial Officer co-presented to Council (along with the Mowat Centre), on the changing nature of work last March and has pursued an advocacy strategy aimed at working with the Province on the risks associated to municipal fiscal sustainability.
4. The Region's ability to maintain the principle that 'growth pays for growth' continues to be threatened by the Provincially legislated changes, introduced through the *Bill 108: More Homes, More Choice Act, 2019*. The Region is bringing forward an update on proposed regulations attached to the Community Benefits Charge.

### CONCLUSION

While the Region continues to face risks to financing growth related infrastructure, the strategies and ongoing collaboration through the Growth Management Program has successfully delivered positive outcomes both financially and in our ability to respond to changes in Provincial legislation.

The long-term nature of Peel's Growth Management Program involves managing the risks associated with economic downturns (including those related to COVID-19) through the planning horizon to 2041. Staff will continue to make evidence-informed decisions related to the timing of infrastructure projects and pace investments to match development trends.

Additional updates to Council on key elements of the Program (i.e. Peel 2041, Development Charges) along with an annual progress report that includes growth trends impacting our infrastructure decisions, capital programs and financial risk will continue to be brought forward.

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### APPENDICES

Appendix I – Growth Management Program Integrated Workplan

Appendix II – Growth Management Program and Development Charges Bulletin

*For further information regarding this report, please contact Adrian Smith, Acting Director of Regional Planning and Growth Management and Chief Planner, [adrian.smith@peelregion.ca](mailto:adrian.smith@peelregion.ca), 905-791-7800 ext. 4047 and Stephanie Nagel, Treasurer and Director of Corporate Finance, [stephanie.nagel@peelregion.ca](mailto:stephanie.nagel@peelregion.ca), 905-791-7800 ext. 7105*

*Authored By: Angelo Ambrico, Steve Ganesh, Todd Julie and David Uusitalo*

**Peel's Growth Management Program and Development Charge Performance – 2019  
Overview and Progress Report**

*Reviewed and/or approved in workflow by:*

Department Commissioners, Division Directors and Financial Support Unit.

Final approval is by the Chief Administrative Officer.

A handwritten signature in black ink that reads "Nancy Polsinelli". The signature is written in a cursive style with a large initial "N" and a long, sweeping underline.

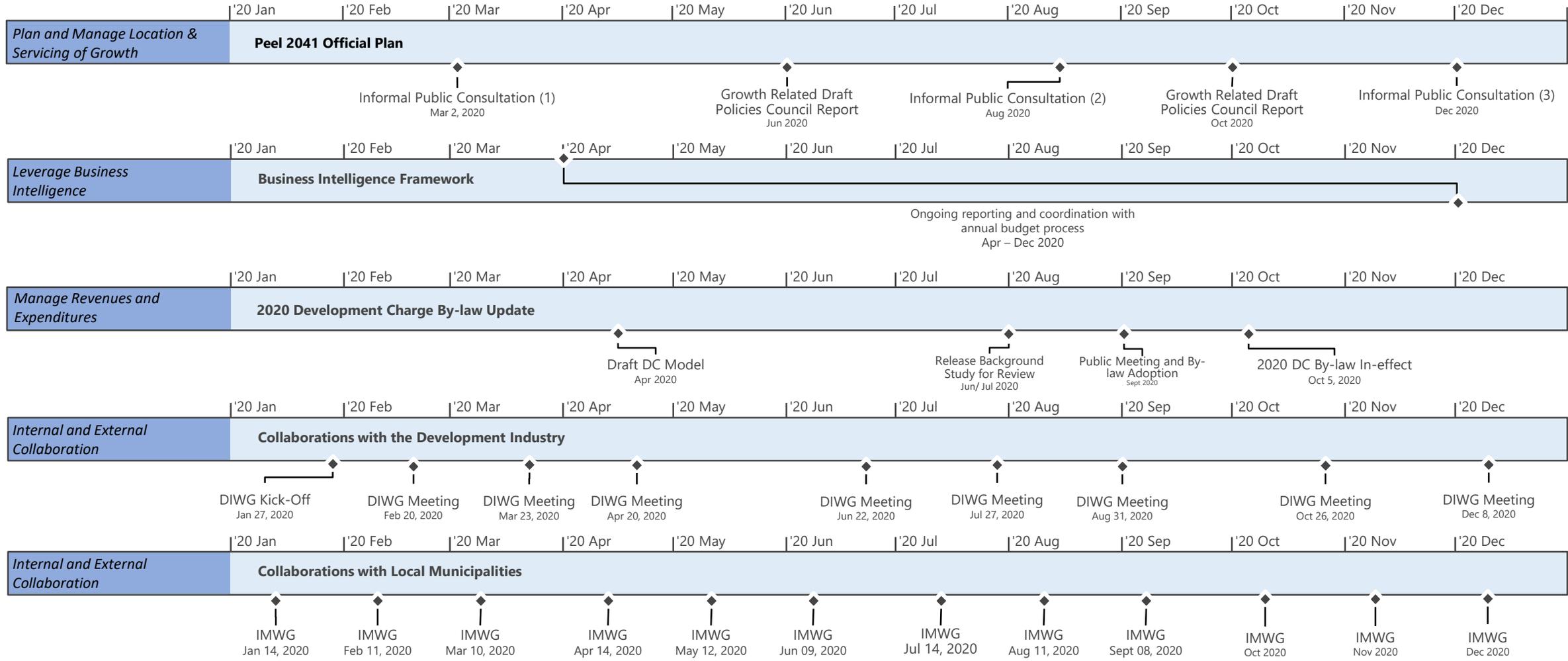
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N. Polsinelli, Interim Chief Administrative Officer



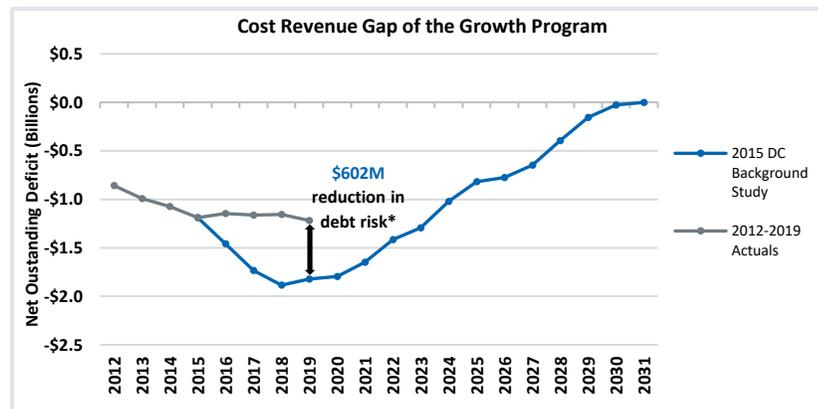
# Growth Management Program Integrated Workplan:

## Major Milestones 2020



# Peel's Growth Management Program & Development Charge Performance – 2019

## Reducing the Cost Revenue Gap Associated with Growth Related Infrastructure

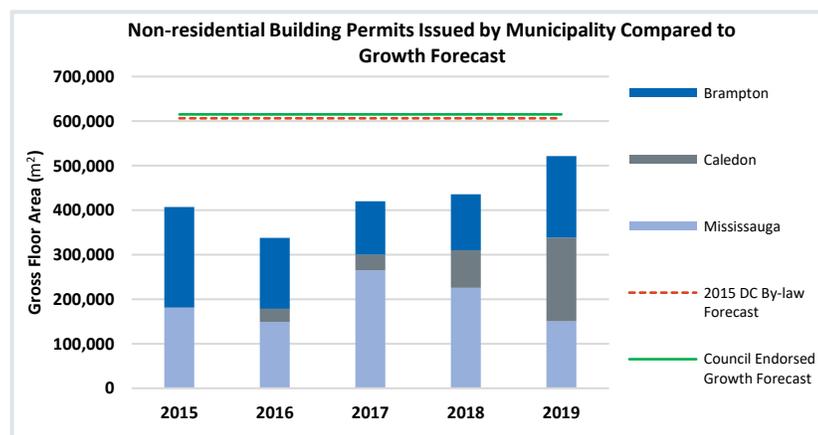


The Program achieved a **\$602M reduction in debt risk** compared to the background study forecast of \$1.8B to service growth to 2031.

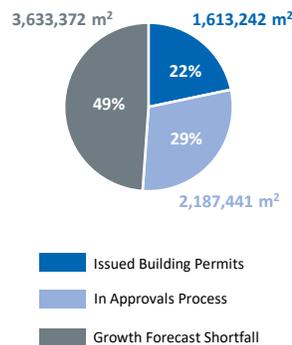


Deferred **\$500M** of water and wastewater capital projects outside the 10-year budget horizon through the 2020 budget process.

## Peel Remains at Risk of Not Meeting the Non-residential Growth Forecast from 2016-2026



### Non-residential Growth Compared to 10 Year Forecast

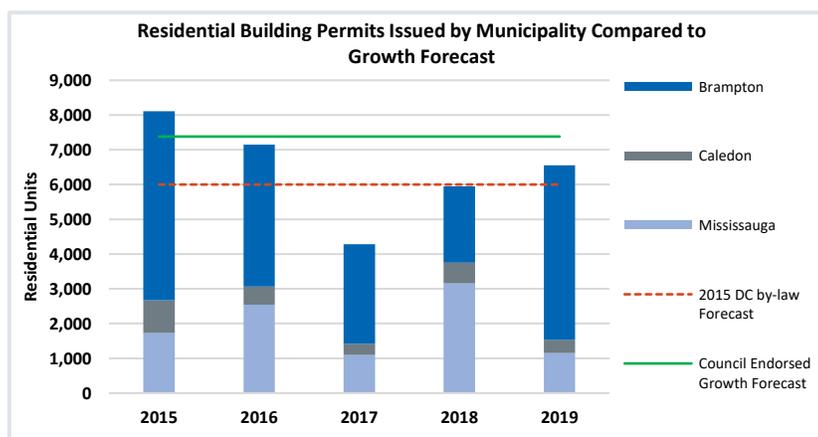


The non-residential shortfall is attributed primarily to the **lack of new office space** in Peel.

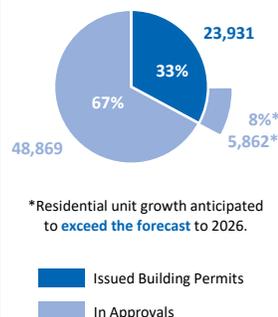


**Non-residential developments** in the development approvals process will be primarily for **industrial uses**.

## Peel is On-track to Meeting the Residential Growth Forecast from 2016-2026



### Residential Growth Compared to 10 Year Forecast



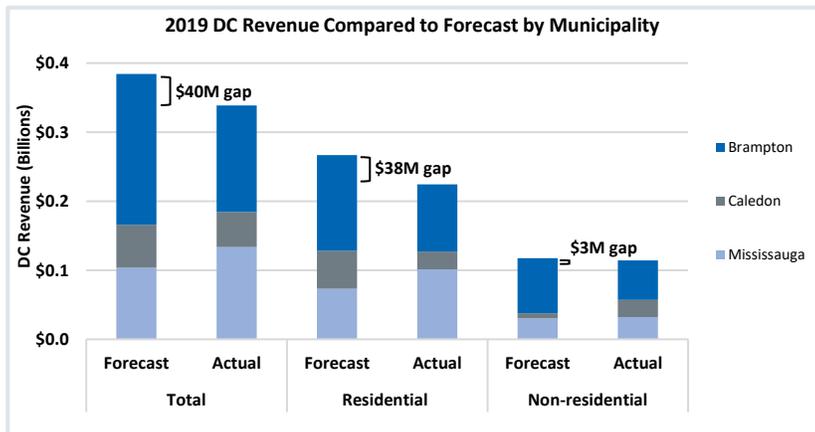
Future growth to be led by **large scale redevelopments** proposed in **Brampton and Mississauga**.



**63%** of residential units in the development approvals process are for **apartments**.

# Peel's Growth Management Program & Development Charge Performance – 2019

## Annual Gap Between Forecasted and Actual DC Revenue Was Approximately \$40M

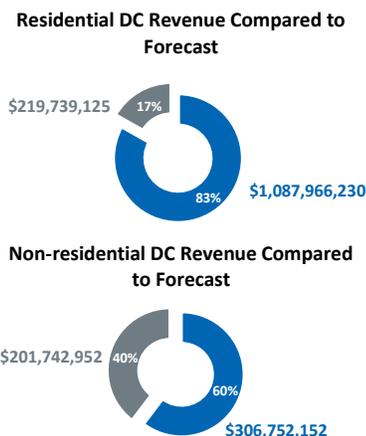
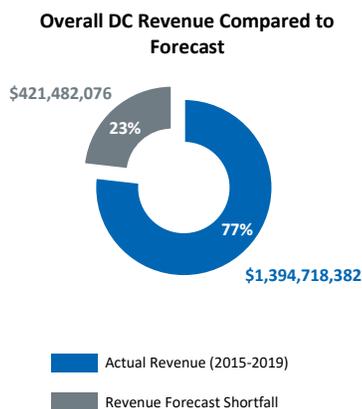


Residential DC revenue shortfall is attributed to a shift from low density to medium and high-density projects.



Higher non-residential DC revenues are attributed to large-scale industrial developments (i.e. Amazon). This is offset by the shortfall resulting from a lack of new office space and non-DC eligible industrial building expansions.

## The DC Revenue Shortfall is \$421 million compared to the 2015 DC Background Study



Residential DC revenue shortfall is attributed to lower than forecasted construction of single and semi-detached housing.



Non-residential DC revenue shortfall in part due to lower than forecasted activities in office developments and partially due to the changing nature of employment –.

## Risks to Growth Paying for Growth

Continued shortfalls in non-residential DC revenue increases the Region's debt risk and may result in additional pressure on future tax and rate funding sources

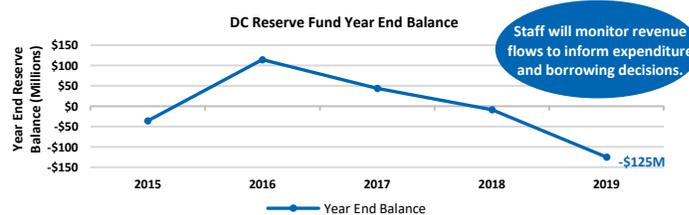


This may result in decisions to delay infrastructure investments to service new growth areas in response to rising debt levels.

Globalization and technological shifts are changing the nature of work in the Region.



This can be seen in changes to the demand, type and scale of new employment buildings constructed in the Region, resulting in lower than forecasted non-residential floor space and associated revenues.



Maintaining the principle that 'growth pays for growth'.



The Region's ability to maintain the principle that 'growth pays for growth' continues to be threatened by the Provincially legislated changes, introduced through the Bill 108: More Homes, More Choice Act, 2019.

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**REPORT TITLE: Region of Peel’s Comments on the Second Round of Proposed Regulations to the New Community Benefits Charge**

**FROM: Stephen Van Ofwegen, Commissioner of Finance and Chief Financial Officer**

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## **RECOMMENDATION**

**That the comments submitted to the Province on its second round of proposed Community Benefits Charge regulations, as outlined in the report of the Commissioner of Finance and Chief Financial Officer, titled “Region of Peel’s Comments on the Second Round of Proposed Regulations to the New Community Benefits Charge”, be endorsed.**

### **REPORT HIGHLIGHTS**

- On February 28, 2020, the Ministry of Municipal Affairs and Housing (MMAH) released proposed regulatory changes to the *Development Charges Act* (DC Act) and the yet to be implemented Community Benefit Charges under the *Planning Act*.
- The Region of Peel submitted comments, subject to Council endorsement, on the proposed Community Benefit Charges regulations to the Province in advance of the April 20, 2020 deadline.
- Community Benefit Charges were introduced to replace some existing growth financing processes including soft service components of the DC Act. Regional staff appreciate the Province’s attempts to address the concerns of municipalities regarding Bill 108, such as restoring Long-Term Care and Public Health to the DC regime, removing the 10 per cent mandatory deduction from DCs, and altering the Community Benefit Charges transition timeline to be one year from the date the proposed regulations are enacted.
- Community Benefit Charges collections under the Community Benefit Charges’ five per cent cap may not match allowed DC Act collections, reducing the funding available for social housing and shelter services.

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## **DISCUSSION**

### **1. Background**

On February 28, 2020, the Ministry of Municipal Affairs and Housing (MMAH) released proposed regulatory changes to the *Development Charges Act, 1997* and the yet to be implemented Community Benefit Charges under the *Planning Act*. This was the second posting related to the Community Benefit Charges, the first was released on June 21, 2019.

The regulations relate back to the *Bill 108: More Homes, More Choice Act, 2019*, the stated goal of which was to increase supply of affordable housing in Ontario. The Region submitted comments, subject to Council endorsement, on the proposed Community Benefit Charges regulations, in advance of the provincial April 20, 2020, consultation deadline (See Appendix I).

## Region of Peel’s Comments on the Second Round of Proposed Regulations to the New Community Benefits Charge

The Region has previously submitted the following, related to the Community Benefit Charges:

- June 1, 2019 Comments on *Bill 108: More Homes, More Choice Act, 2019 amendments to the Planning Act, the Development Charges Act* and proposed modifications to regulations attached to the *Places to Grow Act*;
- July 15, 2019 Comments on Proposed Regulation Pertaining to the *Development Charges Act*; and
- August 21, 2019 Comments on the Proposed Regulation Pertaining to the Community Benefits Authority Under the *Planning Act*.

The Region is supportive of the Province’s goal of increasing the housing supply and making housing more affordable for the residents of Ontario, through its new Housing Master Plan and significant Regional spending on Affordable Housing. For this reason, it is concerned the Community Benefit Charges would reduce the funding available for social housing and shelter services, and negatively impact the supply of affordable housing, as the Region would need to find alternative funding for its program; potentially through additional property taxes which are a limited resource.

### Community Benefits Charges

Community Benefit Charges were introduced to replace some existing growth financing processes including soft service components of the DC Act. The Community Benefit Charges is meant to separate out “hard” and “soft” services, into the DC and Community Benefit Charges regimes, respectively.

Based on the current legislation and draft regulations, the following summarizes the main Regional service areas that remain in the DC regime and those included in Community Benefit Charges:

DC Regime – Regional Growth Costs	Community Benefit Charges Regime – Regional Growth Costs
<ul style="list-style-type: none"> <li>• Water and Wastewater</li> <li>• Transportation (TransHelp)</li> <li>• Police Services</li> <li>• Long-term Care</li> <li>• Public Health</li> <li>• Paramedics</li> </ul>	<ul style="list-style-type: none"> <li>• Social Housing and Shelter Services</li> <li>• Childcare</li> </ul>

Regional staff appreciate the efforts by the Province to address the concerns of municipalities that are contained in the current proposals, specifically noting the following:

- Restoration of Long-Term Care and Public Health to the DC regime;
- Removal of the 10 per cent mandatory DC deduction, an action that would represent approximately \$7.5 million (2015-2020) as calculated in the 2015 DC Background Study; and
- Altering the time to transition to the Community Benefit Charges to one year from the date the proposed regulations are filed.

## Region of Peel's Comments on the Second Round of Proposed Regulations to the New Community Benefits Charge

While the current report focuses on financial impacts, staff are also concerned about the elimination of *Planning Act* Section 37 height and density bonusing and replacing *Planning Act* parkland dedication provisions, a concern that was expressed previously by the local municipalities. While these tools are implemented at the local municipal level, they support planning for complete communities more broadly - an important Regional objective.

### 2. Risks Associated with the Community Benefit Charges Land Value-Based Cap

Continued inclusion of Social Housing and Shelter Services in the Community Benefit Charges regime may reduce capital funding for these services.

The Province has proposed the following land value-based caps on the amount that municipalities may charge under the Community Benefit Charges, at the time of building permit:

Lower Tier Municipalities	10 per cent
Upper Tier Municipalities	5 per cent
Single Tier Municipalities	15 per cent

For upper-tier municipalities, the provincial direction to fund Social Housing and Shelter Services through the land-value-based cap appears problematic, for the following reasons:

- Growth costs, such as increased service need or the price of building materials, change at a different pace and for different reasons than land values do.
- Initial staff modelling indicates Community Benefit Charges collections under the five per cent cap would likely result in significantly less dollars for funding Social Housing and Shelters than if the Region collected what it is entitled to under the DC Act.
- Community Benefit Charges caps should be defined based on the services levels required by the strategy, not in advance of the strategy, to ensure quality and level of services adequately addresses the pressures created by new growth.

#### Recommendation:

**The Province should restore Social Housing and Shelter Services to the DC regime; or, allow added flexibility for a larger Community Benefit Charges cap percentage that recognizes greater need.**

### 3. Risks of Keeping Social Housing/Shelter Services in the Community Benefit Charges

Should Social Housing/Shelter Services remain in the Community Benefit Charges, some anticipated risks include:

#### A lack of clarity around transition measures.

- Transition rules are required to clarify if the Region may collect for “soft services” under its upcoming 2020 DC by-law, after the Community Benefit Charges regulations are filed, for the year before the regulations come into effect.

## **Region of Peel's Comments on the Second Round of Proposed Regulations to the New Community Benefits Charge**

- Should this not be the case, the Region will not have sufficient time to prepare a new Community Benefit Charges strategy, complete the required consultation process and enact a new Community Benefit Charges by-law in time to avoid a loss in revenues.

### **Recommendation:**

**The Province should provide transition rules for migrating soft services.**

#### Higher administrative costs and fees for municipalities and developers.

- For the Region, having a Community Benefit Charges by-law enacted solely for social services creates an unnecessary administrative and resource burden. Conducting the DC Background Study and passing a new by-law currently takes 18 months.
- With the Community Benefit Charges in place Municipalities will be required to complete two separate background studies, with an increasing number of appraisals, and two separate sets of reporting requirements. Administrative burden could lead to higher upfront fees, as the cost of this burden is rolled forward into future charges.

### **Recommendation:**

**The Province should extend the Community Benefit Charges implementation process to 18 months from the date regulations are filed (a similar timeline to the DC process).**

#### Land value cap complexities and disputes over land value

- Collecting Community Benefit Charges based on a percentage of land value does not fully address cost variations between development sites. This may result in additional risks for municipalities seeking to recover the costs associated with growth.
- The uniform five per cent Community Benefit Charges cap rate may shift the costs burden for soft services from residential to non-residential developments. Such a shift would have a negative impact on commercial/industrial development, relied upon to support job growth.
- There are many factors that affect land values (i.e. location, density, zoning, access to amenities, etc.) which may lead to disputes over land value appraisals. This creates additional risk to the predictability of total costs recoverable under the Community Benefit Charges.

### **Recommendation:**

**The Province should consider varying land values between different locations and densities, as part of the Community Benefit Charges cap.**

## Region of Peel's Comments on the Second Round of Proposed Regulations to the New Community Benefits Charge

### FINANCIAL IMPLICATIONS

1. Growth in the capital requirements of new Regional service commitments such as increased investment in affordable housing, could render Community Benefit Charges cap limits insufficient.
2. Additional risks, such as a potential loss of revenue during the transition, the administrative burden of implementing the Community Benefit Charges, and the potential for disputes with developers over land values increase the risk of revenue loss.
3. Any loss in previously guaranteed revenues creates a service level risk for the Region. Such losses would necessarily need to be funded through the property tax, user fees, or else lead to a reduction in services.

### CONCLUSION

The proposed Community Benefits Charge regulations indicate that the Province is willing to listen to municipalities as it attempts to increase the supply of housing. The Region continues to engage the Province on this shared goal, most recently through the attached consultation submission. Staff will continue to refine their understanding of the potential financial impacts of the Bill 108 legislation and its accompanying regulations and will monitor provincial announcements for new developments.

### APPENDICES

Appendix I – April 20, 2020 Comments on the Proposed Regulatory Matters Pertaining to Community Benefits Authority Under the *Planning Act*, the *Development Charges Act*, and the *Building Code Act*

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*For further information regarding this report, please contact Stephanie Nagel, Treasurer and Director of Corporate Services, [stephanie.nagel@peelregion.ca](mailto:stephanie.nagel@peelregion.ca), 905-791-7800 ext. 7105.*

*Authored By: Todd Julie, Angelo Ambrico*

*Reviewed and/or approved in workflow by:*

Department Commissioner and Division Director.

Final approval is by the Chief Administrative Officer.



---

N. Polsinelli, Interim Chief Administrative Officer

April 13, 2020

John Ballantine, Manager  
Municipal Finance Policy Branch  
Municipal Affairs and Housing  
13th floor, 777 Bay St.  
Toronto, ON  
M5G 2E5

**Finance**

10 Peel Centre Dr.  
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Dear Mr. Ballantine,

**Re: Proposed Regulatory Matters Pertaining to Community Benefits Authority Under the *Planning Act*, the *Development Charges Act*, and the *Building Code Act* (ERO #019-1406)**

Thank you for the opportunity to comment on the second round of proposed Community Benefits Charge (CBC) regulations, accompanying the *Bill 108: More Homes, More Choice Act, 2019*.

This letter should be viewed as subject to Council endorsement. A copy of the Report to Council resolution will be forwarded to Ministry staff for further consideration.

The Region shares the Province's goal of increasing the supply of housing for Ontario residents. This support is demonstrated through:

- The Region's new Housing Master Plan and upcoming spending on Affordable Housing.
- Regional submissions to each successive round of consultations on Bill 108;
- The Region's participation in the CBC Technical Working Group; and
- Regional Chair Nando Iannicca's December 2, 2019 letter, supporting the Municipal Finance Officers' Association's call for greater transparency and extended consultations on the CBC to Minister Steve Clark.

The Minister's February 19th response to the Chair's letter referred our concerns over the CBC capping formula and Bill 138 forward, to the present consultation.

The Region appreciates the Province's efforts to address the concerns of municipalities, specifically the following, within the current round of proposals:

- Restoration of Long-term Care and Public Health to the development charge (DC) regime;
- Removal of the 10 per cent mandatory DC deduction, an action that would represent approximately \$7.5 million (2015-2020) as calculated in the 2015 DC Background Study; and
- Altering the time to transition to the CBC to one year from the date the proposed regulations are passed.

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Having reviewed the current proposals, Regional staff have identified additional concerns over the potential financial impacts of the CBC on municipalities' ability to increase the supply of housing and plan for complete communities. The following recommendations are offered in the same spirit of support for that shared goal.

***Development Charges Act and Planning Act Recommendations:***

**Recommendation: The Province should restore Social Housing and Shelter Services to the DC regime; or allow added flexibility for a larger CBC cap percentage that recognizes greater need.**

It remains unclear why social services, such as Social Housing and Shelter Services (which remain under the CBC), will be funded through a land value-based cap, seeing as:

- Growth costs, such as increased service need or the price of building materials, change at a different pace and for different reasons than land values do.
- Initial staff modelling indicates CBC collections under the 5 per cent cap would likely result in significantly less dollars for funding Social Housing and Shelters than if the Region collected what it is entitled to under the DCA.
- Caps should be defined based on the services levels required by an approved strategy to ensure the quality and level of services created adequately address pressures created by new growth.

The Region's new spending commitments, under its new Housing Master Plan, require all previously planned revenues. Should the Province choose to maintain Social Housing and Shelter Services under the CBC, the following recommendations are offered:

**Recommendation: The Province should provide transition rules for migrating soft services.**

Some municipalities, including the Region of Peel, are in the process of updating their DC Background Studies and will need to pass new by-laws relatively soon.

- Clarity is required as to whether the Region may collect for "soft services" under its 2020 DC by-law, after the CBC regulations are filed, for the year before the regulations come into effect.
- Should this not be the case, the Region will not have sufficient time to prepare a CBC strategy, complete the required consultation process and enact a new CBC by-law in time to avoid a loss in revenues.

**Recommendation: The Province should extend the CBC implementation process to 18 months from the date regulations are filed (a similar timeline to the DC process).**

For the Region, having a CBC by-law enacted solely for social services creates an unnecessary administrative and resource burden.

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- Municipalities will be required to complete two separate background studies, with an increasing number of appraisals, and two separate sets of reporting requirements.
- Administrative burden could lead to higher upfront fees, confusion in DC/CBC payment timing, and disputes over land value, all of which could slow the building process and work against the goal of increased housing.

**Recommendation: The Province should consider varying land values between different locations and densities, as part of the CBC cap.**

Collecting CBC's based on a percentage of land value does not address cost variations between the location and density of new development sites.

- This may result in mispricing and additional risks for municipalities seeking to recover the costs associated with growth.
- The uniform 5 per cent CBC cap rate may shift the cost burden for soft services from residential to non-residential developments. Such a shift would have a negative impact on commercial/industrial development.
- There are many factors that affect land values (i.e. location, density, zoning, access to amenities etc.) which may lead to disputes over land value appraisals. This concern creates additional risk to the predictability of the total costs recoverable under the CBC for municipalities.

Growth in the capital requirements of new Regional service commitments, such as increased investment in affordable housing, will likely render CBC cap limits insufficient. Any loss in previously guaranteed revenues creates a service level risk for the Region. Such losses would necessarily need to be funded through the property tax.

We look forward to continuing to work with the Province to increase the housing supply and address the issue of housing affordability in the Region of Peel and across Ontario. Regional staff would be pleased to discuss any clarifications or provide additional comments as required.

Sincerely,



Stephen VanOfwegen, CPA, CMA  
Commissioner of Finance and Chief Financial Officer  
Region of Peel  
10 Peel Centre Drive, Suite A, 5th Floor  
Brampton, Ontario, L6T 4B9  
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**REPORT TITLE: 2019 Operating Financial Triannual Performance Report - Year End (Unaudited)**

**FROM: Stephen Van Ofwegen, Commissioner of Finance and Chief Financial Officer**

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## **RECOMMENDATION**

**That the 2019 surplus management actions, as outlined in Appendix IV, in the report from the Commissioner of Finance and Chief Financial Officer, titled “2019 Operating Financial Triannual Performance Report – Year End (Unaudited),” be implemented.**

## **REPORT HIGHLIGHTS**

- Regional Council approved the 2019 Operating Budget of \$2.5 billion to provide funding for the Region to continue delivering services and meet the service needs of the residents, taxpayers, and the service demands of a growing community.
- Tax Supported Services ended the year with a surplus of \$9.0 million, or a variance to budget of 0.8 per cent, which is within the budget accuracy target range of plus or minus 3 per cent.
- Utility Rate Supported Services ended the year on budget.
- The recommended surplus and reserve management actions included in this report in Appendix IV are in line with Peel’s Long Term Financial Planning Strategy as they support financial flexibility, financial vulnerability and financial sustainability.
- A companion capital performance report for 2019 will be provided to Regional Council to provide more analytics on the capital program.

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## **DISCUSSION**

### **1. Background**

In January 2019, Regional Council approved \$3.8 billion through the 2019 Budget, including \$2.5 billion in operating funding for Regional services and a \$1.3 billion capital investment in Peel’s infrastructure.

The approved 2019 Operating Budget of \$2.5 billion includes \$0.5 billion to Peel’s externally financed agencies: Peel Regional Police, Ontario Provincial Police, three Conservation Authorities, and Municipal Property Assessment Corporation. The budget provides the Region of Peel with the funding to support community needs through services under the three areas of focus: Living, Thriving and Leading (services are listed in the Appendix I).

The Region of Peel’s operating budgets are developed based on the best information available during budget preparation. Budget assumptions are modeled and projected for

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drivers such as social assistance caseload, 9-1-1 call volumes, winter events, and water consumption. Risks are identified and mitigated where reasonably possible, including using rate stabilization reserves to address volatility in weather conditions, economic cycles and one time initiatives, or to minimize the impact on the tax and utility rate payers.

The Budget Policy requires that staff report the financial status of the organization at a minimum of twice annually. This report provides the third and final update on the financial results of the 2019 Operating Budget, as at December 31, 2019.

### 2. Operating Results

The Region of Peel ended the year with an overall surplus of \$9.0 million or a variance to budget of 0.6 per cent relative to both net tax levy and utility rate total billing revenues, which is within the budget accuracy target range of plus or minus 3 per cent.

As outlined in Table 1 below, the overall year end position is a combined result of Tax Supported Services, which resulted in a positive budget variance of \$9.0 million, and the Utility Rate Supported Services, which finished the year on budget.

Table 1

\$ Millions	Total Expenditure Budget	Net Tax Levy/ Total Billings Budget	Net Tax Levy/ Total Billings Year End Actual	Surplus/ (Deficit)	% Variance to Net Budget
Tax Supported	1,969.3	1,085.4	1,076.4	9.0	0.8%
Utility Rate Supported	527.7	412.9	412.9	0.0	0.0%
<b>Total Region of Peel</b>	<b>2,497.0</b>	<b>1,498.3</b>	<b>1,489.3</b>	<b>9.0</b>	<b>0.6%</b>

Appendices I and II provide details on the year end service delivery and operating financial results.

#### a) Tax Supported Services

As outlined in Table 2 below, Tax Supported Services ended the year with a positive variance of \$9.0 million, or 0.8 per cent of the Tax Supported net levy of \$1.1 billion.

Table 2

\$ Millions	Total Expenditure Budget	Net Tax Levy Budget	Net Tax Levy Year End Actual	Surplus/ (Deficit)	% Variance to Net Budget
Regionally Controlled Tax Services	1,441.1	603.5	597.5	6.1	1.0%
Regionally Financed External Agencies	528.2	481.9	478.9	2.9	0.6%
<b>Total</b>	<b>1,969.3</b>	<b>1,085.4</b>	<b>1,076.4</b>	<b>9.0</b>	<b>0.8%</b>

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The surplus is driven by operating variances in various services with details provided in Appendix II.

### **i) Regionally Controlled Tax Supported Services**

The Regionally Controlled Tax Supported Services ended the year with an overall surplus of \$6.1 million or a variance of 1.0 per cent, which is within the accuracy target of plus or minus 3 per cent on a net budget of \$604 million. The overall surplus results from under expenditures and additional revenues. Appendix III provides an analysis of the variance to budget.

### **ii) Regionally Financed External Agencies**

The Regionally Financed External Agencies ended the year with a total surplus of \$2.9 million or a variance of 0.6 per cent. The majority of the variance was related to Peel Regional Police short-term vacancies.

### **b) Utility Rate Supported Services**

The Utility Rate Supported Services ended the year on budget, or zero per cent of total billing budget of \$413 million. This net position was the result of a deficit in Peel billings as a result of a decline in water consumption predominantly in the residential sector due to high precipitation for the summer months, offset by a surplus in electricity spend through participation in the Industrial Conservation Initiative and underspending in salaries.

### **c) Staffing Costs**

People are a key investment in delivering services to Peel's community. As 27 per cent of the gross Regional budget is related to staffing, the Region closely monitors workforce related activities. In 2019 overall, Regionally Controlled services spent 99.3 per cent of the budgeted workforce related costs reflecting the accuracy of Peel's budget model.

### **d) Surplus Management Actions**

In accordance with the Budget Policy and Reserve Management Policy, the Chief Financial Officer is authorized to carry out the necessary surplus management actions to stabilize the current year's fiscal position and future tax and utility rates. Appendix IV of the report provides a summary of the proposed surplus management actions.

#### **i) Tax Supported Services**

##### **Tax Supported Services ended the year with \$9M surplus**

Tax Supported Services generated a total surplus of \$9.0 million. Approximately \$6.1 million was generated by Regionally Controlled Tax Services and \$2.9 million was generated by Regionally Financed External Agencies.

- The surplus generated by Regionally Controlled Tax Services (\$6.1 million) is proposed to be allocated to the General Government Reserve (\$5.63 million) to reduce the debt financing for the Seniors Health and Wellness Village, and

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to the Emerald Ash Borer (EAB) Working Fund Reserve (\$0.42 million) to fund 2020 EAB tree removal costs in Conservation Authorities.

- The surplus generated by Peel Regional Police (PRP) (\$2.9 million) will be transferred to the PRP Facilities Reserve.
- The surplus generated by Ontario Provincial Police (OPP) – Caledon (\$50 thousand) will be transferred to the Caledon Policing Stabilization Reserve.
- The surplus of \$18 thousand from Municipal Property Assessment Corporation will be transferred to the Assessment Services Stabilization Reserve.

### ii) Utility Rate Supported Services ended the year on budget

No surplus actions are required for utility rate supported services.

The above recommended surplus management actions support Peel's overall Long Term Financial Planning Strategy by mitigating risks to financial flexibility, financial vulnerability and financial sustainability of Regional services and assets. These actions stabilize Peel's overall financial condition and future tax and utility rates, as well as contribute to the sustainability of the capital program.

### e) Write-offs

The Accounts Receivable Policy gives the Chief Financial Officer the authority to approve the write-off of Water, Wastewater and General Receivable billings deemed uncollectable and requires staff to disclose this through the triannual reporting process.

The 2019 Budget includes provision for anticipated write-offs. Write-offs are only recorded when all means of collection have been exhausted. At the end of 2019, total write-offs amounted to approximately \$82 thousand. Appendix V of the report provides a summary of the write-offs for the 12-month period ending December 31, 2019.

### f) 2020 Outlook

As noted earlier in the report, the annual budget is developed by reviewing and modelling budget assumptions based on the best available information at the time. The analysis of actual results informs the next planning cycle.

Examples of how changing assumptions and trends were incorporated in the 2020 Budget include:

- **Revenue for Recycled Materials** - China's regulation on imports of recyclables continues to generate significant risk in marketing the Region's commodities and related revenue generation. The 2020 Budget includes a revenue reduction of \$2.1 million.
- **Energy Costs** – Electricity cost, which is a significant component of the operating costs of Peel's Utility Rate Supported services, is expected to continue to be kept low due to the on-going participation of Regional facilities in the Industrial Conservation Initiative program of the Province. Next year's

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budget for natural gas already includes increases due to the implementation of the Federal Carbon Tax. Given the volatility in energy costs and the variability of energy consumption that may be brought about by changes in Regional facilities or operations, as well as potential impacts of new energy legislation or regulation on the energy rates, the actual expenditures may vary from the budget amount.

- **Paramedic Call Volume** – From 2015 to 2018 ambulance call volume growth has increased over 30 per cent which equates to approximately 30,000 additional calls going into 2019. Current call volume forecasts an additional increase of 3.9 per cent in 2020 which means Paramedics will respond to approximately 148,000 calls in 2020 or 405 calls per day.
- **Operational Assumptions:** adjusted demand increase for TransHelp trips and utilization of a five year trend analysis to forecast water consumption demand.
- **COVID 19 Response:** As presented to Council at the April 9, 2020 Regional Council meeting, there are significant impacts to the Region's revenues (property tax, user fees, water bills etc.) and expenditures (increased costs for Paramedic Services, Long Term Care, Public Health, Homeless shelters, Housing etc.). Funding announcements made by both the Federal and Provincial governments which will help offset some of the short-term pressures. Staff will continue to assess and update Council.

Staff will closely monitor the impact of the above-mentioned changes on 2020 performance and on the 2021 Budget. Budget assumptions will be updated, and Regional Council will be informed through the 2021 Budget.

### 3. Impact on Rate Stabilization Reserves

The 2019 Budget provided a total of \$18.1 million contingent Rate Stabilization Reserve draws to fund one-time pressures and smooth out the tax and utility rate impact associated with requirements such as incremental operating costs related to the continued implementation of bi-weekly waste collection.

Regional Council's decision to utilize draws from Rate Stabilization Reserves to address temporary pressures is prudent. As some services were completed in a surplus position, some budgeted reserve draws were not required. In 2019, overall \$6.1 million was drawn from Rate Stabilization Reserves to address temporary pressures including draws of \$5.6 million to support Regionally Controlled services and draws of \$0.5 million for External Agencies' services. As a result of prudent decisions, the Region's financial flexibility was maintained and property taxes were not unnecessarily increased.

### 4. 2019 Capital Performance

A companion report titled, "2019 Capital Performance and Impact on Capital Reserves and Reserve Funds" will be provided to Regional Council on April 23, 2020. The goal is to provide additional information and analyses of the Region's capital program to support Regional Council in making better informed decisions on the capital program.

## 2019 Operating Financial Triannual Performance Report - Year End (Unaudited)

### CONCLUSION

Throughout 2019, while facing changes in the economy, commodity markets and legislative environment, the Region continued to deliver services to meet the needs of the residents and businesses of a growing community. The surplus management actions are in line with Peel's Long Term Financial Planning Strategy as they support financial flexibility, financial vulnerability and financial sustainability.

### APPENDICES

- Appendix I - 2019 Service Delivery Results
- Appendix II - Statement of Net Expenditure
- Appendix III - Year End Variance Analysis
- Appendix IV - 2019 Proposed Surplus Allocation Summary
- Appendix V - Summary of 2019 Write-offs

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*For further information regarding this report, please contact Norman Lum extension 3567 or via email: [Norman.Lum@peelregion.ca](mailto:Norman.Lum@peelregion.ca).*

*Reviewed and/or approved in workflow by:*

Department Commissioner and Division Director.

Final approval is by the Chief Administrative Officer.



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N. Polsinelli, Interim Chief Administrative Officer

**Appendix I  
2019 Operating Financial Triannual Performance Report - Year End (Unaudited)**

**2019 Service Levels**

Service	Service Level Measure	2019 Target	2019 Actual
<b>Property Tax Supported</b>			
<b>Living</b>			
 Adult Day	Providing days of care	37,400	33,698
 Child Care	Number of child care subsidies	16,880+	16,933
 Employment Support	Number of clients supported	3,100+	3,394
 Homelessness Support	Number of units/bed/homes	12,000+	10,538
 Housing Support	Average number of housing subsidies	11,579+	11,407
 Income Support	Number of clients supported monthly	19,250	16,791
 Long-Term Care	Number of resident days	256,595	252,287
 Paramedics	Number of emergency calls responded	147,000	139,600
 TransHelp	Number of trips provided	757,000	732,671
<b>Thriving</b>			
 Chronic Disease Prevention	Number of children screened	80,000	101,000
	Number of children identified with urgent dental conditions	13,000	11,100
 Early Growth and Development	Number of children with special needs served	1,564	2,795

Appendix I

2019 Operating Financial Triannual Performance Report - Year End (Unaudited)  
2019 Service Levels

Service	Service Level Measure	2019 Target	2019 Actual
<b>Property Tax Supported</b>			
<b>Thriving</b>			
 Heritage Arts and Culture	Number of visitors	30,000+	29,699
 Infectious Disease Prevention	Number of school immunization records reviewed with progressive enforcement	247,602	249,524
	Number of compliance food safety inspections conducted	11,000	10,952
	Number of fixed food premises that received all of their mandated inspections	6,000	5,968
 Roads and Transportation	Lane kilometres of roads maintained	1,660+	1,668
	Number of structures managed	180	191
	Number of signalized intersections managed	480+	464
 Waste Management	Tonnage of waste managed	542,000	545,000
<b>External Agencies - Thriving</b>			
 Peel Regional Police (PRP)	Citizen Initiated Events	247,000	259,895
 Ontario Provincial Police (OPP)	Number of Calls for Service	25,300	24,735
 Conservation Authorities	Hectares regulated and managed	37,800	37,898
	Number of trees, shrubs and seedlings planted	189,900	222,047
<b>Utility Rate Services - Thriving</b>			
 Wastewater	Number of customer accounts managed	331,000	329,044
	Wastewater treated per day (in million litres)	644	697
 Water	Number of customer accounts managed	338,080+	335,594
	Water treated per day (in million litres)	575	577

**Appendix II**  
**2019 Operating Financial Triannual Performance Report – Year End (Unaudited)**

**Year-End Position by Service**

	<b>Total Revised Budget</b>	<b>Net Revised Budget</b>	<b>2019 YTD ACTUALS Prior to Surplus Management</b>	<b>Year-End Surplus/ (Deficit)</b>	<b>Year-End Surplus/ (Deficit)</b>
	<b>\$'000</b>				<b>%</b>
<b>Property Tax Supported</b>					
Adult Day	7,091	2,119	2,010	109	5.2%
Child Care	172,213	7,275	4,329	2,946	40.5%
Community Investment	10,704	10,681	10,798	(117)	(1.1)%
Employment Support	21,023	3,077	2,303	774	25.2%
Homelessness Support	39,225	11,618	13,244	(1,626)	(14.0)%
Housing Support	171,959	115,593	111,102	4,491	3.9%
Income Support	247,095	22,920	21,632	1,289	5.6%
Long Term Care	93,800	36,693	36,128	565	1.5%
Paramedics	109,370	56,253	59,897	(3,644)	(6.5)%
TransHelp	29,937	25,923	25,028	895	3.5%
<b>Living</b>	<b>902,418</b>	<b>292,153</b>	<b>286,471</b>	<b>5,682</b>	<b>1.9%</b>
Chronic Disease Prevention	35,510	11,980	11,212	767	6.4%
Early Growth and Development	54,920	15,968	14,247	1,721	10.8%
Heritage Arts and Culture	6,431	6,004	5,877	126	2.1%
Infectious Disease Prevention	34,256	10,370	9,497	873	8.4%
Land Use Planning	6,520	3,428	4,230	(802)	(23.4)%
Roads and Transportation	70,293	67,016	67,733	(717)	(1.1)%
Waste Management	144,485	112,329	112,450	(121)	(0.1)%
<b>Thriving</b>	<b>352,415</b>	<b>227,096</b>	<b>225,247</b>	<b>1,849</b>	<b>0.8%</b>
CAO Office	1,157	1,157	1,267	(111)	(9.6)%
Corporate Services	25,164	22,364	20,308	2,056	9.2%
Council & Chair	2,817	2,817	2,517	300	10.6%
<b>Total Corporate Services</b>	<b>29,138</b>	<b>26,338</b>	<b>24,093</b>	<b>2,245</b>	<b>10.2%</b>
Finance	11,258	8,791	7,955	835	9.5%
Non-Program (Less Capital Allocation)	66,826	(29,027)	(24,914)	(4,113)	(13.5)%
<b>Total Finance</b>	<b>78,083</b>	<b>(20,236)</b>	<b>(16,958)</b>	<b>(3,278)</b>	<b>(4.0)%</b>
Digital & Information Services	19,443	18,581	19,027	(446)	(2.4)%
Capital Allocation	59,589	59,589	59,589	0	0.0%
<b>Leading</b>	<b>186,253</b>	<b>84,271</b>	<b>85,750</b>	<b>(1,479)</b>	<b>(1.8)%</b>
<b>Regionally Controlled Services</b>	<b>1,441,086</b>	<b>603,520</b>	<b>597,468</b>	<b>6,051</b>	<b>1.0%</b>
<b>External Agencies - Thriving</b>					
<b>Police Services</b>					
Community Events Policing Grant	250	250	250	0	0.0%
Peel Regional Police	468,574	423,070	420,190	2,880	0.7%
Ontario Provincial Police	12,489	12,169	12,119	50	0.4%
<b>Total Police Services</b>	<b>481,313</b>	<b>435,489</b>	<b>432,559</b>	<b>2,930</b>	<b>0.7%</b>
Conservation Authorities	27,452	26,942	26,942	0	0.0%
Municipal Property Assessment Corporation	19,448	19,448	19,430	18	0.1%
<b>Regionally Financed External Agencies</b>	<b>528,212</b>	<b>481,878</b>	<b>478,931</b>	<b>2,948</b>	<b>0.6%</b>
<b>Total Property Tax Supported</b>	<b>1,969,298</b>	<b>1,085,398</b>	<b>1,076,399</b>	<b>8,999</b>	<b>0.8%</b>
<b>Utility Rate Supported - Thriving</b>					
Water Supply	322,553	249,434	249,644	(210)	(0.1)%
Wastewater	205,113	163,499	163,289	210	0.1%
<b>Total Utility Rate Supported Services</b>	<b>527,666</b>	<b>412,933</b>	<b>412,933</b>	<b>0</b>	<b>0.0%</b>
<b>Total Region</b>	<b>2,496,964</b>	<b>1,498,331</b>	<b>1,489,332</b>	<b>8,999</b>	<b>0.6%</b>

**Drivers of Year End Operating Position**

Tax Supported Services Drivers of Variance	Positive/ (Negative) \$M
<b>Regionally Controlled Services</b>	
<b>Positive</b>	
• Under expenditure in Peel Renovates as program was put “on hold” as part of a grant review per report to SHHC titled “Housing and Homelessness Services – Aligning Resources to Address Urgent Needs” on February 6, 2020	4.2
• Material Recovery Facility shutdown in Waste Management	3.7
• Lower service demand in Employment Support caseload and Learning Earning and Parenting program (1.5), TransHelp (0.9), and Early Growth and Development (0.7)	3.1
• Lower subsidy to Housing providers due to higher rent revenue (2.5) and Rent Supplement due to vacancies (0.6)	3.1
• Maximization of funding in Child Care (2.0) and Homelessness (0.6)	2.6
• Lower electricity cost due to LED street lighting installation, lower traffic maintenance cost, and delay in implementation of red-light cameras at new sites	2.4
• Unplanned Federal Refugee funding for costs incurred in 2017-2019 in Homelessness Support (1.2) and Income Support (1.0)	2.2
• Higher staffing vacancies and savings in operating expenses in response to initial Provincial funding announcement in Chronic Disease Prevention and Infectious Disease Prevention	1.7
• Savings in Early Growth and Development from ending child care in shelters and changing the service delivery model for family literacy, this funding was applied to the Early ON Plan as per the report to Regional Council titled “EarlyON Child and Family Programs: Update on Implementation of the Services Delivery Model” on October 10, 2019	0.9
• Decreased savings in fee subsidy due to improved accountability measures	0.8
• Savings due to longer implementation timelines in Butterfly home and hiring challenges	0.6
• Higher payments-in-lieu-of-taxes revenue net of tax appeals	0.3
• Net other operating savings (various)	7.7
<b>Subtotal Positive</b>	<b>33.3</b>
<b>Negative</b>	
• Provincial funding lag in Paramedic Services	(4.0)
• Shelter demand driven by increased use of adult shelters	(3.4)
• Reduction in Provincial Funding for Community Homelessness Prevention Initiative (-1.9) and Employment Support (-1.4)	(3.3)
• Winter maintenance in Roads and Transportation due to higher number of winter events at the beginning of the year	(3.0)
• Fibre revenue loss in Waste Management	(2.8)
• Lower than planned fees for subdivision in Land Use Planning	(0.8)
• Affordable Transit Program due to higher than anticipated demand	(0.8)
• Contingent Reserve draw not required due to overall surplus	(9.1)
<b>Subtotal Negative</b>	<b>(\$27.2)</b>
<b>Total Regionally Controlled Tax Supported Services</b>	<b>\$6.1</b>
<b>Regionally Financed External Agencies</b>	
• Peel Regional Police	2.9
• Ontario Provincial Police	0.05
• Assessment Services	0.02
<b>Total Regionally Financed External Agencies</b>	<b>\$2.9</b>
<b>Total Tax Supported (Regionally Controlled &amp; External Agencies)</b>	<b>\$9.0</b>
<b>Utility Supported Services on budget</b>	
<b>On budget</b>	<b>0.0</b>
<b>Total Utility Rate Supported Services</b>	<b>0.0</b>
<b>Peel Region Total (Tax &amp; Rate)</b>	<b>\$9.0</b>

Note: Numbers may not add due to rounding

**Appendix IV  
2019 Operating Financial Triannual Performance Report – Year End (Unaudited)**

**2019 Proposed Surplus Allocation Summary**

Services	Year End Position	Proposed Surplus Management Actions			
	Surplus/ (Deficit)	Transfer to/ Draw from	Reserve No.	Reserve Description	Amount
<b><u>Property Tax Supported Services</u></b>					
Regionally Controlled Services	\$ 6,051,385	Transfer to	R1250	General Government Reserve	\$ 5,631,385
		Transfer to	R1265	Emerald Ash Borer Reserve	\$ 420,000
Peel Regional Police (PRP)	\$ 2,879,700	Transfer to	R2221	PRP Facilities Reserve	\$ 2,879,700
Ontario Provincial Police (OPP)	\$ 50,330	Transfer to	R0001	Caledon Policing Stabilization Reserve	\$ 50,330
Assessment Services	\$ 18,289	Transfer to	R1213	Assessment Service Stabilization Reserve	\$ 18,289
<b>Subtotal - Tax Supported Services</b>	<b>\$ 8,999,705</b>				<b>\$ 8,999,705</b>
<b><u>Utility Rate Supported Services</u></b>	<b>\$ 0</b>				<b>\$ 0</b>
<b>Total Tax and Utility Rate Services</b>	<b>\$ 8,999,705</b>				<b>\$ 8,999,705</b>

**Appendix V**  
**2019 Operating Financial Triannual Performance Report – Year End (Unaudited)**

**Summary of 2019 Write-offs**

<b>Write-offs for Period Ending December 31, 2019</b>				
<b>Category</b>	<b>Total Billings</b>	<b>Write-Off Total</b>	<b>% Write-off to Billings</b>	<b>Balance Remaining in Allowance Accounts</b>
<b>General Receivables</b>	\$ 175,351,356	\$ 43,794	.02%	\$ 171,217
<b>Water/Wastewater</b>	\$ 401,128,031	\$ 37,782	.01%	\$ 93,408
<b>Total</b>	<b>\$ 576,479,387</b>	<b>\$ 81,576</b>	<b>.01%</b>	<b>\$ 264,625</b>

**For Information**

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<b>REPORT TITLE:</b>	<b>2019 Capital Performance and Impact on Capital Reserves and Reserve Funds</b>
<b>FROM:</b>	Stephen Van Ofwegen, Commissioner of Finance and Chief Financial Officer

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**OBJECTIVE**

To provide a status update on the 2019 Capital Program and the impact on Capital Reserves and Reserve Funds as at December 31, 2019.

**REPORT HIGHLIGHTS**

- The 2019 Capital Program began with an opening balance of \$3.9 billion (1,494 projects) consisting of the approved 2019 Capital Budget and Capital Work in Progress from prior years; the total capital program has an ending balance of \$3.2 billion as at December 31, 2019.
  - Ninety-seven per cent of the 2019 Regionally Controlled capital work progressed on schedule which is within the past five years' progress range for the same triannual period.
  - The top 25 largest capital projects, by remaining gross budget, make up 49 per cent of the remaining budget of active projects as at December 31, 2019 for Regionally Controlled programs.
  - Capital work completed in 2019 totaled \$0.7 billion which was largely driven by Utility Rate supported capital project spending.
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**DISCUSSION**

**1. Overview of 2019 Capital Program**

The capital work represents a key component of the Region of Peel's service delivery. The capital work is used to acquire, improve or maintain land, buildings, roads, water and sewer mains, pumping stations, machinery and equipment, information technology and to conduct studies relating to corporate assets.

The Region's capital plans are developed based on the Region's Growth Master Plans, Regional Official Plan, Corporate Asset Management Plan for state of good repair and other Regional Council directions such as the Waste Reduction and Resource Recovery Strategy and the Housing Masterplan. The Region actively monitors the changes to these plans and adjusts the capital plan where it is required. A significant portion of the Region's capital work consists of large projects that take five to eight years to complete from start to finish.

## **2019 Capital Performance and Impact on Capital Reserves and Reserve Funds**

The 2019 Capital work had an opening balance of \$3.9 billion which consists of projects which are Regionally Controlled (\$3.7 billion), and those managed by external agencies (\$0.2 billion) such as Peel Regional Police (PRP), Ontario Provincial Police (OPP) and Conservation Authorities. This includes new capital work approved in the 2019 capital budget (\$1.3 billion), capital budget changes during 2019 approved through Council reports or by Council delegated authority (an increase of \$124 million), and the remaining capital work previously approved by Council in prior years (\$2.5 billion).

As at December 31, 2019, the capital work had 1,273 active capital projects with a gross remaining budget of \$3.2 billion (\$3.1 billion for Regionally Controlled) after capital spending of \$664 million.

The Budget Policy requires that staff report the status of the capital program at a minimum of twice annually. This report provides the third and final update on the status of 2019 Capital Operations and the impact on Capital Reserves and Reserve Funds as at December 31, 2019.

### **2. Capital Operations and Financing Impact**

The Region of Peel actively monitors the performance of the capital operations by tracking the capital project progress through various stages of its project life cycle and analyzing work in progress. Staff review capital performance every triannual period and reports to Regional Council on the status of the capital work in progress including significant variances.

#### **a) 2019 Capital Spending**

Capital spending for both Tax and Utility Rate Supported services (including Regionally Controlled and external agencies) in the twelve months of 2019 amounted to \$664 million (\$634 million for Regionally Controlled), with \$300 million spent in Tax Supported Services and \$364 million spent in Utility Rate Supported Services.

The \$664 million capital spending during the twelve months of 2019 was invested in the Region's major services. Highlights are provided in Appendix I.

#### **b) The Progress of Regionally Controlled Capital Program**

The progress of Regionally Controlled capital projects, comprising 1,306 out of the total of 1,494 Region of Peel projects, was actively monitored and measured. Of the 2019 opening balance of Regionally Controlled capital work of \$3.7 billion, 97 per cent of the Regionally Controlled capital program progressed on schedule which is within the past five years' progress range for the same triannual period. Three per cent of capital projects (\$105 million) are either on hold as a result of Regional Council or Management decisions or haven't incurred spending as the projects are at the early stage or have been deferred or delayed due to management review or unforeseen circumstances.

Of the total 1,306 Regionally Controlled capital projects, 167 projects were completed during the twelve months of 2019 with \$28.1 million unspent funds returned to reserves. The Regionally Controlled Capital Program ended the 3rd triannual period of 2019 with a closing balance of \$3.1 billion.

## 2019 Capital Performance and Impact on Capital Reserves and Reserve Funds

### c) Work in Progress - Top 25 Regionally Controlled Capital Projects

While all capital projects are actively managed, in order to efficiently manage the Regionally Controlled capital service and mitigate the risks effectively, staff also focus on the progress and report to Council on the 25 largest capital projects based on remaining gross budget value. In magnitude, the top 25 active capital projects represent about two per cent of the total number of active capital projects but represent 49 per cent of the remaining budget of active regionally controlled capital projects.

By December 31, 2019, 22 of the 25 capital projects are on track. Two projects are delayed, and one is on hold.

- The Daniels Affordable Housing project is behind schedule by three to four months due to severe weather conditions in the winter and spring. This project is estimated to be completed in the second or third quarter of 2020.
- The schedule to begin construction on the Mayfield Road-Airport Road project has been impacted by challenges in property acquisition. Staff are working on the phasing and staging of construction to ensure it is still completed on time.
- Contracts 1 & 2 of Williams Parkway Sub-Transmission project are on hold as the City of Brampton's road widening of Williams Parkway is under review. Staff expect the City will be providing further direction before the end of 2020 which will impact whether the project proceeds as planned or portions or all of the work is to be deferred.

Two projects are in the construction stage and the remaining 23 projects are in initiation, Environmental Assessment (EA), studies, procurement, pre-engineering and design stages.

Appendix III provides the status of the top 25 capital projects with highest gross remaining budget broken down into tax and utility rate services. Analysis of the top 25 projects shows:

- The total gross budget of the Top 25 largest projects is \$2.2 billion with remaining budget of \$1.5 billion;
- By end of third triannual period, the cumulative spending of the top 25 capital projects amounted to \$745.7 million or 33 per cent of the gross approved budget.

### 3. Impact of 2019 Capital Program on Capital Reserves and Reserve Funds

Capital spending impacts the Region's internal capital reserves and overall financial flexibility. In order to execute the 2019 Capital Program within the constraints of the cash levels of the reserves and reserve funds, staff continues to proactively phase in the capital projects. As major projects move from one phase to the next, consideration is given to the Region of Peel's current financial condition prior to proceeding.

#### a) Capital Reserves

The 2019 regionally controlled capital activities resulted in a total net reserve draw of \$93.6 million in the last six months of the year (\$93.0 million drawn from internal capital reserves and \$0.6 million drawn from Development Charge reserve funds). The main

## 2019 Capital Performance and Impact on Capital Reserves and Reserve Funds

driver of the net reserve draw is for the implementation of the Region of Peel's Housing Master Plan as approved by Council. As at December 31, 2019, the regionally controlled internal capital reserves uncommitted balance was estimated at \$272.5 million.

Overall, the long-term sustainability of the Region's capital reserves has remained strong over recent years through Regional Council's approval of the tax and utility rate infrastructure levies to allow for increases to the capital reserve contributions. Effective management of approved capital budgets and ongoing review of capital plans have also helped the Region of Peel to maintain financial sustainability.

### b) Development Charges

Development Charges (DCs) are a key funding source for growth related capital projects. The total DC revenue collected in 2019 was \$304.8 million, lower by 12.0 per cent from the forecast amount in the 2015 DC Background Study of \$345.9 million.

### c) Impact on Debt Plan

Debt is one of the tools used to maintain financial flexibility by providing additional cash. It is issued against significant long term assets. As noted above, the Region's capital program is managed to ensure debt levels balance and are appropriate and in line with the Debt Policy. Although Council provided approval for borrowing of between \$150 million and \$200 million for DC in 2019, it was not required as the ending DC reserve fund was at a deficit at \$71.9 million. During the 2015 DC By-law update, debt financing requirements were estimated at \$1.91 billion in 2019. By actively managing the growth capital program, DC debt issued to date has been limited to \$1.43 billion.

As at December 31, 2019 the Region of Peel's net outstanding debt totals \$1,288 million. The debt can be separated into three general categories as illustrated in Table 2 below.

Table 2: Outstanding Debt as of December 31, 2019

Type of Debt	Net Outstanding Debt (\$ millions)*
<b>DC Growth Related debt</b>	<b>1,425.6</b>
<b>Non-DC Growth Related debt (Tax Supported)</b>	<b>87.6</b>
Facility – 7120 Hurontario	50.0
Social Housing	35.0
Coleraine Drive Debt Transfer from Caledon	2.6
<b>Less: Sinking Fund Contributions and Principal Repayments**</b>	<b>(357.5)</b>
<b>Mortgages (Peel Living)</b>	<b>132.5</b>
<b>Total</b>	<b>1,288.2</b>

Figures are unaudited and exclude borrowings for local municipalities.

\*\*Figure includes an estimate for the interest earned to date from the sinking fund.

## 2019 Capital Performance and Impact on Capital Reserves and Reserve Funds

The Province imposes an Annual Repayment Limit (ARL) on municipalities. This is 25 per cent of the net revenues for the municipality. Based on the most current Provincial estimate (2018), the Region's net debt charges were 8.4 per cent of net revenues and the Region had annual debt repayment room of approximately \$278 million before the 25 per cent maximum would be reached.

However, it is likely that key rating metric thresholds consistent with the Region's current Triple A rating would be approached prior to reaching the Region's ARL. It is also possible that the Region could experience a credit rating downgrade prior to the ARL approaching 25 per cent.

### CONCLUSION

Overall, capital operations largely progressed as planned in 2019 through effective management. The 2019 capital work was implemented within the constraints of the reserves, reserve funds and debt plan, which allows the Region to maintain its financial flexibility.

### APPENDICES

- Appendix I - 2019 Capital Spending (January – December)
- Appendix II - Capital Program 2019 Work in Progress (Regionally Controlled Programs)
- Appendix III - Status of Top 25 Capital Projects (With Highest Gross Remaining Budget) – Regionally Controlled Programs

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*For further information regarding this report, please contact Norman Lum, Director, Business and Financial Planning, 905-791-7800 ext. 3567 or via email [Norman.Lum@peelregion.ca](mailto:Norman.Lum@peelregion.ca).*

*Reviewed and/or approved in workflow by:*

Department Commissioner, Division Director, Financial Support Unit and Legal Services.

Final approval is by the Chief Administrative Officer.



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N. Polsinelli, Interim Chief Administrative Officer

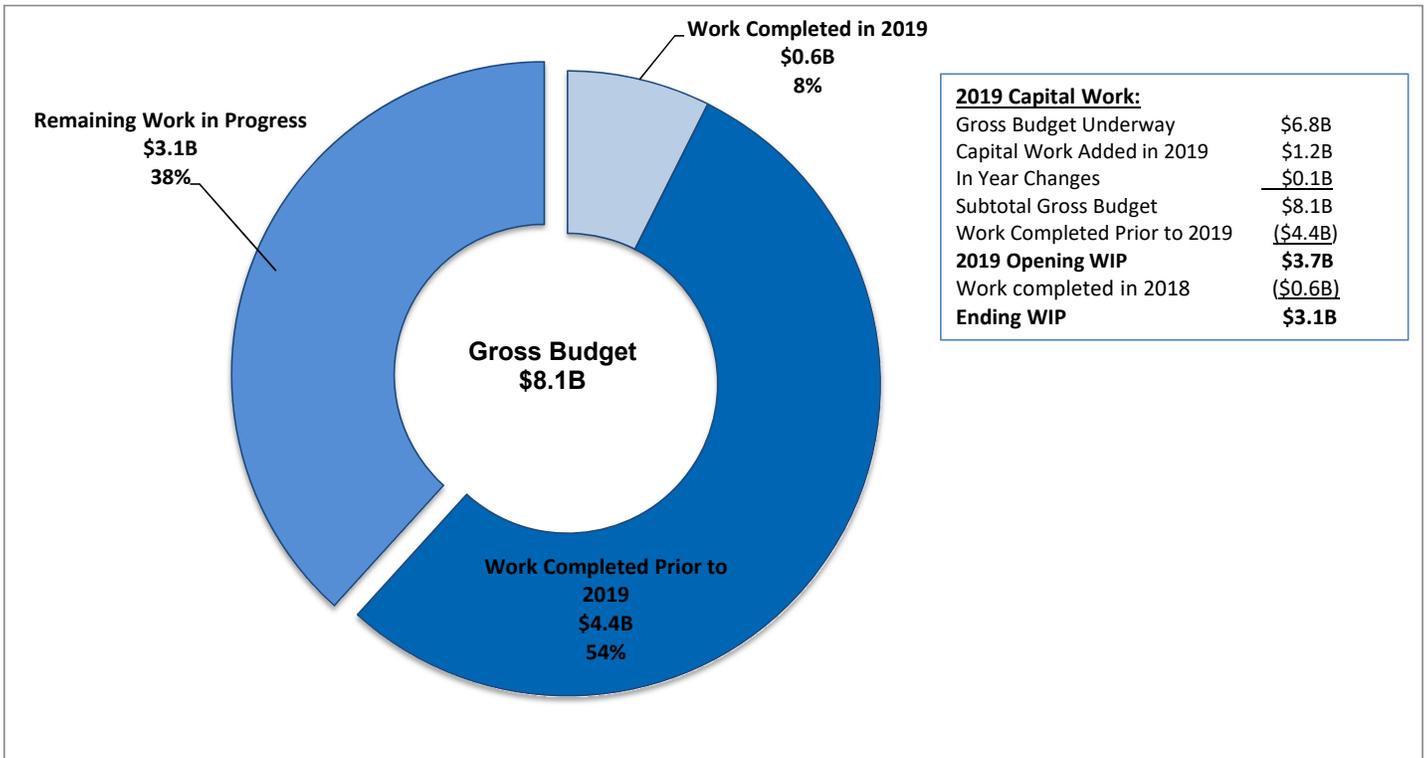
## Appendix I 2019 Capital Performance and Impact on Capital Reserves and Reserve Funds

### 2019 Capital Spending (\$'000)

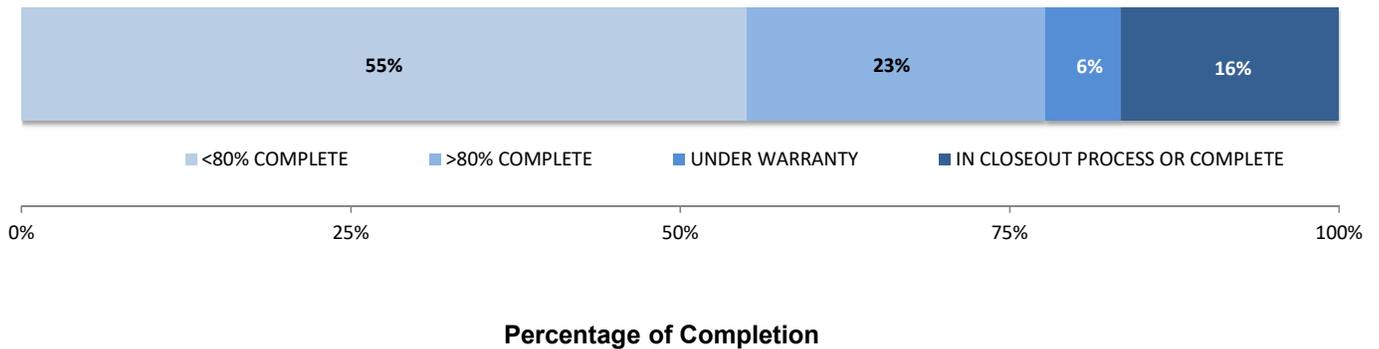
Service	Actual Gross Expenditure Jan. - Dec. 2019	Investment Highlights
<b>Property Tax Supported</b>	<b>\$ 300,059</b>	
<b>Living</b>		
 Housing Support	\$76,098	Daniels Affordable Housing, Mayfield Seniors Apartment, Indwell Supportive Housing, Brampton Bramalea Christian Fellowship and Social Housing Apartment Improvement Program.
 Paramedics	\$11,126	The main driver of capital cash flow in 2019 was spending on the growth of Stations (\$5.4M), Fleet (\$5.3M), Equipment Replacement and Facility State of Good Repair (\$0.3M), and Automated External Defibrillators (\$0.1M).
 Long-Term Care	\$12,409	The main driver of capital cash flow in 2019 was \$9.2M related to the construction of Seniors Health & Wellness Village. Other expenditures are related to Facility Maintenance and Equipment repair in a state of good repair.
 TransHelp	\$1,160	TransHelp bus replacement accounted for \$1.1M in 2019.
<b>Leading</b>		
 Leading*	\$30,149	The main driver of capital cash flow in 2019 was \$14.5M for the replacement of personal computers with new more mobile devices in support of workforce enablement. Other expenditures are related to regular capital investments to keep office facilities and technology in a state of good repair.
<b>Thriving</b>		
 Roads and Transportation	\$101,848	Continued widening of Regional roads, mainly in Northwest and Northeast Brampton, contributed to the largest capital expense (\$57.6M) in 2019. Peel wide intersection upgrades, resurfacing, structure repairs and replacements, noisewall replacements and storm infrastructure replacement were also major drivers. These activities maintain our roadway infrastructure in a state of good repair, while adding capacity to reduce congestion.
 Waste	\$32,303	Equipment upgrade and site works at Peel Integrated Waste Management Facility contributed to the largest capital expenditures (\$21.2M) in 2019. Purchase of Waste collection containers and remote scales at a Fewster Community Recycling Centre, works related to achieving of 75% 3Rs diversion target and Gore covers replacement were additional notable capital investments in Waste Management.
Other*	\$5,187	Invested in Early Growth & Development, Employment Support, Heritage, Arts & Culture, Land Use Planning, Infectious Disease Prevention and Ontario Provincial Police.
<b>External Agencies - Thriving</b>		
 Peel Regional Police (PRP)	\$30,617	Peel Regional Police spent \$30,617,396 in 2019 on capital projects for information technology, facilities, Voice Communication and vehicle capital requirements
 Conservation Authorities	\$7,672 (Expenditure) (\$8,510) (Recovery)	Lakeview Waterfront Connection project is on target. Revenue from Clean fill fees (the material used in the construction project) is trending higher than expenses incurred during this phase of construction. Revenue is expected to end by 2021.
<b>Utility Rate Supported - Thriving</b>	<b>\$ 364,160</b>	
 Water Supply	223,837	The main drivers for spending comprised of: i. \$103.0M or 46% of annual spend in active construction projects to support development in Peel including Burnhamthrope Road Feedermain and Heart Lake Road Transmission Main ii. \$89.5M or 40% of annual spend in watermain replacement to maintain aging infrastructure in a state of good repair and system improvements.
 Wastewater	140,323	The main drivers for spending comprised of: i. \$57.5M or 41% of annual spend in active construction projects to support development in Peel including West Trunk Sewer Twinning, East Brampton Trunk Sewer Twinning, East to West Diversion Sanitary Truck Sewer and Clarkson Wastewater Treatment Facility ii. \$37.9M or 27% of annual spend in wastewater collection rehabilitation projects to maintain aging infrastructure in a state of good repair iii. \$29.5M or 21% of annual spend in Wastewater Treatment Plant rehabilitation.
<b>Total Region</b>	<b>\$ 664,220</b>	
*Leading includes Corporate Services, Finance and Digital & Information Services **Other includes Integrated Planning, Heritage, Public Health, Child Care, Employment Support, OPP, etc.		

**Appendix II  
2019 Capital Performance and Impact on Capital Reserves and Reserve Funds**

**Capital Program 2019 Work In Progress (WIP) - Regionally Controlled**



**Capital Work - 2019 Stages of Completion (1,306 Projects)**



**Appendix III  
2019 Capital Performance and Impact on Capital Reserves and Reserve Funds**

**Status of Top 25 Capital Projects (With Highest Gross Remaining Budget - Regionally Controlled Programs  
(\$'000))**

Service	Project	Description	Stage	Gross Revised Budget	Gross Project Actuals	Gross Remaining Budget	% of Budget Expended	Project Status Update/Comments
Housing Supply	195037	Chelsea Gardens - Housing Supply Master Plan (HMP)	Initiation	\$77,000	\$0	\$77,000	0%	<p><b>Project Scope:</b> The proposed 200 unit project is to be constructed on Peel Housing Corporation's 4 and 10 Knightsbridge Road property, known as Chelsey Gardens. This project falls within the Region's Housing Master Plan funding envelope.</p> <p><b>Project Status:</b> On Track - Preliminary planning / feasibility work took place in the fall of 2018. Further planning and needs analysis work is expected to start in the fall of 2020.</p> <p><b>Project Budget:</b> On Budget</p>
Housing Supply	195036	BrightWater Supply - HMP	Initiation	\$55,000	\$50	\$54,950	0%	<p><b>Project Scope:</b> The proposed, 7-storey 150 unit project is to be constructed on the former Imperial Oil Lands site in south Mississauga. This project falls within the Region's Housing Master Plan funding envelope.</p> <p><b>Project Status:</b> On Track - Preliminary design work has commenced. Negotiations with the developer to construct the project are expected to commence in February / March of 2020.</p> <p><b>Project Budget:</b> On Budget</p>
Housing Supply	175033	East Avenue - HMP	Initiation	\$54,911	\$609	\$54,302	1%	<p><b>Project Scope:</b> The Region is providing a forgivable loan to Peel Housing Corporation in the amount of \$42M, for a portion of the total \$55M project. This project falls within the Housing Master Plan funding envelope.</p> <p><b>Project Status:</b> On Track - This project is in the preliminary planning/design stage. All existing residents have transitioned out of the existing project and have been relocated. Applications to start the Official Plan Amendment and Rezoning process with the City of Mississauga are underway. Staff are currently working on procurement documents to secure a design/build contractor in Q3 of 2020.</p> <p><b>Project Budget:</b> On Budget</p>
Housing Supply	165038	360 City Centre - HMP	Initiation	\$66,967	\$43,698	\$23,269	65%	<p><b>Project Scope:</b> Development of 174 affordable housing units for mixed income households in Mississauga. This project falls within the Housing Master Plan funding envelope.</p> <p><b>Project Status:</b> Delayed - The Region of Peel took title to the lands in early July through a strata-severance. The building structure is up to the 7th floor. Approx. 43% of the construction contract has been spent. The project is approx. 3 to 4 months behind schedule due to severe weather conditions in the winter/spring. This project is estimated to be completed in the 2nd / 3rd quarter of 2020.</p> <p><b>Project Budget:</b> On Budget</p>

**Appendix III  
2019 Capital Performance and Impact on Capital Reserves and Reserve Funds**

Service	Project	Description	Stage	Gross Revised Budget	Gross Project Actuals	Gross Remaining Budget	% of Budget Expended	Project Status Update/Comments
Long Term Care	175402	Peel Manor Site Redevelopment	Initiation	\$132,525	\$12,202	\$120,323	9%	<p><b>Project Scope:</b> Redeveloping the Peel Manor LTC (Long Term Care) Home with a new building including expanded ADS (Adult Day Service) and Hub services.</p> <p><b>Project Status:</b> On Track - Construction commenced September 3rd, 2019. As of December 2019 the project has completed temporary parking lots, construction access, excavation, shoring, and reconfigured service lines. The new facility is on track to be substantially completed by September 30, 2021. Demolition of the current building is scheduled to be completed by Q4/2022.</p> <p><b>Project Budget:</b> On Budget</p>
Roads & Transportation	104040	Mississauga Road - Bovaird Drive	Design	\$72,754	\$7,391	\$65,362	10%	<p><b>Project scope:</b> Includes 2 to 4 lane widening of Mississauga Rd from Mayfield to Sandalwood, 2 to 6 lane widening from Sandalwood to Bovaird, a new CNR overpass grade separation and new bridge over the Huttonville Creek.</p> <p><b>Project Status:</b> On Track - project is approaching 90% design with utility relocation occurring throughout 2020. Roadway construction is anticipated to start in 2021, and last three years.</p> <p><b>Project risk:</b> Includes schedule delay due to both prolonged negotiations with challenging expropriations/buy-out property owners, and lack of cooperation of CNR in the proposed grade separation agreement, track detour road signal approval, and grade separation design approval.</p> <p><b>Project Budget:</b> Under Review</p>
Roads & Transportation	114075	Mayfield Rd-Airport Road	Design	\$39,900	\$10,967	\$28,933	27%	<p><b>Project Scope:</b> Mayfield Rd widening (2 to 5 lanes) from Airport Rd to The Gore Rd and The Gore Rd widening (2 to 4 lanes) from 240m North of Mayfield Rd to Squire Ellis.</p> <p><b>Project Status:</b> Delayed. The schedule to begin construction on the Mayfield Road-Airport Road project has been impacted by challenges in property acquisition. Staff are working on the phasing and staging of construction to ensure it is still completed on time.</p> <p><b>Project Budget:</b> On Budget</p>
Roads & Transportation	064015	Winston Church/Hal Rd.	Design	\$26,455	\$5,829	\$20,625	22%	<p><b>Project Scope:</b> Two (2) lane reconstruction from Embleton Rd to Mayfield Rd.</p> <p><b>Project Status:</b> On Track - Purchase Order increase is anticipated due to multiple design changes. Property Acquisitions/Utility Relocations are expected to be done in 2021.</p> <p><b>Project Budget:</b> Under Review</p>

**Appendix III  
2019 Capital Performance and Impact on Capital Reserves and Reserve Funds**

Service	Project	Description	Stage	Gross Revised Budget	Gross Project Actuals	Gross Remaining Budget	% of Budget Expended	Project Status Update/Comments
Waste	166330	Anaerobic Digestion (AD) Facility	RFP/RFQ/Procurement	\$113,339	\$2,708	\$110,631	2%	<p><b>Project Scope:</b> Design, Build, Operate and Maintain contract to develop an organics processing facility to manage the Regions green cart organics for a period of 15-20 years.</p> <p><b>Project Status:</b> On Track - RFP issued in September 2019. Preferred Proponent along with a contract award to be presented to Council in December 2020. Construction to begin in 2022. Facility is expected to be operational in 2025.</p> <p><b>Project Budget:</b> On Budget</p>
Waste	156943	75% 3Rs Target	Studies	\$70,300	\$5,125	\$65,175	7%	<p><b>Project Scope:</b> Determine, through studies, investigations and pilot projects, means to reach the 75% waste diversion goal.</p> <p><b>Project Status:</b> On Track</p> <p><b>Project Budget:</b> Under Budget - not the entire original budget of \$75M is required for the studies only a portion is needed. \$60M will be returned to reserves for future use in AD Project or Mixed Waste Processing.</p>
Wastewater	172926	G.E. Booth WPCP - Replacement	Design	\$84,000	\$19,114	\$64,886	23%	<p><b>Project Scope:</b> Replacement of Plant 1 of the GE Booth Wastewater Treatment Plant.</p> <p><b>Project Status:</b> On Track with Contract 1A and Contract 1B under construction that began in summer 2019. Contract 2 will be tendered in spring 2020 with construction scheduled for summer of 2020. Contract 3 is scheduled to start construction in Spring/Summer 2022.</p> <p><b>Project Budget:</b> On Budget</p>
Wastewater	082205	West Trunk Sewer Twinning	Construction	\$208,901	\$156,943	\$51,958	75%	<p><b>Project Scope:</b> To increase capacity of western trunk sanitary sewer system south of Highway 401.</p> <p><b>Project Status:</b> On Track- Contract 1 achieved substantial completion in June 2019. Contract 2 is under construction and the anticipated completion date is December 31, 2020. The anticipated construction start date for various diversion trunk sewers is mid 2021, subject to Class Environmental Assessment and acquisition of easements. The anticipated start date for the lining contract is Fall 2020 subject to acquisition of easements.</p> <p><b>Project Budget:</b> On Budget.</p>

**Appendix III  
2019 Capital Performance and Impact on Capital Reserves and Reserve Funds**

Service	Project	Description	Stage	Gross Revised Budget	Gross Project Actuals	Gross Remaining Budget	% of Budget Expended	Project Status Update/Comments
Wastewater	182252	Cawthra Road Sanitary Trunk Sewer	Initiation	\$49,675	\$6,986	\$42,689	14%	<p><b>Project Scope:</b> Three phases: Phase 1: Construction of sanitary sewer on Cawthra Rd. from Dundas St. to Bloor St. W, Phase 2: Construction of sanitary sewer on Cawthra Rd. from Bloor St. W to Burnhamthorpe Rd. and on adjacent streets, and Phase 3: Construction of sanitary sewer on Burnhamthorpe Rd. from Wilcox Rd. to the Little Etobicoke Creek Trunk Sewer and on adjacent streets.</p> <p><b>Project Status:</b> On Track - Phase 2 is under construction with completion scheduled for January 2021. Design of Cawthra Rd. Phase 3 is ongoing and anticipated tender date is Summer 2020, dependent on approvals.</p> <p><b>Project Budget:</b> On Budget</p>
Wastewater	192300	Local Collection System Repair	Initiation	\$20,998	\$655	\$20,343	3%	<p><b>Project Scope:</b> Sanitary sewer repairs, replacements and relining including alignment of projects with area municipalities and other divisions</p> <p><b>Project Status:</b> On Track- Various repairs, replacements and relining projects in design and estimated to be completed within 2020 and 2021.</p> <p><b>Project Budget:</b> On Budget</p>
Water Supply	141257	Central Brampton Sub-Transmission	Design	\$133,673	\$3,012	\$130,661	2%	<p><b>Project Scope:</b> Design, construct and commission a 1500mm diameter watermain and varying 1200mm-900mm diameter watermains in the City of Brampton.</p> <p><b>Project Status:</b> On Track after delays due to redesign - This project will consist of three construction tenders and is a joint project with 14-1240. Contract 1 is anticipated to be tendered summer 2020 and Contract 2 is anticipated to be tendered in late 2020 and completed in 2023. Contract 3 will be the commissioning contract and is expected in 2023.</p> <p><b>Project Budget:</b> On Budget</p>
Water Supply	131125	1500mm Feedermain - Burnhamthorpe	Design	\$133,699	\$40,241	\$93,458	30%	<p><b>Project Scope:</b> Construction of watermains to improve water supply for projected growth in the Mississauga City Centre area.</p> <p><b>Project Status:</b> On Track - Construction is ongoing. Work is anticipated to be completed in the Mississauga City Centre by end 2020 and substantially performed by mid 2021.</p> <p><b>Project Budget:</b> On Budget</p>
Water Supply	101210	Zone 6 Transmission Main	Design	\$133,124	\$40,115	\$93,009	30%	<p><b>Project Scope:</b> Construction of a transmission watermain on Heart Lake Road.</p> <p><b>Project Status:</b> On Track - Under construction. Phase 2 should be substantially complete in March 2020. Phase 3 is in design, tendering in summer 2020. Phase 3 construction may be delayed due to Ministry of Transportation project to build a new highway across Heart Lake Road</p> <p><b>Project Budget:</b> On Budget</p>

**Appendix III**  
**2019 Capital Performance and Impact on Capital Reserves and Reserve Funds**

Service	Project	Description	Stage	Gross Revised Budget	Gross Project Actuals	Gross Remaining Budget	% of Budget Expended	Project Status Update/Comments
Water Supply	101205	Hanlan Transmission Main	Construction	\$396,118	\$355,676	\$40,442	90%	<b>Project Scope:</b> Construction of Hanlan Transmission Watermain. <b>Project Status:</b> On Track - Contract 3 and Contract 4 were substantially complete in 2019. Contract 5 is currently in design with tender potentially to be released in spring 2020. Potential stakeholder design revision could delay Contract 5 by a year, as well Silverthorn reservoir repairs may also cause delays. <b>Project Budget:</b> On Budget
Water Supply	151973	Beckett Sproule Pumping Station	Initiation	\$38,590	\$261	\$38,329	1%	<b>Project Scope:</b> Beckett Sproule Pumping Station Upgrades <b>Project Status:</b> On Track with design tender in Fall of 2020, construction expected in spring 2021 <b>Project Budget:</b> On Budget
Water Supply	159060	Victoria Yard Replacement	Initiation	\$30,500	\$25	\$30,475	0%	<b>Project Scope:</b> This is a project to replace the current Victoria Yard facility. <b>Project Status:</b> On Track. This project is in the initiation stage. The feasibility study is currently underway and is expected to be completed in T2 of 2020. Once the results of this study are available, it could be determined that the land purchase, which is included in the budget amount, may no longer be necessary, as existing available land could meet the needs of accommodating this new facility. <b>Project Budget:</b> On Budget.
Water Supply	161118	400mm Feedermain - Webb Drive	Design	\$46,362	\$17,178	\$29,184	37%	<b>Project Scope:</b> Construction of a 400mm watermain on Webb Drive. <b>Project Status:</b> On Track - The works on Elm Drive and Kariya Drive have been completed. Construction has started on Webb Drive and the works are expected to be completed by Spring 2020. <b>Project Budget:</b> On Budget
Water Supply	141256	Williams Parkway Sub-Transmission	Pre-Engineering	\$28,252	\$4,683	\$23,569	17%	<b>Project Scope:</b> Design and construction of the West Brampton Feedermain (East Brampton Reservoir to West Brampton Reservoir). <b>Project Status:</b> On Hold. Contracts 1 & 2 of Williams Parkway Sub-Transmission project are on hold as the City of Brampton's road widening of Williams Parkway is under review. Staff expect the City will be providing further direction before the end of 2020 which will impact whether the project proceeds as planned or portions or all of the work is to be deferred. <b>Project Budget:</b> On Budget
Water Supply	161390	Hurontario-Main Street LRT - I	Initiation	\$22,608	\$541	\$22,067	2%	<b>Project Scope:</b> Peel to provide project management and inspection of Peel assets during the design and construction of the Hurontario LRT from Park Blvd to Steeles Ave <b>Project Status:</b> On Track- Project continues to 2025 <b>Project Budget:</b> On Budget

**Appendix III  
2019 Capital Performance and Impact on Capital Reserves and Reserve Funds**

Service	Project	Description	Stage	Gross Revised Budget	Gross Project Actuals	Gross Remaining Budget	% of Budget Expended	Project Status Update/Comments
Water Supply	151940	Silverthorn Reservoir and Pumping Station	Design	\$27,355	\$6,606	\$20,749	24%	<p><b>Project Scope:</b> Construction of major improvements and upgrades at the Silverthorn Reservoir and Pumping Station.</p> <p><b>Project Status:</b> On Track- The second contract for the building expansion was awarded in Spring 2019 and construction is expected to be completed by the end of 2021.</p> <p><b>Project Budget:</b> On Budget</p>
Water Supply Supply	141240	East Brampton Transmission Main	Design	\$173,800	\$5,096	\$168,704	3%	<p><b>Project Scope:</b> Design, construct and commission a 1500mm diameter watermain and varying 1200mm-900mm diameter watermains in the City of Brampton.</p> <p><b>Project Status:</b> On Track after delays due to redesign - This project will consist of three construction tenders and is a joint project with 14-1257. Contract 1 is anticipated to be tendered summer 2020 and Contract 2 is anticipated to be tendered in late 2020 and completed in 2023. Contract 3 will be the commissioning contract and is expected in 2023.</p> <p><b>Project Budget:</b> On Budget</p>
<b>Total</b>	<b>25</b>			<b>\$2,236,805</b>	<b>\$745,713</b>	<b>\$1,491,092</b>	<b>33%</b>	

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**For Information**

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**REPORT TITLE: 2020 Update of the Region of Peel's Financial Condition**

**FROM: Stephen Van Ofwegen, Commissioner of Finance and Chief Financial Officer**

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**OBJECTIVE**

To provide an annual update on the Region of Peel's financial condition and management actions under its Long Term Financial Planning Strategy.

**REPORT HIGHLIGHTS**

- The Region of Peel's ("Region") Triple "A" AAA/Aaa credit rating has been reaffirmed by Standard & Poor's Global Ratings and Moody's Investors Service, making Peel one of twelve Canadian municipalities to hold that rating.
  - Actions implemented from the 2019 Financial Scorecard include updating the Asset Management Strategy and Debt Management Policy, in addition to presenting a new Capital Financing Strategy to Council.
  - The Financial Scorecard shows the Region is within acceptable ranges for eight of the ten financial indicators. Recommended actions for ten indicators are included in Appendix 1.
  - The 2020 Financial Scorecard includes actions to mitigate longer term risks to ensure the Region continues to remain financially healthy.
  - The Region's overall financially healthy state will be leveraged to support the impact of the COVID 19 pandemic on critical services to the community as well as the financial impact to its residents and business community.
- 

**DISCUSSION**

**1. Background**

In 2013, Regional Council approved the first Long Term Financial Planning Strategy (the "Strategy") to address the increasing financial pressure that Peel's growing population and evolving economy is putting on its services and programs. The Strategy provides a long term perspective to guide decision making in support of the Region's overall financial condition and demonstrates the required balance between financial sustainability, financial vulnerability and financial flexibility. After five years (2013 to 2017) of having the Strategy in place, an independent assessment was conducted by Ernst & Young to ensure the Strategy remains relevant and reflects the Region's priorities. A report titled "Update of the Long Term Financial Planning Strategy" was presented to Council in April 2019, which included findings of the health assessment as highlighted below:

## 2020 Update of the Region of Peel's Financial Condition

- There has been an overall improvement in financial health as measured by the existing Strategy, demonstrating a fiscally healthy Region that has been able to achieve the stated objectives of its financial strategy.
- Through actions taken as a result of monitoring the Financial Scorecard and applying the Strategy, Peel has been able to maintain its strong credit rating.
- Compared to peer jurisdictions around Canada, Peel's Strategy is more mature and comprehensive. Therefore, updates as part of the Strategy refresh are related to re-aligning with the Region's 2015-2035 Strategic Plan, integrating the strategy with the Integrated Planning Framework, and incorporating forward-looking quantifiable indicators.

### a) Impact of the COVID 19 Pandemic

The Region of Peel's overall financial health will be leveraged to help mitigate the impact of the COVID 19 pandemic on the sustainability of the Region's critical services for its community, and its economy. At the time of the writing of this report, there was a significant downturn in the economy as well as strategies implemented by the Region and the local municipalities to support those who might be financially challenged to pay property taxes and water/wastewater bills.

A special report, titled "Region of Peel Measures to Provide Financial Relief for Taxpayers and Ratepayers and to Support Local Municipal Measures (Covid-19 Pandemic)" was presented to Council on March 26, 2020 regarding the impacts of various scenarios that delayed or deferred property tax and utility rate bill collection, penalties and interest. In addition, a presentation was also made to Council on April 9th, 2020 that outlined the high level financial risks that the Region will be facing as a result of the COVID 19 pandemic for the 2020 fiscal year. While short term cost pressures are being experienced from Paramedic Services, Long Term Care, Public Health, Homeless shelters, Housing, etc., these may be alleviated in part by funding from the Federal and Provincial governments with the remainder address through Peel's stabilization reserves.

In addition, given the high quality nature of the Region's investment holdings, investment revenue is expected to remain mostly stable, or decrease marginally. Further, short-term holdings may be increased to protect against rising volatility and potentially higher liquidity requirements over the coming months, which could in turn contribute to downward pressure on earnings over the short-term. Property taxes, utility rates and development charges are expected to experience delayed collection and/or potential revenue reduction over the next months. As there is significant uncertainty resulting from the COVID 19 pandemic, the impact of these risks will be assessed and brought back to Council once more data is available.

The remainder of the report was written prior to the outbreak of the pandemic and focuses on core long term financial sustainability indicators.

### b) Status of the 2019 Financial Scorecard Recommendations

To assess the Region's financial health, the financial scorecard was refreshed to incorporate forward looking quantifiable indicators in three key areas; financial sustainability, financial vulnerability and financial flexibility.

## 2020 Update of the Region of Peel's Financial Condition

The 2019 Financial Scorecard was reported to Council in April 2019. It indicated that the Region has been able to maintain its strong credit rating and included the following actions for implementation to maintain its financial condition as summarized in Table 1 below:

**Table 1: Summary of 2019 Actions to Address Risks**

Theme	Action to Mitigate Risk	Status of Action
Dealing with service level pressures	Implement the Asset Management Strategy to be ISO55000	The Asset Management Strategy continues to be updated to align with ISO55000 industry best practices
	Develop a Capital Financing Strategy to better use funding resources such as capital reserves, debt, development charges and external funding	Capital Financing Strategy to be brought forward at the May 14, 2020 Regional Council Meeting
	Update the Debt Policy to ensure flexibility for capital priorities	Debt Management Policy to be brought forward at the May 7, 2020 Audit and Risk Committee meeting
Decline in non-residential tax revenue	Work with the Association of Municipalities of Ontario (AMO) and the Federation of Canadian Municipalities (FCM) to educate senior levels of government and develop an advocacy strategy	The impact of the changing nature of employment on municipalities was presented to AMO on August 19, 2019. "Rethinking Municipal Finance for the New Economy" was shared with FCM in August 2019
Increased reliance on external funding	Develop an advocacy strategy to obtain/retain fair share funding from the Province and monitor the levels of external funding to ensure there is sufficient flexibility in the reserves to minimize significant service disruptions	Council endorsed positions that call for sufficient funding for these services to meet population growth and the needs of the community

### c) Long Term Financial Planning Strategy supporting Council Outcomes

The Strategy is used to set priorities for the resources needed to achieve the objectives set by the Strategic Plan and supports the cost-efficient delivery of Regional services. Long term sustainability is achieved when the pillars of financial sustainability, financial vulnerability and financial flexibility are balanced.

Currently, the Strategy is being used to inform decision making and to support long term service outcomes and will continue to help provide Council with financial context as it identifies potential risks, considers new priorities, program strategies and policy changes as noted above.

## 2020 Update of the Region of Peel's Financial Condition

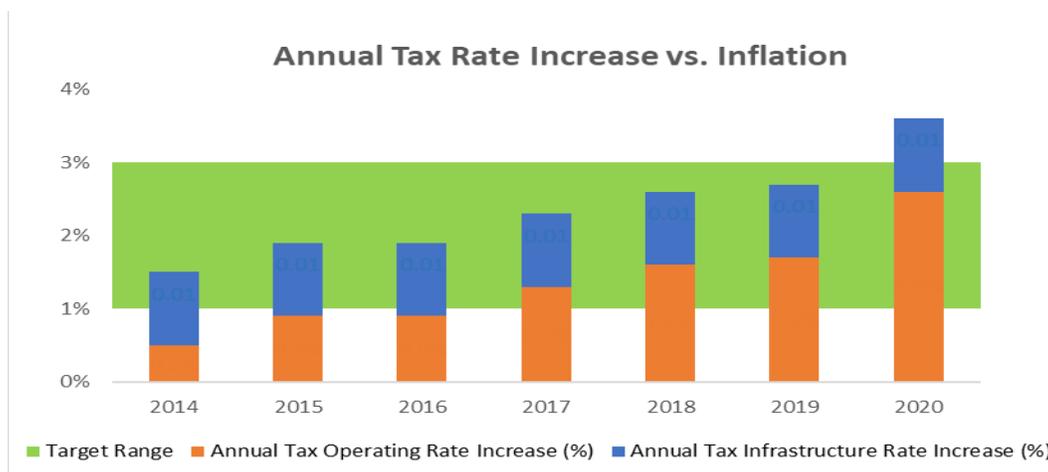
### 2. 2020 Financial Scorecard

Staff assessed the Region's current financial condition using the financial performance indicators on the Financial Scorecard (Appendix I). The scorecard shows that the Region is within acceptable ranges for eight of the ten indicators and actions are recommended for all the indicators. The summary of the financial performance indicators and the recommended actions to mitigate potential risk to the Region of Peel's long term financial sustainability and credit rating are as follows:

#### i. Financial Sustainability:

##### a) Net Tax Levy Increase

Since the implementation of the Strategy in 2013, the net tax levy increase has averaged 2.4 per cent between the years 2014 to 2020, which is in line with the Bank of Canada inflation target range of 1 to 3 per cent. During the 2020 Budget, a net levy increase of 4.3 per cent was forecasted for 2021. The Strategy recommends that tax increases be in line with inflation to demonstrate respect for the taxpayer. However, given the economic effects of the COVID 19 pandemic and the deferral of the Provincial budget announcement until the fall of 2020, a budget target was not recommended to Council. Staff have proposed that the 2021 Budget be developed recognizing the economic impact of COVID on Peel residents and businesses. The Region and externally financed organizations will work together to facilitate Council's direction for a responsible and sustainable 2021 Budget.



##### b) Capital Reserves as a Percentage of 20-Year Capital Plan

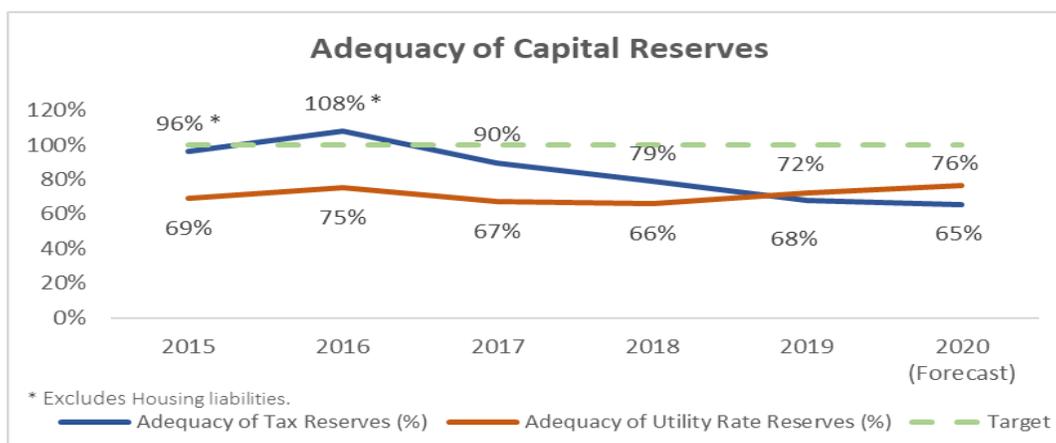
Over the past five years, Council has approved increases to the annual contributions to both the Tax Supported and Utility Rate Supported capital reserves. However, the gap between the reserves and the forecasted infrastructure requirements continues to experience a funding shortfall.

Based on the most recent reserve adequacy assessment, current Tax Supported reserve levels and contributions have a \$1.8 billion shortfall compared to the

## 2020 Update of the Region of Peel's Financial Condition

forecasted 20-year (2020-2039) capital requirements including the social housing stock. The negative trend in the adequacy of tax reserves reflects moving to a 20-year horizon, Council approval of the Housing Masterplan and Long Term Waste Management Plan as well as better asset management data on tax supported infrastructure. To address the long term under-funding of the Tax Supported capital requirements, a one per cent infrastructure levy was included and approved in the 2020 Tax Supported budget, which represents approximately \$10.4 million of the tax levy increase. An annual increase of one per cent infrastructure levy from 2021 to 2026 is estimated to close the funding gap.

Based on the most recent assessments of Peel's water and wastewater infrastructure, approximately \$5.9 billion will be required over the next 20 years to predominately finance the state of good repair of water and wastewater assets. This level of investment will maintain current service levels to the public and manage infrastructure risks. To mitigate the current unfunded shortfall of \$1.4 billion, an increase of a 5 per cent infrastructure rate or \$18.5 million has been included and approved in the 2020 Utility Rate Supported budget. Analysis shows an annual increase for two more years until 2022 will close the current funding gap although consideration will be given to spread the needed increase over a longer time period due to the economic of COVID.



### c) Asset Health Score

The current overall status of Peel's infrastructure is "Good" due to Council's on-going proactive funding of infrastructure requirements and the continued support of Peel's industry leading strategic asset management approach. However, the reinvestments necessary to maintain the service levels that the public expects continue to increase. This is largely driven by aging infrastructure, additions of infrastructure to address growth, climate change and Council priorities, as well as renewed data and information on the existing infrastructure. To ensure that Peel's infrastructure is maintained, assessed and supported, it is recommended that Peel continues to mature its current asset management program.

## 2020 Update of the Region of Peel's Financial Condition

### ii. Financial Vulnerability:

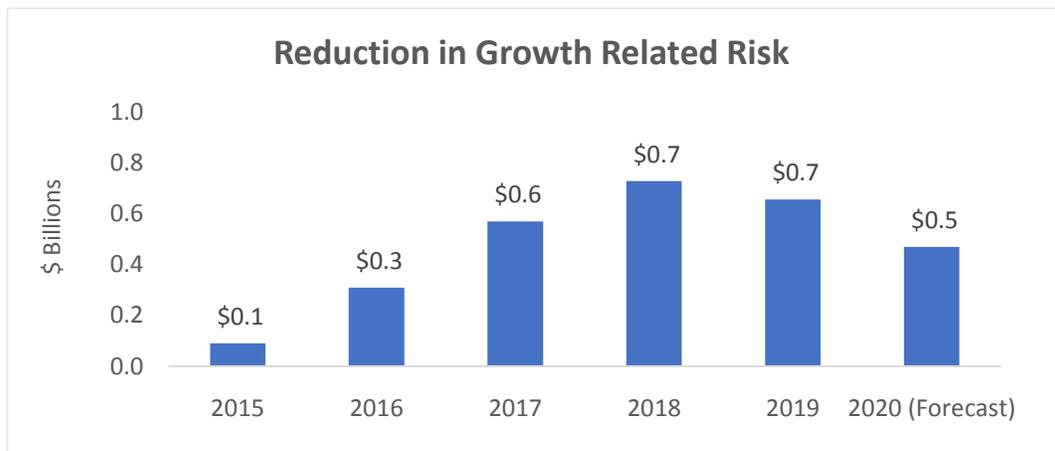
#### a) Reduction in Financial Risk Associated with Growth

The outcome of the Peel's Growth Management Program is focused on achieving a financially sustainable and complete community. This outcome will be achieved through delivery of four strategies, of which the strategy of managing revenues and expenditures has led to deferred debt and expenditure reductions totalling \$656 million compared to the 2015 DC Background study excluding the impact of recent decisions by the Local Planning Appeal Tribunal (LPAT). Including the LPAT decision reduces the number to \$602 million.

The Region's 2020 Development Charge By-law update project is well underway. Staff have been working on the DC Background Study with the intent to bring this work to Council in July 2020; however, given the COVID-19 pandemic and the changing environment in which we are working, staff will report back in May 2020 with an update and proposal for revised timelines.

Bill 108: *The More Homes, More Choice Act, 2019* introduced changes to the *Planning Act, the Development Charges Act, 1997* and other legislation that have significant implications for municipalities. It is anticipated that the negative impact on the Region's cash flow and potential revenue loss as a result of the development charges freeze and staggered payments may have long-term negative implications for the Region's credit rating profile, debt capacity and financial flexibility, impacting its ability to respond to fiscal challenges.

Staff proposed a Region's Development Charge Interest Rate Policy on March 11, 2020. This policy strikes a balance between mitigating financial risks associated with servicing growth while advancing Council strategic priority of promoting an increase in the supply of affordable housing. The policy was deferred pending further consultation with the local municipalities.



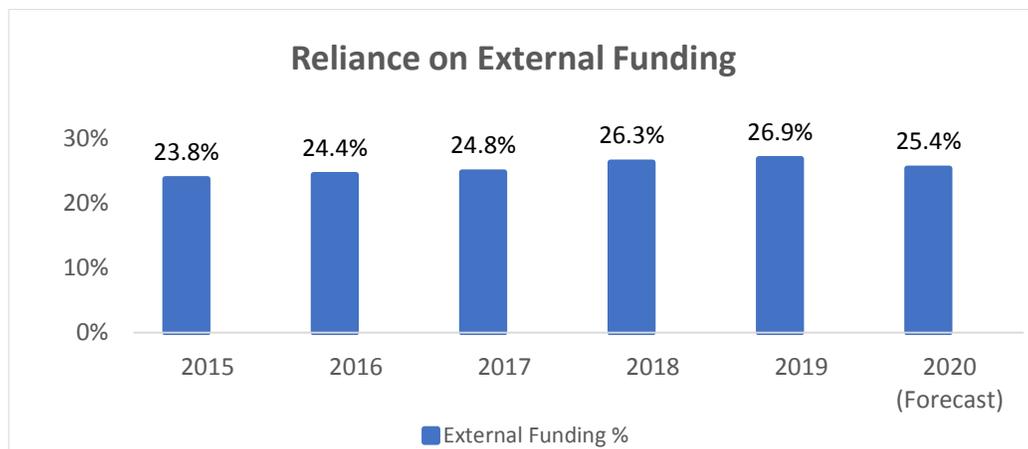
## 2020 Update of the Region of Peel's Financial Condition

### b) Reliance on External Funding

Peel is mandated to deliver many Provincial programs such as Child Care, Housing Support, Ontario Works, Paramedic Services and Public Health. Funding related to these and other programs have increased over the past five years from \$483.8 million in 2015 to \$670.3 million in 2019, an increase of 38 per cent. This increased funding has supported Peel in its provincially legislated obligations.

However, in 2019 the Province of Ontario reduced funding to several services for 2020. As presented in the 2020 Budget, 25 per cent or \$651 million of the Region's operating expenditures is funded by external funding. The 2020 Budget reflects a \$19 million reduction in funding from the Province as compared to 2019 Budget.

To minimize vulnerability, an investment of \$9.2 million in property tax dollars was approved by Regional Council to maintain core service levels in impacted services. However, many of the Provincial funding envelopes for services such as Paramedics, do not reflect inflation or growth in the year it happened which can impact service levels, and service delivery models.



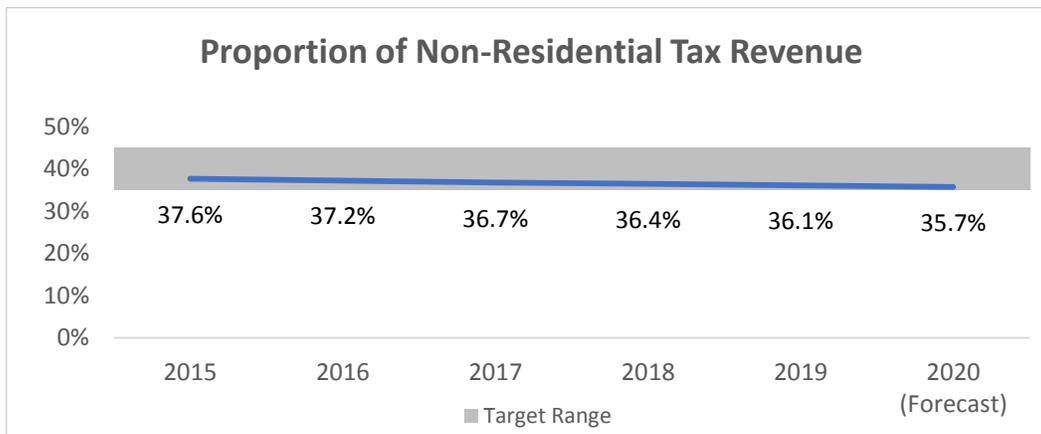
### c) Proportion of Non-Residential Tax Revenue

Over the past five years, the proportion of tax revenue from the non-residential sector has steadily declined from 37.6 per cent in 2015 to 36.1 per cent in 2019 primarily due to the changing nature of employment. The tax burden continues to shift from the non-residential sector to the residential sector resulting in greater share of the tax burden falling on Peel residents.

In 2019, the Region of Peel commissioned the Mowat Centre to complete a research paper "Rethinking Municipal Finance for the New Economy". The paper reviewed the implications of the changing nature of employment on municipal fiscal sustainability and resulting shift in the property tax burden to residents. The findings were presented at the August 2019 AMO conference and with FCM.

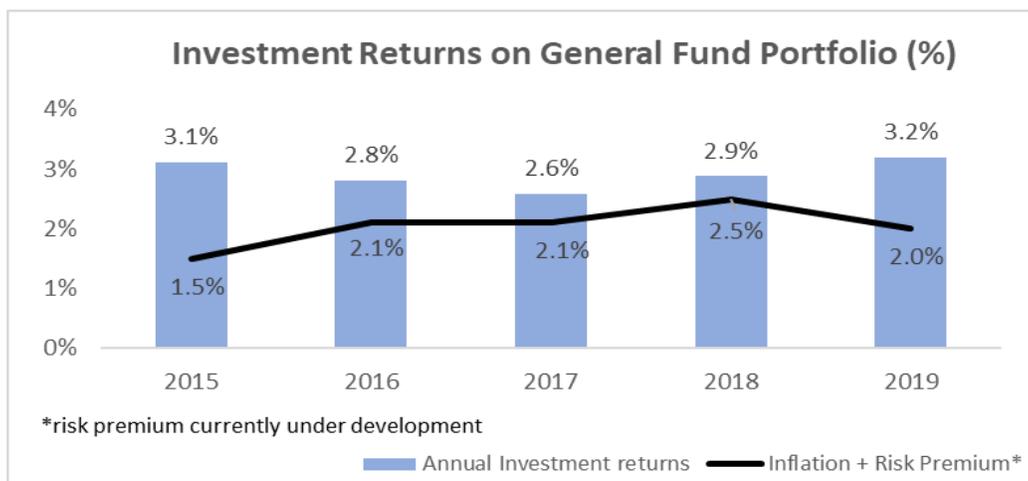
## 2020 Update of the Region of Peel's Financial Condition

On February 13, 2020 Regional Council adopted Resolution 2020-87. The resolution authorized staff to request from the Ministry of Finance regulatory authority to pass a by-law pursuant to subsection 313(1.3) of the *Municipal Act, 2001*, as amended, (the "Ministerial Regulatory Authorization") to diminish the vacant and excess land subclass reduction for the commercial and industrial tax classes to 15 percent in 2020 (the "Diminished Subclass Reduction") and to eliminate the reduction thereafter. It is anticipated that this tax policy may help mitigate certain risks associated with the tax burden shift.



### d) Investment Returns

During 2019, investments generated a return of 3.2 per cent, with a four-year average return of 2.9 per cent. Portfolio returns have been above inflation, which has averaged 2.2 per cent over the past four years, helping preserve the purchasing power of the Region's funds and meeting future funding requirements. In 2017, Regional Council approved Peel's Cash Management Strategy which permitted a more active cash management approach, creating better opportunities to improve investment returns.

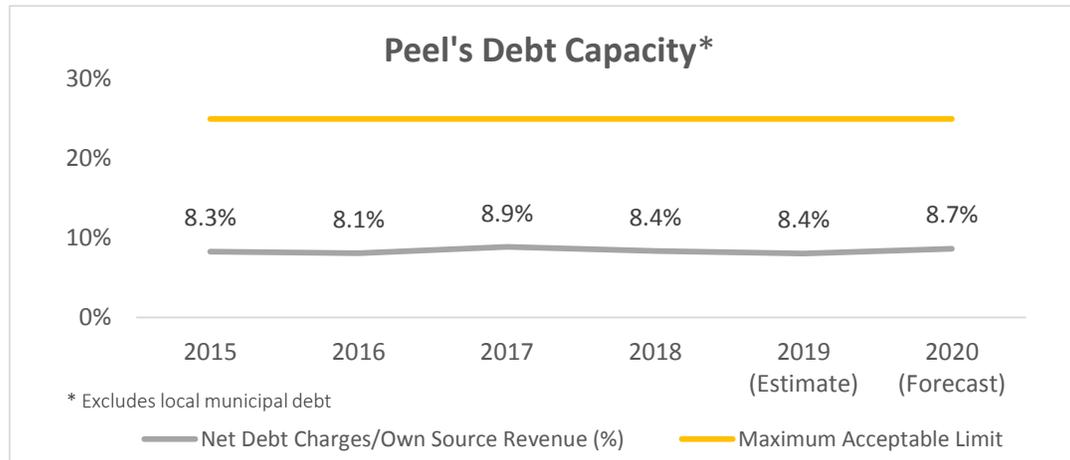


## 2020 Update of the Region of Peel's Financial Condition

### iii. Financial Flexibility:

#### a) Debt Capacity

The Annual Repayment Limit has been stable, below maximum acceptable limit. The year over year decline is a result of growing revenues, and no additional own source debt added during 2019. The forecasted increase in 2020 is based on increasing capital spending on growth related infrastructure, as well as potential pressure on DC revenues (e.g. Bill 108).



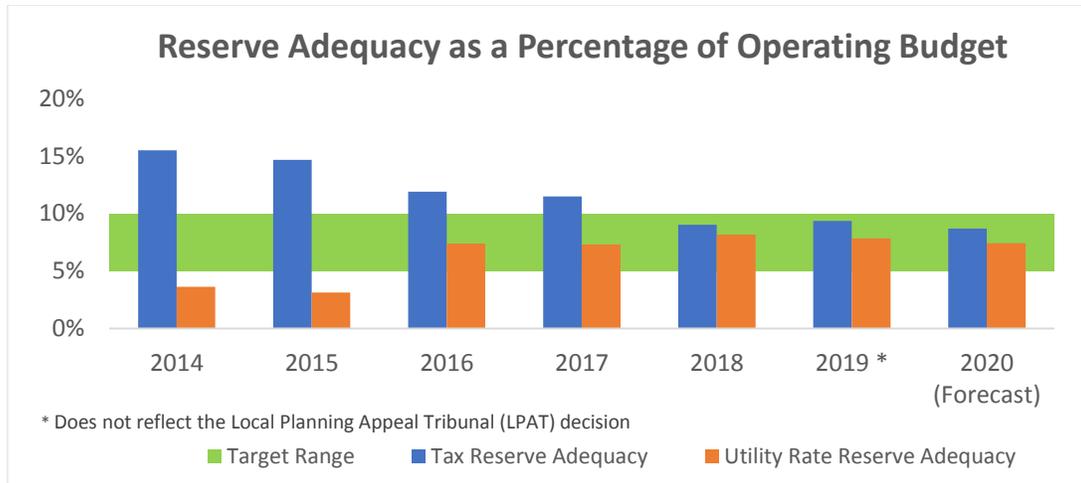
#### b) Reserve Adequacy

The balance of the Tax Supported Rate Stabilization Reserves as at December 31, 2019 was \$141 million reflecting the 2019 year-end recommended surplus allocations, or 9.4 per cent of the 2020 Tax Supported Operating Budget, which is in compliance with the prescribed requirement.

The balance of the Utility Rate Supported Stabilization Reserves as at December 31, 2019 was \$44 million or 7.9 per cent of the 2020 Utility Rate Supported Operating Budget, which is in compliance with the prescribed requirement.

Over the past five years, Peel has made progress in ensuring its tax and utility rate reserves fall within the target range of the Region's operating budget.

## 2020 Update of the Region of Peel's Financial Condition



### c) Liquidity

The Region continues to maintain exceptional liquidity. As the capital cash flow forecasting improves, liquidity levels may be strategically reduced helping optimize the long term returns to the Region's investment portfolio.

## CONCLUSION

The Long Term Financial Planning Strategy has helped Peel remain financially healthy since its adoption in 2013 and will continue to help guide Peel through challenging economic times. The updated Strategy and 2020 Financial Scorecard include a number of actions that will help Peel remain financially sustainable over the long term and maintain its strong credit rating.

## APPENDICES

Appendix I – 2020 Financial Scorecard

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*For further information regarding this report, please contact Norman Lum, Director, Business & Financial Planning, 905-791-7800 Ext. 3567 or [Norman.Lum@peelregion.ca](mailto:Norman.Lum@peelregion.ca).*

*Authored By: Norman Lum, Director, Business & Financial Planning*

*Reviewed and/or approved in workflow by:*

Department Commissioner and Division Director.

## 2020 Update of the Region of Peel's Financial Condition

Final approval is by the Chief Administrative Officer.

A handwritten signature in black ink, reading "Nancy Polsinelli". The signature is written in a cursive style with a large initial "N" and a distinct "P".

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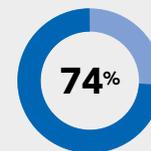
N. Polsinelli, Interim Chief Administrative Officer

# Appendix I - 2020 Update of the Region of Peel's Financial Condition

## 2020 Financial Scorecard

Financial Principles	Indicator	Target	Performance	Risk Trend	Future Actions
<b>Financial Sustainability</b>					
 Respect the taxpayer	<b>Net Tax Levy Increase</b>	1-3%	<input checked="" type="checkbox"/>	<b>Neutral</b>	<b>Action:</b> 2021 budget to be developed recognizing evolving economy <b>Impact:</b> Respecting the taxpayer
 Ensure the Capital Plan is sustainable	<b>Capital Reserves as a % of 20 Year Capital Plan (tax and utility rates)</b>	100%	<input checked="" type="checkbox"/>	<b>Tax: Negative</b>	<b>Tax Action:</b> 1% infrastructure levy from 2020 to 2026 inclusive <b>Utility Action:</b> 5% infrastructure levy from 2020 to 2022 inclusive <b>Tax and Utility Impact:</b> Sufficient funds to meet State of Good Repair
 Manage assets			<input checked="" type="checkbox"/>	<b>Utility: Negative</b>	
 Deliver value for money	<b>Asset Health Score</b>	Good	<input checked="" type="checkbox"/>	<b>Positive</b>	<b>Action:</b> Mature Peel's asset management practice <b>Impact:</b> Realize greater asset value

**Focus GTA Spring 2019 Value for Tax Dollars**



**Credit Ratings**

**Aaa**

**AAA**

<b>Financial Vulnerability</b>					
 Users pay where appropriate	<b>Reduction in financial risk associated with growth</b>	Lower Debt vs Forecast	<input checked="" type="checkbox"/>	<b>Positive</b>	<b>Action:</b> Implementing Peel's Growth Management program <b>Impact:</b> Lower the projected DC related debt
 Work with local municipalities to manage growth and support economic viability of the community	<b>Reliance on external funding</b>	Funding meets Growth & Inflation	<input checked="" type="checkbox"/>	<b>Negative</b>	<b>Action:</b> Assess impact of Provincial funding announcements & support Council's advocacy efforts <b>Impact:</b> Meet service needs in Peel
	<b>Proportion of non-residential tax revenue</b>	35-45%	<input checked="" type="checkbox"/>	<b>Negative</b>	<b>Action:</b> Support Council advocacy for diversified revenue tools <b>Impact:</b> Improve municipal fiscal sustainability
 Make responsible investments	<b>Investment returns</b>	Above inflation	<input checked="" type="checkbox"/>	<b>Positive</b>	<b>Action:</b> Continue to identify opportunities to optimize returns <b>Impact:</b> Improved investment returns support funding of Peel's capital program

<b>Financial Flexibility</b>					
 Mitigate significant fluctuations in tax and utility rates	<b>Debt capacity</b>	Below 25%	<input checked="" type="checkbox"/>	<b>Neutral</b>	<b>Action:</b> Update Debt Policy & Capital Financing Strategy <b>Impact:</b> Improved ability to leverage debt appropriately for Peel's infrastructure requirements
	<b>Reserve adequacy</b>	5-10%	<input checked="" type="checkbox"/>	<b>Tax: Positive</b>	<b>Action:</b> In 2020 Council approved use of reserves to address economic challenges <b>Impact:</b> Support the residents and businesses
<input checked="" type="checkbox"/>			<b>Utility: Positive</b>		
 Borrow when appropriate for capital infrastructure	<b>Liquidity</b>	>120%	<input checked="" type="checkbox"/>	<b>Neutral</b>	<b>Action:</b> Continue to improve capital cash flow forecasting process <b>Impact:</b> Having cash on hand to meet capital spending requirements

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**REPORT TITLE:**     **Budget Policy and Reserve Management Policy Compliance Update  
– December 31, 2019**

**FROM:**             Stephen Van Ofwegen, Commissioner of Finance and Chief Financial  
Officer

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## **RECOMMENDATION**

**That the capital budget for the Capital Project Clarkson Wastewater Treatment Plant (08-2915) be increased by \$1.75 million, to be fully funded by Development Charges.**

### **REPORT HIGHLIGHTS**

- The Budget Policy and Reserve Management Policy provide internal financial controls, administrative rules and delegated authority to staff to carry out day-to-day business and requires staff to report to Regional Council at a minimum of twice annually on the activities related to the use of delegated authority.
- Adjustments to the operating budget, capital budget and reserves were processed under Council delegated authority in accordance with the Budget Policy and Reserve Management Policy during the six months ending December 31, 2019.
- There were activities in 140 capital projects resulting in a net budget increase of \$146.2 million drawn from reserves and reserve funds including Council approved additional draws from reserves totaling \$165.9 million.
- The recommended \$1.75 million increase for Clarkson Wastewater Treatment Plant included in this report is fully funded by Development Charge reserves.
- The balance of the Tax Supported Rate Stabilization Reserve is 9.4 per cent of the total 2020 Tax supported operating budget, within the target range of five to ten per cent.
- The balance of the Utility Rate Stabilization Reserve is 7.9 per cent of the total 2020 Utility Rate supported operating budget and is within the five to ten per cent target range.

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## **DISCUSSION**

### **1. Background**

The Budget Policy establishes financial controls and provides administrative rules and procedures for staff to apply in carrying out Regionally-controlled businesses; similarly, the Reserve Management Policy provides guidance on the usage and management of reserves, reserve funds and specialty funds.

The objective of the Budget Policy and Reserve Management Policy is to provide an appropriate balance between financial control and operational efficiency. To achieve this, the policies delegate authority to staff to deal with day-to-day operations related to adjustments to the operating budget, the capital budget and reserves within prescribed

## **Budget Policy and Reserve Management Policy Compliance Update – December 31, 2019**

parameters. This allows staff to respond to opportunities and issues in a timely manner to achieve operational efficiency while maintaining effective internal controls.

The Budget Policy and Reserve Management Policy require that staff report to Regional Council at a minimum of twice annually on the activities related to the use of delegated authority. The reporting requirements ensure that Regional Council is kept abreast of these activities. This report provides the second update for 2019 and specifically on the activities for the six-month period ending December 31, 2019, including reporting requirements as specified in these policies.

### **2. Operating Budget Changes Under Delegated Authority**

#### **Redeployments**

Operating budget redeployments have the effect of changing the purpose for which the unexpended budget will be spent. There were no redeployments approved under Council delegated authority for the six months ending December 31, 2019.

### **3. Capital Budget Changes Under Delegated Authority**

#### **a) Authorization to Commit a Project to Over Budget Expenditure**

There were five budget increases totalling \$0.3 million approved under the delegated authority during the reporting period (see Appendix I (a)). Council approved additional budget increases of \$165.9 million for the same period (see Appendix I (b)).

#### **b) Redeployments**

During the reporting period, 17 capital budget redeployments from envelope projects in the amount of \$10.8 million were approved and processed under Council delegated authority in accordance with the Budget Policy (see Appendix II).

#### **c) External Funding**

During the reporting period, two budget increases totalling \$1.1 million were approved in accordance with the Budget Policy. These budget increase requests were fully funded by external funding with net zero cost to the Region of Peel (see Appendix III).

### **4. Emergency Financing for Capital Project PAMA - Mould Remediation (195180)**

The capital project PAMA - Mould Remediation (195180) was set up in response to an emergency involving mould at Peel Art Gallery Museum & Archives (PAMA) facility which poses a danger to health and safety as well as the property. Under the Budget Policy and due to the emergency nature, the Chief Financial Officer authorized the financing of this capital project in the amount of \$150,000 from the RPAM-Wellington Complex Reserves (R1920).

### **5. Summary of Capital Project Activities Impacting Reserves and Reserve Funds**

During the six months ending December 31, 2019, there were activities in 140 projects which impacted reserves and reserve fund projections. The activities fall into four broad categories:

## Budget Policy and Reserve Management Policy Compliance Update – December 31, 2019

- Projects closed during the reporting period
- Projects with increased budget requirements
- Projects with reduced budget requirements
- Projects with financing source change

The table below provides a summary of these capital activities.

Activity	No. of Projects	Project Net Budget (\$M)	Net Budget Increase/ (Decrease) (\$M)	Request from/(Return to) Reserves (\$M)		
				Internal Reserves	DC Reserves	Debt/ Other
a) Projects Closed						
Tax Supported	76	185.0	(8.0)	(6.1)	(1.9)	-
Utility Rate Supported	49	97.8	(12.2)	(7.8)	(4.4)	-
<b>Subtotal</b>	<b>125</b>	<b>282.8</b>	<b>(20.2)</b>	<b>(13.9)</b>	<b>(6.3)</b>	<b>-</b>
b) Projects Increased*	5	41.4	0.5**	0.5	0.0	-
<b>Subtotal</b>	<b>5</b>	<b>41.4</b>	<b>0.5</b>	<b>0.5</b>	<b>0.0</b>	<b>-</b>
<b>Approved by Delegated Authority (a+b) Subtotal</b>	<b>130</b>	<b>324.2</b>	<b>(19.7)</b>	<b>(13.4)</b>	<b>(6.3)</b>	<b>-</b>
c) Projects Increased*	10	266.1	165.9	106.4	6.9	52.6
<b>Approved by Council</b>	<b>10</b>	<b>139.1</b>	<b>165.9</b>	<b>106.4</b>	<b>6.9</b>	<b>52.6</b>
<b>TOTAL</b>	<b>140</b>	<b>463.3</b>	<b>146.2</b>	<b>93.0</b>	<b>0.6</b>	<b>52.6</b>

\*Increase/Decrease represents ongoing work and remains active; the "Project Net Budget" of these projects in the above table refers to the Net Budget before increase or decrease.

\*\*Includes emergency funding of \$150,000 (Item 4)

The total impact of the above capital project changes is an overall net budget increase of \$146.2 million or 31.6 per cent of the total net budget of \$463.3 million. Of the \$146.2 million net budget increase, \$93.0 million was drawn from internal reserves, \$0.6 million from DC reserve funds and debt financing of \$52.6 million.

### 6. Request to increase the budget for Capital Project Clarkson Wastewater Treatment Plant (082915)

Significant budget reductions were made early in the project: \$20 million in 2011 and an additional \$5 million in 2013. This project is nearing end of construction and better information regarding costing is available. Based on current assessments, the project requires an additional \$1.75 million (less than 1 per cent of original budget of \$184 million), fully funded by Development Charge (DC) reserves to cover the costs to complete the project.

### 7. Changes to Reserves and Reserve Funds Under Delegated Authority

For the six-month period ending December 31, 2019, there were two fund transfer requests between sub-reserves and one request to create new sub-reserve approved under Council delegated authority (see Appendix IV).

**8. Status of Tax and Utility Rate Stabilization Reserves**

The Reserve Management Policy requires that the balances of the Rate Stabilization Reserves for both Tax Supported services and Utility Rate Supported services be maintained within the range of five to ten per cent of their respective total annual operating budgets. Utilization of Rate Stabilization Reserves provides Regional Council with an effective tool to manage risk with tax and utility rates. Detailed 2019 surplus management activities for both Tax supported and Utility Rate supported services are reported in the companion report titled “2019 Operating Financial Performance Triannual Report – Year End (Unaudited)”.

**i) Rate Stabilization Reserves – Tax**

The balance of the Tax Supported Rate Stabilization Reserves as at December 31, 2019 was \$141 million, including the 2019 year-end recommended surplus allocations, or 9.4 per cent of the 2020 Tax Supported Operating Budget, which is in compliance with the prescribed requirement.

**ii) Rate Stabilization Reserves – Utility Rate**

The balance of the Utility Rate Supported Stabilization Reserves as at December 31, 2019 was \$44 million or 7.9 per cent of the 2020 Utility Rate Supported Operating Budget, which is in compliance with the prescribed requirement.

**CONCLUSION**

The Budget Policy and Reserve Management Policy provide internal financial controls, administrative rules and delegated authority to staff to manage changes to the operating budget, capital budget, reserves and reserve funds.

The policies require staff to report activities related to the use of delegated authority to Regional Council at a minimum of twice annually. This report satisfies the reporting requirements of these policies for the six-month period ending December 31, 2019.

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**APPENDICES**

- Appendix I (a) – Capital Budget Increase Under Delegated Authority
- Appendix I (b) – Capital Budget Increase Approved by Council
- Appendix II – Capital Budget Redeployments Under Delegated Authority
- Appendix III – Capital Budget Increase Resulting from External Funding
- Appendix IV – Changes to Reserves and Reserve Funds

*For further information regarding this report, please contact Norman Lum, Director, Business and Financial Planning, (905) 791-7800 ext. 3567 or via email [Norman.Lum@peelregion.ca](mailto:Norman.Lum@peelregion.ca) .*

*Reviewed and/or approved in workflow by:*

Department Commissioner and Division Director.

**Budget Policy and Reserve Management Policy Compliance Update – December 31, 2019**

Final approval is by the Chief Administrative Officer.

A handwritten signature in black ink that reads "Nancy Polsinelli". The signature is written in a cursive style with a distinct loop at the end of the last name.

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N. Polsinelli, Interim Chief Administrative Officer

**Appendix I  
Budget Policy and Reserve Management Policy Compliance Update - December 31, 2019**

**Appendix I (a)**

**Capital Budget Increase Under Delegated Authority  
(\$'000)**

<b>Program</b>	<b>Number of Projects</b>	<b>Project Name</b>	<b>Amount</b>	<b>Reserve Category</b>
Water	3	Zone 6 Reservoir/Zone 6 Water Supply/Advisory Services of Concrete Pressure Pipe (CPP)	235	Development Charges/Utility Supported-Capital
Peel Regional Police (PRP)	2	11 Division Building Expansion	33	Tax Supported-Capital
<b>Subtotal</b>	<b>5</b>		<b>\$268</b>	

**Appendix I (b)**

**Capital Budget Increase Approved by Council  
(\$'000)**

<b>Program</b>	<b>Number of Projects</b>	<b>Council Resolution</b>	<b>Amount</b>	<b>Reserve Category</b>
Transportation	1	Council Resolution #2019-664	350	Development Charges/Tax Supported-Capital
Housing	7	Council Resolution #2019-686/ #2019-786/#2019-878	157,972	Tax Supported-Capital/Debt Financing
Wastewater	1	Council Resolution #2019-776	6,621	Development Charges
Water	1	Council Resolution #2019-760	1,000	Utility Supported-Capital
<b>Subtotal</b>	<b>10</b>		<b>\$165,944</b>	*

<b>Grand Total (Appendix I a+b)</b>	<b>15</b>		<b>\$166,211</b>	
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\*Numbers may not add due to rounding

**Appendix II**

**Budget Policy and Reserve Management Policy Compliance Update - December 31, 2019**

**Capital Budget Redeployments Under Delegated Authority  
(\$'000)**

<b>Program</b>	<b>Number of Projects</b>	<b>Project Name</b>	<b>Amount</b>	<b>Comments</b>
Transportation	6	Unallocated Funding 194000	490	Funding required for costs related to various Transportation projects
	1	Active Transportation Infrastructure 194003	285	Funding allocated for staff time to work on different active transportation projects
	1	Under Maintenance Envelope 194103E	245	To cover additional costs for Britannia Road Urbanization project
	5	Pavement Management 194400	8,780	To cover costs for various roads resurfacing projects
Water	2	Unallocated Funds for Water Program 191000	500	To cover costs for Water Long-term Financial Plan and Information Management & Business Intelligence
Wastewater	2	Unallocated Funds for Wastewater Program 192000	500	To cover costs for Wastewater Long-term Financial Plan and Information Management & Business Intelligence
<b>Total</b>	<b>17</b>		<b>\$10,800</b>	

**Appendix III**

**Budget Policy and Reserve Management Policy Compliance Update - December 31, 2019**

**Capital Budget Increase Resulting from External Funding  
(\$'000)**

<b>Program</b>	<b>Number of Projects</b>	<b>Project Name</b>	<b>Amount</b>	<b>Comments</b>
Transportation	1	Transit Support Initiative	903	To recognize the payment from the City of Brampton for compensation of costs incurred to acquire the property for the Zum infrastructure.
Housing	1	Social Housing Apartment Retrofit Program (SHARP)	206	To recognize the accumulated interest on the total funding for the program provided by the Ministry. The interest is to be used for additional program dollars.
<b>Total</b>	<b>2</b>		<b>\$1,108</b>	*

\*Numbers may not add due to rounding

**Appendix IV**

**Budget Policy and Reserve Management Policy Compliance Update - December 31, 2019**

**Changes to Reserves and Reserve Funds**

**Transfer of Funds between Sub Reserves**

<b>Program</b>	<b>Transfer From</b>	<b>Transfer To</b>	<b>Amount (\$'000)</b>	<b>Reason for Transfer</b>
Water	R0271	R0241	2,769	To transfer funding from Capital Finance Stabilization York-Peel Water reserve to Capital Finance Stabilization Reserve-Water reserve to reflect the approved direction by York Peel Management Committee.
Wastewater	R0272	R0242	2,793	To transfer funding from Capital Finance Stabilization York-Peel Wastewater Reserve to Capital Finance Stabilization Reserve-Wastewater reserve to reflect the approved direction by York Peel Management Committee.

**List of New Sub Reserve**

<b>Reserve</b>	<b>Short Description</b>	<b>Program</b>
R1906	Community Hub	Human Services

**REPORT TITLE: 2019-2020 Dedicated Provincial Gas Tax Funds**

**FROM:** Stephen Van Ofwegen, Commissioner of Finance and Chief Financial Officer

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## **RECOMMENDATION**

**That the Regional Chair and the Regional Clerk be authorized to execute the Letter of Agreement provided by the Ontario Ministry of Transportation to obtain from the Province of Ontario Dedicated Gas Tax 2019/2020 funding for the Region of Peel's Public Transportation Program.**

## **REPORT HIGHLIGHTS**

- Ontario's Dedicated Gas Tax funding is equivalent to 2 cents per litre and was made permanent in 2013.
  - For 2019/2020, the Dedicated Gas Tax Funds for Public Transportation Program runs from April 1, 2019 to March 31, 2020.
  - In March 2020, the Region of Peel was advised of its 2019/2020 municipal allocation of the dedicated gas tax funds of \$540,467.
  - The Region's 2019/2020 allocation amount has decreased by \$234,139 in comparison to the 2018/2019 period in favour of the Town of Caledon's approved program allocation.
  - The Provincial government in consultation with municipalities introduced two changes to the 2019/2020 program which include: the removal of municipal baseline spending requirement and permission for municipalities to submit a scanned copy of the municipal by-law (instead of a certified copy).
  - Regional Council is required to enact a by-law authorizing the execution of the letter of agreement with the Province of Ontario.
  - The Region of Peel uses the funding towards the capital and operating expenditures to support the Region's TransHelp accessible bus service.
- 

## **DISCUSSION**

### **1. Background**

In 2013 Ontario enacted the Dedicated Funding for Public Transportation Act, 2013 which made permanent a Dedicated Gas Tax equivalent to 2 cents per litre. The Dedicated Gas Tax Funds for the Public Transportation Program runs from April to March to align with the

## **2019-2020 Dedicated Provincial Gas Tax Funds**

Provincial fiscal year, with municipal allocations being available in late September at the earliest.

For 2019/2020, the Dedicated Gas Tax Funds for Public Transportation Program runs from April 1, 2019 to March 31, 2020. Since the inception of the program through 2019, the Region of Peel has received approximately \$9.4M in funding, which has been used to fund both capital and operating expenditures to support the Region's TransHelp accessible bus service.

### **2. 2019/2020 Dedicated Provincial Gas Tax Allocation**

In March 2020, the Ministry of Transportation advised the Region of Peel that it will be eligible to receive funding for 2019/2020 from the Provincial government under the Dedicated Gas Tax Funds for Public Transportation Program. Participation requires each municipality to execute a letter of agreement with the Province. Accompanying the letter of agreement is the Dedicated Gas Tax Funds for Public Transportation Program 2019/2020 Guidelines and Requirements document. The Region of Peel's allocation for the 2019/2020 period will be \$540,467. The first \$405,350 is payable upon execution of the agreement with the remaining amount payable thereafter.

The Province's established allocation of the gas tax revenues to municipalities is based on the combination of ridership and population (i.e. subject to a cap of 75 per cent of municipal spending on public transportation), which is first applied at the local municipal level (in a two-tier municipality) with the remaining funds provided to the Region. It should be noted that the Region's allocation for the 2019/2020 period in the amount of \$540,467 has decreased in comparison to its 2018/2019 program allocation of \$774,606. The decreased Regional funding is attributable to funding now being made available to the Town of Caledon (Town), which has joined the program for 2019/2020.

In the Spring of 2019, the Town presented the "Caledon Transit Feasibility Study Recommendation" report to its Council which included details of a proposed transit service. Staff recommendations in the report complied with the requirements currently set out by the Province, and showed the Town's continued commitment for transit services for Mayfield West, Bolton and Tullamore. As a result of the study and based on staff's recommendations, the Town became eligible to receive the Provincial Dedicated Gas Tax Funding for 2019/2020. The Town's transit system was implemented in the Fall of 2019.

In the 2019 Budget, the Province committed to reviewing the current program, in consultation with municipalities, to identify opportunities for improvement. Based on the consideration of municipal and transit stakeholder feedback, the Ministry has implemented the following two changes to the 2019/2020 program:

- The baseline spending requirement has been removed, allowing municipalities with declining ridership/expenditures and declining fare revenues to use their Gas tax funding without this restriction.
- Municipalities are permitted to submit a scanned copy of the municipal by-law (instead of certified copy) to expedite the flow of funding and reduce the administrative burden to municipalities.

The remaining conditions of the Agreement are similar to those in the past. Participants in the program must meet several criteria for 2019/2020 as indicated in Appendix I to this

## 2019-2020 Dedicated Provincial Gas Tax Funds

report. Additional changes to the Dedicated Gas Tax Program are being considered by the Province and are anticipated to be announced in 2020 for the 2020-2021 program year and beyond.

## CONCLUSION

The Letter of Agreement for the provincial dedicated gas tax funds requires Regional Council to pass a by-law authorizing the Regional Chair and Regional Clerk to execute the agreement. The dedicated gas tax funds will be used to fund both capital and operating expenditures that will support TransHelp ridership growth.

## APPENDICES

Appendix I – Highlights – General Eligibility Requirements for the Dedicated Gas Tax Program

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*For further information regarding this report, please contact Stephanie Nagel, Ext. 7105, [stephanie.nagel@peelregion.ca](mailto:stephanie.nagel@peelregion.ca).*

*Authored By: Kavita McBain*

*Reviewed and/or approved in workflow by:*

Department Commissioner, Division Director and Legal Services.

Final approval is by the Chief Administrative Officer.



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N. Polsinelli, Interim Chief Administrative Officer

## Appendix I 2019-2020 Dedicated Provincial Gas Tax Funds

### Highlights - General Eligibility Requirements for the Dedicated Gas Tax Program

Municipalities receiving dedicated gas tax funds must meet, among others, the following eligibility conditions for the 2019/2020:

- Only municipalities that have submitted their 2018 annual data survey to the Canadian Urban Transit Association (CUTA) and their 2018 Gas Tax reporting forms to the Ministry, will be eligible to receive dedicated gas tax funds;
- Dedicated gas tax funds, including all interest earned must be kept in a dedicated gas tax funds reserve account and remain the property of the Ministry of Transportation (MTO) pending payment of eligible expenditures;
- Dedicated gas tax funds and any related interest must be used exclusively towards the provision of public transportation service (the Region of Peel uses the funding towards the capital and operating expenditures to support the Region's TransHelp accessible bus service.);
- Transit vehicles purchased using the gas tax funds must be fully accessible;
- The acquisition of transit vehicles must comply with the Canadian Content for Transit Vehicle Procurement Policy requirements;
- Municipalities are required to provide an annual report of their spending on public transportation services;
- For municipalities that provide only specialized transit, transit strategies that may not initially result in ridership growth, but will provide increased accessibility can be considered as eligible expenditures, if approved in writing by MTO prior to implementation;
- Any funds accrued from the sale, lease or disposal of assets purchased with dedicated gas tax funds must be returned to a dedicated gas tax funds reserve account, with the exception of funds accrued from the sale, lease or disposal of transit buses beyond their useful economic life; and
- For those GTA municipalities that are required to provide funding for the capital costs for the Metrolinx Transit Growth and Enhancement Plan, these municipalities are required to demonstrate that they have met their responsibility for the payment of the growth and expansion capital costs of Metrolinx pursuant to the *Amendment to Greater Toronto Services Board By-law No. 40*, O. Reg. 446/04, made under the *Metrolinx Act, 2006*, S.O. 2006, c. 16, as amended.

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**For Information**

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**REPORT TITLE: Annual Accessibility Status Report 2019**

**FROM: Kathryn Lockyer, Acting Commissioner of Corporate Services**

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**OBJECTIVE**

To provide an update on the progress made and actions taken by the Region of Peel to improve accessibility, remove barriers and implement the requirements set out in the *Accessibility for Ontarians with Disabilities Act, 2005*, as well as the strategies set out in the Region's 2018-2025 Multi-Year Accessibility Plan, during the 2019 calendar year.

**REPORT HIGHLIGHTS**

- In 2005, the Ontario government passed the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA) which aims to make Ontario accessible for people with disabilities by 2025.
  - As part of the AODA, the Integrated Accessibility Standards Regulation (IASR) sets out rules that organizations must follow.
  - One of the requirements of the IASR is to implement and maintain a Multi-Year Accessibility Plan.
  - The Region's 2018-2025 Multi-Year Accessibility Plan (the Plan) was approved by Regional Council on December 14, 2017.
  - The Plan was developed to align with the Region's 20 Year Strategic Plan.
  - The IASR also requires an annual status report on the progress and measures taken to implement the requirements under the AODA and the strategies set out in the Plan.
  - The status report outlines the actions taken to comply with the requirements for the period of January 1, 2019 to December 31, 2019.
  - The status report also includes actions or initiatives that go above and beyond those mandated under the AODA, which reinforce the Region's ongoing commitment to accessibility.
- 

**DISCUSSION**

**1. Background**

In 2005, the Ontario government passed the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA), with the objective of improving accessibility for Ontarians by identifying, removing and preventing barriers faced by persons with disabilities by 2025.

## Annual Accessibility Status Report 2019

A requirement under the Integrated Accessibility Standards Regulation (IASR) is the annual reporting of the measures taken in the Region of Peel to remove barriers and improve accessibility for persons with disabilities, as required under the AODA, as well as provide an update on the actions taken to implement the 2018-2025 Region of Peel Multi-Year Accessibility Plan (the Plan).

Under the Integrated Accessibility Standards Regulation (IASR), the five standards of the AODA are:

- Information and Communications
- Employment
- Transportation
- Design of Public Spaces
- Customer Service

On December 14, 2017, the Region of Peel's second Multi-Year Accessibility Plan was approved in accordance with the requirements of the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA) and the Integrated Accessibility Standards Regulation (IASR). As most of the IASR requirements are in force, with only the web content requirement remaining, the multi-year accessibility plan was created with objectives that go beyond legislated requirement and align with the Region's 20 Year Strategic Plan. Accessibility is embedded into all facets of the Region's Strategic Plan which is built around three areas of focus: Living, Thriving and Leading.

The "Region of Peel Accessibility Status Report 2019 - Creating a Community for Life", attached as Appendix I, outlines the actions the Region of Peel took in 2019 to continue to meet the requirements of Ontario's accessibility legislation, but more importantly actions and initiatives that go beyond legislated requirement and align with the Region of Peel's three areas of focus of the Region's Strategic Plan. The report will be posted on the Region of Peel website and made available in alternate formats, upon request.

## 2. Preparing the Annual Accessibility Status Report

In preparation for the report, each department and program area was consulted on their achievements and accomplishments undertaken during 2019 to improve accessibility and remove barriers for persons with disabilities as it relates to Regional programs, services or facilities. These included any new accomplishments as per AODA, but more notably, actions that went above and beyond legislated requirements to improve the lives of our Peel community. The information received aligns with each area of focus of the Strategic Plan: Living, Thriving and Leading.

Living – is about improving people's lives in their time of need.

Thriving - is about building communities that are integrated, safe and complete.

Leading – is about becoming a government that is future-oriented and accountable.

## Annual Accessibility Status Report 2019

### 3. Report Findings

The report outlines the Region of Peel's accomplishments in 2019 and demonstrates its continued dedication to accessibility, exceeding the requirements of the AODA in many areas. For a complete list of the Region's accessibility accomplishments for 2019, please refer to Appendix I, "Region of Peel Accessibility Status Report 2019 - Creating a Community for Life". Some examples include:

- Microsoft training on accessibility features in Office 365
- Council support for the Dynamic Symbol of Access and incorporating the symbol at Regional facilities
- Web chat options to enhance client experience
- The integration of programs for seniors with disabilities into our older adults' programs
- Enhancements to TransHelp service including the introduction of a free mobile app for TransHelp users.

These are just some examples of innovative and forward-thinking approaches to accessibility. These accomplishments are in line with the strategies and initiatives outlined in the Region's Multi-Year Accessibility Plan to break down barriers and provide persons with all abilities access to our programs and services, while ensuring continued compliance with the requirements of the IASR.

The Region of Peel continues to take a proactive approach and explore opportunities to incorporate an accessible by design approach, where programs and services are inclusive and designed for all consumers with accessibility incorporated from the onset. With this objective in mind the Region's 2019 International Day of Persons with Disabilities event titled "Inclusion by Design" gathered staff and community partners and together generated a common vision of an inclusive and accessible Peel.

### CONCLUSION

As required under the *Accessibility for Ontarians with Disabilities Act, 2005 (AODA)*, the "Region of Peel Accessibility Status Report 2019 - Creating a Community for Life" outlines the actions taken to implement the requirements set out in the AODA legislation and the actions taken to comply with the requirements from January 1, 2019 to December 31, 2019. It outlines accessibility strategies and initiatives as it pertains to the three areas of focus of the Region's Strategic Plan and includes other initiatives not mandated under the AODA. It reinforces the Region of Peel's commitment to accessibility and ensures that the Region of Peel is on track in removing barriers for persons with disabilities, as laid out in the Region's 2018-2025 Multi-Year Accessibility Plan, by creating a community that is accessible and inclusive for persons of all abilities and bringing to life the vision of Community for Life.

### APPENDICES

Appendix I – Region of Peel Accessibility Status Report 2019 - Creating a Community for Life

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*For further information regarding this report, please contact Juliet Jackson, Director, Office of Culture and Inclusion, ext. 6741, [juliet.jackson@peelregion.ca](mailto:juliet.jackson@peelregion.ca).*

## Annual Accessibility Status Report 2019

*Authored By: Veronica Montesdeoca, Accessibility Planning Specialist*

***Reviewed and/or approved in workflow by:***

Department Commissioner and Division Director.

Final approval is by the Chief Administrative Officer.

A handwritten signature in black ink that reads "Nancy Polsinelli". The signature is written in a cursive style with a large initial 'N' and a distinct 'P'.

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N. Polsinelli, Interim Chief Administrative Officer



# 2019

# Peel Region Accessibility Status Report

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## Creating an accessible **Community for Life**

An update on actions taken by the Regional Municipality of Peel to prevent and remove barriers for people with disabilities and implement the *Region of Peel's 2018 – 2025 Multi-Year Accessibility Plan*

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To request this document in an alternative format, please email  
**[ZZG-Accessibility@peelregion.ca](mailto:ZZG-Accessibility@peelregion.ca)** or call **905-791-7800**.

## Peel Region Accessibility Status Report 2019 - Creating A Community for Life

This annual report describes the progress and measures taken by the Regional Municipality of Peel (The Region of Peel) to improve accessibility and implement the requirements set out in the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA). This report outlines the progress in 2019 to implement the *Region of Peel's 2018 -2025 Multi-Year Accessibility Plan* (Multi-Year Plan). It includes initiatives that were undertaken outside of the AODA requirements to make the Region of Peel more accessible and inclusive for persons of all abilities.

Under the Integrated Accessibility Standards Regulation (IASR), the five standards of the AODA are:



**Information and communications**



**Employment**



**Transportation**



**Design of public spaces**



**Customer service**

The Multi-Year Plan aligns with the Region of Peel’s Strategic Plan, to achieve the vision of **Community for Life** and mission of Working with You. Accessibility is embedded into all facets of the Region of Peel’s Strategic Plan which is built around three areas of focus: **Living, Thriving** and **Leading**.



## Statement of organizational commitment to accessibility

The Region of Peel is committed to implementing, maintaining and enhancing accessibility with respect to employment and the use of all Regional goods and services, programs and facilities for all persons with disabilities in a manner that:

- Respects their dignity and independence and is sensitive to their individual needs
- Ensures reasonable efforts are made so that the service outcome is the same for persons with disabilities as well as those without disabilities
- Allows persons with disabilities to benefit from the same services as those without disabilities, in the same location and in a timely and similar manner considering the nature of the service





Doing more in 2019 to create accessible  
*Communities for Life*



# LIVING

Living is about improving people's lives in their time of need. This includes ensuring that the right tools, resources and supports are in place to assist when most needed.



## ▶ Information and communications

The Region of Peel continues its effort to ensure that information is accessible to everyone. The use of technology plays a key role in ensuring that people with disabilities have access to information and can participate equally in society.

- Digital marketing channels continue to be updated to ensure that AODA requirements conform with Web Content Accessibility Guidelines (WCAG) 2.0 Level AA requirement by the Jan. 1, 2021 deadline.
- AODA compliant Finance [Economic Dashboard](#) provides a glance into the economic landscape.
- In partnership with Microsoft Canada, numerous staff were trained on built-in accessibility features offered by Office 365 as well as other tools and applications created to assist people with disabilities. These features will support the creation of accessible documents and will assist in establishing minimum standards for documents.
- “BookItPeel”, a new Salesforce-based Event Management & Appointment Scheduling solution was deployed, enabling Ontario Works to migrate from non-compliant software, onto the new BookItPeel AODA-compliant solution.



## ▶ **Customer contact**

Our Customer Contact Centre enhanced the customer experience by implementing web chat on the Region of Peel’s website, allowing real-time text-based messaging with agents in the customer contact centre.

## ▶ **Food handler certification training - addressing the accessibility needs of clients**

The Region of Peel’s Food Handler Certification Training Program teaches food handlers about safe food handling practices to prevent or reduce the risk of foodborne illness. Modifications have been made to the course and exam to promote an accessible learning environment for clients, including: the use of speakers and microphones; information provided in accessible formats and with communication supports; closed captioning in educational videos; adjustments to reading level of course manuals to grade 9 literacy level; communication supports offered during the exam; the option of taking the exam in a quiet room; to name a few. The course evaluation has been updated to elicit feedback for program improvements and to identify accessibility barriers and solutions.

## ▶ **The Butterfly Model of dementia care - improving the quality of life for people living with dementia**

The Butterfly Model of Dementia Care in Peel provides those diagnosed with dementia and their families with access to services that are specific to their unique needs and strengths. It offers person-centered care where the heart of the care is focused on the emotional needs of the individual. This model of care has demonstrated positive outcomes related to improved quality of life for those living with dementia. A targeted advocacy campaign was initiated in 2019 to eliminate the stigmatization and discrimination around dementia. This included over 100 tours of the Butterfly Home by partners in the care sector, politicians and decision-makers within the

dementia community. Over 60 presentations to academics, care-sector partners, family council groups and health professions were facilitated and the partnering with the Ministry of Labour in the development of workplace violence prevention tools and guidelines focusing on Butterfly techniques. The value of the Butterfly experience at the Region of Peel has led to consultations with senior levels of the provincial government and has caused a shift in other Long-Term Care homes across the province on enhancing how they provide emotional care for those living with dementia.

## ▶ Planning for the future

### Housing and homelessness service transformation

The Region of Peel’s 10-year Housing and Homelessness Plan (PHHP), Home for All, identifies the work required toward making affordable housing available to all Peel residents and to prevent homelessness. The transformation of housing services will be anchored in the principle of client-centric service delivery that is “right sized” based on individual needs. An accessibility and inclusion lens as well as a client-centric philosophy to decisions has been embedded in the guiding principles for the new service delivery model.

### Early years and child care services

The Region of Peel’s Early Years and Child Care Service System Plan for 2019-2024 sets the path for how we will continue to build and grow an early years and child care system that is responsive to the current and future needs of children and families in Peel. It is focused on the following key priorities: Accessible, Inclusive, Accountable, High Quality and Affordable. Using an inclusive lens, programs are delivered that meet the needs of families, foster a sense of inclusion, and help prepare children and families for the future through early development supports.





# THRIVING

Thriving is about building communities that are integrated, safe and complete.



## ▶ Design of public spaces and guideline for rest areas along exterior paths of travel

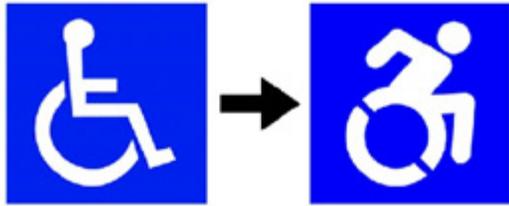
The Design of Public Spaces Standard under the Integrated Accessibility Standards Regulation (IASR) sets out a comprehensive framework for municipalities in Ontario and outlines technical requirements for specific accessibility features in the design of public spaces. The IASR also requires municipalities to consult on the design and spacing of rest areas along exterior paths of travel.

To improve efficiencies in the consultation and implementation process, a guideline for rest areas along exterior paths of travel, which satisfies the duties to consult as prescribed in the IASR was developed. The guideline provides spacing recommendations, a design standard, and design considerations. The design includes a concrete pad, bench, and clear space for mobility devices. This guideline is to be used when constructing new or redeveloped sidewalks or multi-use paths, and will be incorporated into the Region's Design of Public Spaces Compliance Checklist.

The Region of Peel continues to ensure that our public spaces are accessible and inclusive. In 2019, accessible seating was incorporated into cafeteria spaces and a universal washroom was installed at one of the Regional offices. Renovations were made to the Employment Resource Centre to improve visual and physical accessibility to clients. This was achieved through furnishings and placement of frontline service counters.

## ▶ **Dynamic symbol of access**

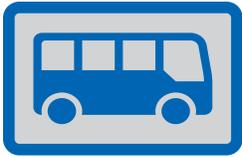
The Region of Peel adopted the use of the Dynamic Symbol of Access (DSA) as an alternative to the currently used International Symbol of Access (ISA) where permitted. The DSA is an improvement to the current ISA as the image conveys movement and action and places emphasis on a person's ability. The Dynamic Symbol of Access is used in areas where the ISA is not mandated, including on pavement markings, signage and communication materials. In 2019, 74 of the 146 parking spaces located in the City of Mississauga and the Town of Caledon were installed with the new Dynamic Symbol. The remaining spaces will be completed in the Spring of 2020.



## ▶ **Age-friendly planning**

The Region of Peel Official Plan was amended (ROPA 27) to include Age-Friendly Planning, and Health and the Built Environment policies. These policies encourage proactive planning for seniors in the areas of aging in place, universal accessibility, and active aging. The Age-Friendly Planning policies specifically reference the need to provide diverse options of affordable housing, accessible transit, and the incorporation of universal accessibility in the design of the physical environment. The completion of this project will act as a primary step in supporting the implementation of ROPA 27 Age-Friendly Planning policies.





## ▶ Transhelp

TransHelp, Peel’s specialized public transit provider offers door-to-door service to clients who experience barriers to using conventional public transit due to physical, cognitive, visual, sensory or mental health disability. TransHelp, together with our regional transportation partners, aims to be 100% accessible by 2025, across a fully integrated transit network.

In 2019 TransHelp undertook various initiatives such as the integration of TransHelp with Brampton Transit and MiWay; the introduction of Magnus Moda, a free mobile app that helps passengers with special needs use conventional public transit in Peel; enhancements to the Travel Training Program; the installation of on-board cameras on TransHelp fleets for the safety and security of passengers; and quality initiative campaigns.



## ▶ Waste collection

The Region of Peel continues to enhance its waste collection services to ensure that all residents have access to the services. Walk-up service continues to be provided for residents that are unable to bring their cart to the curb for collection. Medical exemptions are also provided in which the Region gives residents additional garbage capacity to manage their medical needs. Some of the enhancements in waste collection included:

- The implementation of a Region-wide textile collection program. This program provides donation bins in multi-residential buildings where residents that are unable to travel or carry heavy items can use the donation bins in their buildings to donate gently used textiles

- The continuation of the Chemical Cab Pilot where residents in multi-residential buildings, that are not able to travel to their Community Recycling Centre to dispose of the Household Hazardous Waste, can bring these items to a designated area in their building, where staff will pick it up

## ▶ PAMA

The Region of Peel's Art Gallery Museum and Archives (PAMA) continues to look for opportunities to ensure an accessible and barrier-free experience for everyone whether attending an exhibit or accessing a program or service, persons of all abilities can participate. To maintain focus on accessibility in 2019 a staff person was assigned as a dedicated Accessibility Lead to coordinate inclusive initiatives. Maps and signage were improved for wayfinding and all-gender and family washrooms were added. A Collections Management System was developed to increase digital access to archives, art and art history content. Two touch screens were installed in exhibition spaces for easier access of information in accessible formats.

In addition to the corporate accessibility training, staff participated the following training and workshops:

- Let's talk about disability and creative spaces (ArtsBuild Ontario)
- Prioritizing Inclusion to Create Accessible Exhibits (Canadian Museum Association)
- Assessing Intercultural Competency (Charity Village)
- Invisible Disabilities and Creative Spaces (ArtsBuild Ontario)
- Plain Language writing workshop (Region of Peel)
- Inclusion by Design (Region of Peel)





# LEADING

Leading is about becoming a government that is future-oriented and accountable. It means setting the pace to address changes in an evolving community.



## ▶ **Accessibililty training refresh**

The Region of Peel is undertaking a refresh of its corporate accessibility training. The refreshed training will be more streamlined and incorporated into one training module. This mandatory training is for employees, volunteers and contractors who serve the public on the Region's behalf will provide knowledge of the AODA and Ontario's Human Rights Code as it relates to people with disabilities. In addition, staff will learn how to interact with people with various types of disabilities.

## ▶ **Awareness and education through observances**

The following observances were acknowledged and celebrated to raise awareness of persons with disabilities. These include:

### **World Autism Awareness Day – April 2, 2019**

Aimed to raise awareness and promote full participation of all people living with autism. Regional staff had the opportunity to view a video in which of a member of the Region's leadership team shared her impactful story of her journey as a parent with a child with autism.



### National AccessAbility Week – May 26 to June 1

The Region of Peel acknowledges this week every year by promoting inclusion and raising awareness around the importance of accessibility and the barriers that people with disabilities continue to face. In 2019, the Region of Peel launched an education and marketing campaign for staff to promote the principles of accessibility as per the AODA as well as breaking down myths and stereotypes related to disabilities and persons with disabilities.

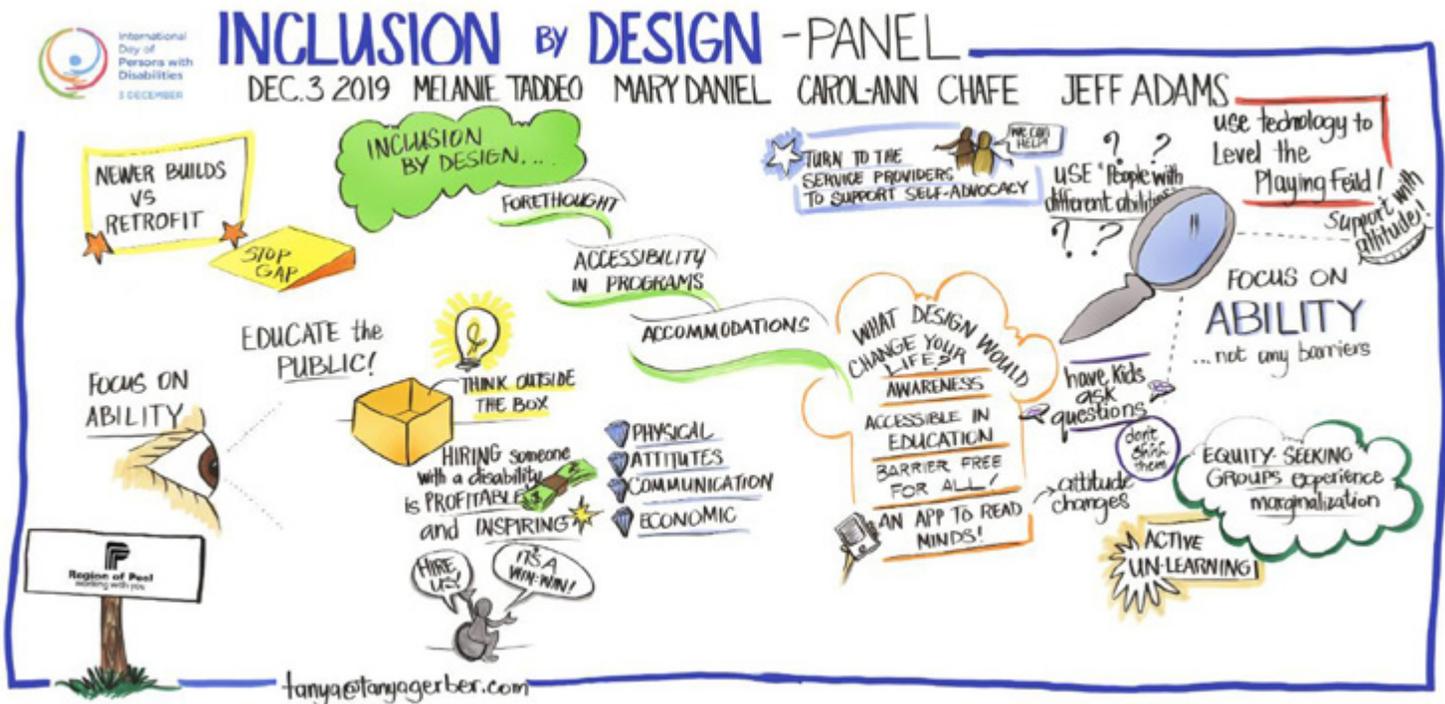


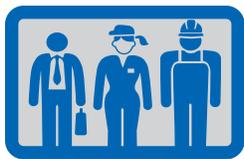
### International Day of Persons with Disabilities – December 3, 2019

This event brought together Regional staff and community partners to celebrate, strengthen partnerships and bring to life a shared vision of an accessible Peel. The theme for the day was “Inclusion by Design”. Attendees participated in a panel discussion and had the opportunity to visit booths to learn about services, programs and technologies available in the community for persons with disabilities.



International  
Day of  
Persons with  
Disabilities  
3 DECEMBER





## ▶ Workplace psychological health and safety

It is estimated that 500,000 Canadians miss work in any given week due to mental health challenges, costing the economy in excess of \$50 billion annually in direct costs related to health care, social services and income supports.

The Region of Peel is committed to creating a workplace that is healthy and safe for all staff. It uses the National Standard of Canada for Psychological Health and Safety in the Workplace as a guide. In 2019, a comprehensive review was completed which informed a multifaceted framework and workplan designed to make “the invisible – the mental well-being of all of us – visible”.

The framework and workplan is inclusive of three overarching goals that include actions designed to:

- 1) empower individuals to take control of their own mental well-being,
- 2) identify and remove hazards within the workplace, and
- 3) support community capacity for better mental health through advocacy efforts and community well-being planning.

Some examples of actions include initiatives supporting standards of behaviour through the Region’s Respectful Workplace Program; alignment of programs to allow for better data collection; building more awareness and understanding using learning tactics like leadership development and mental health first aid training, performance management program enhancements; changes to the Employee and Family Assistance program; and initiatives specific for Paramedic Services.



## Accomplishments of the Region of Peel's Accessibility Advisory Committee in 2019

Applying the principles of inclusiveness and integration, the Region of Peel Accessibility Advisory Committee (AAC) guides Regional Council on accessibility issues and helps identify ways to remove barriers with respect to Regional programs, services and facilities. The AAC also monitors the progress of Regional accessibility initiatives which are reported annually to Regional Council and assist the Region in meeting its legislative requirements. Many members of the AAC are persons with disabilities. In 2019, 8 citizens members were appointed to the Committee for the 2019-2022 term. Some of the tasks undertaken by the Committee in 2019 included:

- Review of Alton Village – Phase 2 Road Improvements and Streetscaping Age-Friendly Planning
- Participation in the Region of Peel Housing Workshop for consultation on Housing Design Standards and Housing Delivery Model
- Participation in the GTHA Accessibility Advisory Committee (GTHA AAC) Joint Meetings
- Attended the Accessibility Advisory Committee 101: Design of Public Spaces Standards and Site Planning webinar
- Assisted with the development of the Guideline for Rest Areas along Exterior Paths of Travel
- Assisted with the planning and coordination of NAAW and IDPD observances
- Assisted with various community fairs including the Connections Resource Fair and City of Mississauga Senior's Fair

## Creating a *Community for Life* that is inclusive and accessible

The accomplishments highlighted in this report demonstrate the Region of Peel's commitment to an inclusive and accessible community, bringing to life the Region's vision of ***Community for Life***. The Region continues to seek opportunities to promote accessibility and remove barriers in its programs services and public spaces while meeting the requirements of the AODA and its goal of an accessible Ontario by 2025.

## We welcome your feedback

Your feedback is important to us.

Please let us know if you have any questions or feedback about the programs or services mentioned in this report, *Peel Region's 2018-2025 Multi-Year Accessibility Plan* or about accessibility in general.

Call:

Toll-free **1-888-191-7800** or **905-791-7800**

Email:

**ZZG-Accessibility@peelregion.ca**

Mail:

**Region of Peel**

Attn: Accessibility Planning Program  
10 Peel Centre Dr., Suite B, 6th Floor  
Brampton, ON L6T 4B9



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**For Information**

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**REPORT TITLE:**     **Region of Peel Archives at the Peel Art Gallery, Museum and Archives (PAMA)**

**FROM:**             Sean Baird, Commissioner of Digital and Information Services

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**OBJECTIVE**

To raise awareness of the role and services offered by the Region of Peel Archives to local municipalities.

**REPORT HIGHLIGHTS**

- The Region's Archives is responsible by legislation or agreement to preserve the archival government records in the Peel area, as mandated by the *Municipal Act, 2001*, as amended, and the *Municipal Freedom of Information and Protection of Privacy Act*.
  - The Archives at the Peel Art Gallery, Museum and Archives is the Region's official repository for government and private sector archival records.
  - The Archives plays a unique stewardship role in Peel, by providing professional archival services for the Region of Peel, City of Mississauga, City of Brampton, and the Town of Caledon.
  - The Archives preserves the official record of the activities of the municipalities and ensures residents' rights to access to information supporting open government.
  - The current extent of records in the Archives is approximately 1.5 linear kilometres and includes close to two million photographic images, hundreds of maps, plans, posters and microfilm resources, and an increasing number of born-digital and digitized records. The collection is highly regarded and is a valuable asset of the Region.
  - In 2019 the Archives handled approximately 2,631 reference and research inquiries from public employees, residents, historians, scholars, authors, consultants, and genealogists.
  - The current collection, processing and public access space in Peel's historic county jail at 9 Wellington Street, Brampton is limiting future growth.
- 

**DISCUSSION**

**1. Background**

**Mandate:**

The Region's archival collection has grown in the last decade with the acquisition of private records and with large transfers of critical government records. These records help us to build our understanding of the history and development of the Peel area.

## **Region of Peel Archives at the Peel Art Gallery, Museum and Archives (PAMA)**

The Archives' responsibility for the preservation of and public access to government records is rooted in provisions found in the *Municipal Act, 2001*, as amended, and the *Municipal Freedom of Information and Protection of Privacy Act* (referred to as *MFIPPA*). The *Municipal Act* stipulates that the Region must retain and preserve the records of the municipality in a secure and accessible manner (including those deemed to possess archival value); and *MFIPPA* requires that "every person has a right to access a record or part of a record in the custody or under the control..." of the Region.

The Archives provides archival services for the Region of Peel, the City of Mississauga, City of Brampton, the Town of Caledon and predecessor municipalities such as the County of Peel (see Appendix I for a listing of current and antecedent municipalities in the Peel area).

### **Stewardship Role:**

The Archives preserves and makes available a collection of more than 1.5 linear kilometres of records, stored in more than 5,000 archival boxes. It also holds approximately two million photographic images and other extensive assets in audiovisual and digital formats. The collection is a rich historical repository documenting multiple facets of life and business in the Region for the last two hundred years, as well as research documenting the pre-colonial history of Peel.

Archival records include the following: council and committee meeting minutes, by-laws, reports, correspondence, postcards, assessment and collector's rolls, legal agreements and deeds, financial ledgers, diaries and journals, maps, plans, drawings, photographs, posters and broadsides, newspapers, audio and video recordings, and much more. As a body, the public and private records of Peel's member municipalities are complementary and often interrelated.

The Archives acquires significant, complementary and highly regarded collections that include: the Wm. Perkins Bull fonds, the records of Ron Duquette and Peel District Public School Board. Families, businesses and organizations trust the Archives to accept and preserve important records like these that otherwise might have been lost, broken up or destroyed.

### **Public Access:**

The Archives also has an important public-facing role. Researchers travel from other regions, provinces, and countries to visit the Archives. Historians, urban planners, archaeologists, authors, scholars, students, genealogists, legal counsel, newcomers to Canada, business-people, artists, and many others access and use the documents in the Archives.

Requests for research and reference services have been generally growing steadily in recent years. The Archives averages about 1050 in-person visitors to the reading room each year. Total research actions over the last three years (i.e. reading room visits, emails, phone calls and correspondence) is broken down in the following chart:

## Region of Peel Archives at the Peel Art Gallery, Museum and Archives (PAMA)

	2017	2018	2019
Total Research Actions	1938	2699	2631
Change up or down year over year:	+70%	+39%	-2%

The jump in reference activity in recent years is possibly due in part to the expanded role of the Archives as the repository of archival government records in Peel, and the expanded profile of the Archives blog series. Despite the complexity and scope of most of these reference requests, generally research actions are handled by staff within one business day.

The Archives has implemented a digitization plan and technology to support management and access to archival records with a Content Management System (CMS) promoting boarder citizen access and open government. Design and development of the new CMS is nearing completion. Implementation of the new CMS, which includes a public access catalogue of our collections, is imminent. Deployment is scheduled for Spring 2020 [dependent on impacts of Covid-19 on municipal operations].

The Archives works with several partners and stakeholders such as public libraries, school boards, historical organizations, Regional and local municipal departments. Collaborations in 2019 included work with Museums of Mississauga and with Brampton Cultural Services on the Arts Walk of Fame.

Working with our community stakeholders and government partners, the Archives provides effective collaboration on a wide range of special projects, off-site exhibits in malls, libraries and community facilities; and provides support for events such as the marking of the end of the Avro Arrow program, Peel's 45<sup>th</sup> anniversary, Canada150 celebrations and assisting our partners with historical research on the naming of municipal assets.

The Peel Archives blog (<https://peelarchivesblog.com/>) has significant exposure with 32,265 views in 2019, readers in about 180 countries, and links from more than 55 prestigious academic and cultural institutions.

### **Current Space Considerations:**

The Archives collection is currently located at 9 Wellington Street, Brampton (the old County Jail) as part of the Peel Art Gallery, Museum and Archives (PAMA). The relationship with Art and Museum has been advantageous overall for the Archives program including greater accessibility, visibility, richness of exhibitions and events at PAMA. This unique partnership represents one of the few of this type across Canada integrating all three services.

However, as the Archives continues to grow, in order to preserve Peel's rich and dynamic community, additional collection storage space with proper HVAC controls, record processing facilities and research space is necessary.

Staff will identify, through the 2021 budget process, a request for leased space to address immediate space needs.

## Region of Peel Archives at the Peel Art Gallery, Museum and Archives (PAMA)

### CONCLUSION

In addition to serving as a historical and community memory resource, information in the Archives safeguards good faith and legally sound relationships between residents and the public service.

The health and availability of its archival program can be considered as a sign of a government's commitment to open government and acts of good will for the current population and future generations.

With that in mind, PAMA is being proactive and projecting future growth and demands on the Archives.

### APPENDICES

Appendix I – Current and Antecedent Municipalities in the Peel Area (2019)

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*For further information regarding this report, please contact Karla Hale, Director, Community Connections, Ext. 4998, [Karla.Hale@peelregion.ca](mailto:Karla.Hale@peelregion.ca).*

*Authored By: Jim Leonard, Regional Archivist*

***Reviewed and/or approved in workflow by:***

Department Commissioner and Division Director.

Final approval is by the Chief Administrative Officer.



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N. Polsinelli, Interim Chief Administrative Officer

**Appendix I**

**Region of Peel Archives at the Peel Art Gallery, Museum and Archives (PAMA)**

Municipality name	Dates active
Region of Peel	1974-Present
City of Mississauga	1974-Present
City of Brampton	1974-Present
Town of Caledon	1974-Present
United Counties of York, Ontario, and Peel	1852-1854
United Counties of York and Peel	1854-1866
County of Peel	1867-1973
Township of Toronto	1850-1967
Township of Chinguacousy	1850-1973
Township of Toronto Gore	1850-1973
Township of Albion	1850-1973
Township of Caledon	1850-1973
Police Village of Port Credit	1909-1913
Police Village of Malton	1913-1968
Police Village of Alton	1901-1973
Police Village of Caledon	1960-1973
Police Village of Inglewood	1902-1973
Police Village of Palgrave	1910-1973
Police Village of Caledon East	1912-1956
Village of Brampton	1853-1873
Village of Port Credit	1914-1960
Village of Bolton	1872-1973
Village of Streetsville	1858-1961
Village of Caledon East	1957-1973
Town of Streetsville	1962-1973
Town of Port Credit	1961-1973
Town of Brampton	1873-1973
Town of Mississauga	1968-1974

# Current and antecedent municipalities in the Peel area

Left: Listing of all current (2019) and antecedent municipalities that have existed in Peel.

Below: a graphic representation of the municipalities that were dissolved at the end of 1973 with the creation of the Region of Peel, City of Mississauga, City of Brampton, and Town of Caledon.

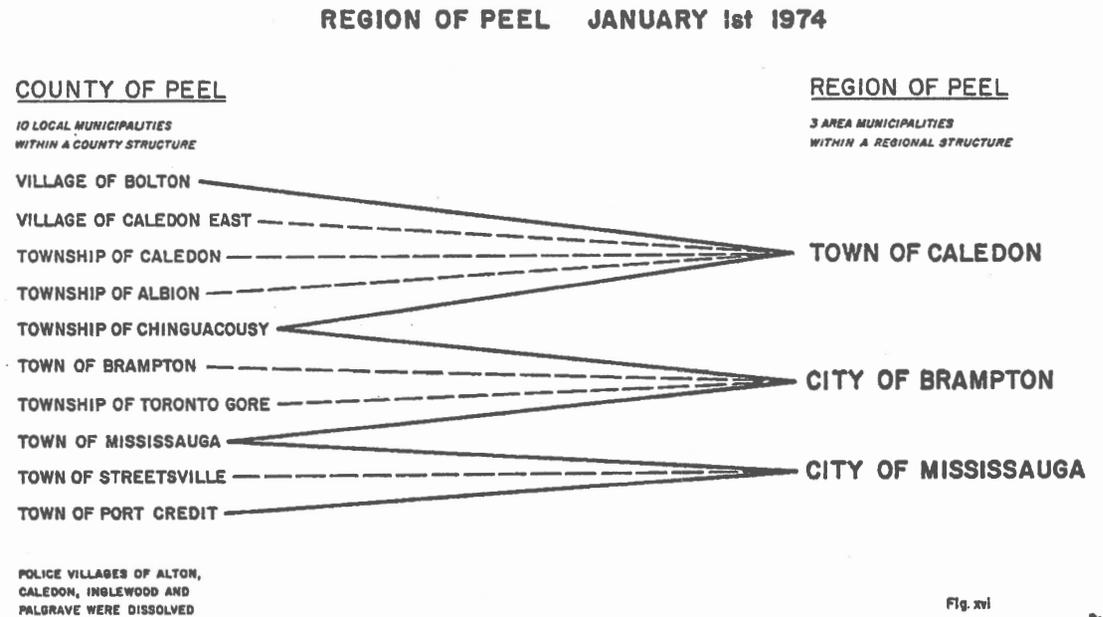


Fig. xvi  
REGION OF PEEL 1976 PLANNING DEPARTMENT 449 P-A7654

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**REPORT TITLE: Amendment to the Region of Peel Traffic By-law 15-2013 to Implement All-Way Stop Control at the Intersections of Regional Road 1 and Regional Road 12; and at Regional Road 1 and Boston Mills Road, Town of Caledon, Wards 1 and 2**

**FROM: Andrew Farr, Acting Commissioner of Public Works**  
Select a Commissioner

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### **RECOMMENDATION**

**That a by-law be enacted to implement stop control for all four directions of travel (All-Way Stop) on Regional Road 1 (Mississauga Road) at Regional Road 12 (Olde Base Line Road), and Regional Road 1 (Mississauga Road) at Boston Mills Road;**

**And further, that the necessary by-law be presented for enactment;**

**And further, that the Ontario Provincial Police and the Town of Caledon be advised.**

### **REPORT HIGHLIGHTS**

- An Environmental Assessment completed in June of 2014 for the reconstruction of Mississauga Road/Old Main Street reviewed the option of converting the intersection of Mississauga Road and Olde Base Line Road from a Two-Way Stop to All-Way Stop control as a safety enhancement but found that it was not warranted.
- Recent resident inquiries prompted staff to undertake a supplementary review with the most recent data and an expanded study area which included all unsignalized intersections on Mississauga Road within the Town of Caledon limits.
- Staff findings recommend converting the intersection of Mississauga Road at Olde Base Line Road and Mississauga Road at Boston Mills Road from a Two-Way Stop to All-Way Stop control.
- Modification to the existing flashing beacon on Mississauga Road and Olde Base Line Road and the implementation of a new flashing beacon on Mississauga Road and Boston Mills Road will provide enhanced notification to motorists of the new All-Way Stop control. The flashing beacons at both locations will have flashing all-red signal indications in all directions.
- The recommendations are consistent with and support the Region of Peel's adoption of the Vision Zero framework.

**Amendment to the Region of Peel Traffic By-law 15-2013 to Implement All-Way Stop Control at the Intersections of Regional Road 1 and Regional Road 12; and at Regional Road 1 and Boston Mills Road, Town of Caledon, Wards 1 and 2**

**DISCUSSION**

**1. Background**

The Region’s Environmental Assessment report completed in June of 2014 for the reconstruction of Mississauga Road/Old Main Street reviewed the option of converting traffic control at the intersection of Mississauga Road at Olde Base Line Road from a Two-Way Stop to an All-Way Stop in an effort to enhance the level of safety for road users (see Appendix I). The Environmental Assessment found that the number of reported collisions and existing traffic volumes were not insignificant, yet not high enough to warrant a conversion to All-Way Stop Control. Recent resident inquiries prompted staff to undertake a supplementary review with the most recent data and an expanded study area which included all unsignalized intersections on Mississauga Road within the Town of Caledon limits.

**2. Findings**

The All-Way Stop Warrant contained within the Ontario Traffic Manual Guideline is a standardized method that is used by the industry to determine the appropriate traffic control device at a specific intersection on a roadway. The All-Way Stop Warrant evaluates a number of components including Traffic Volumes, Volume Splits, Collision History and driver sightlines; if any, or a combination of, these components are not met then it can be recommended to convert the traffic control to an All-Way Stop.

Staff completed the supplementary intersection review with the most recent data and an expanded study area which included all unsignalized intersections on Mississauga Road within the Town of Caledon limits. Based on Region of Peel staff findings, it is recommended that the intersections of Mississauga Road at Olde Base Line Road and Mississauga Road at Boston Mills Road be converted from a ‘Two-Way Stop’ to an ‘All-Way Stop’ traffic control type. A summary of the study results is provided below.

**All-Way Stop Warrant - Intersections of Mississauga Road at Olde Base Line Road and Mississauga Road at Boston Mills Road**

<b>Warrant Components</b>	<b>Mississauga Road at Olde Base Line Road</b>	<b>Mississauga Road at Boston Mills Road</b>
	<b>Warranted</b>	<b>Warranted</b>
<b>Traffic Volume</b>	Yes	Yes
<b>Volume Split</b>	Yes	No
<b>Collisions</b>	No	No
<b>Sightlines</b>	No	Yes

Furthermore, it is necessary to convert the existing overhanging flashing beacon from amber to red on Mississauga Road at Olde Base line and install a new overhanging flashing beacon at Mississauga Road and Boston Mills Road to provide enhanced notification to motorists of the new All-Way Stop control. The flashing beacons at both locations will have flashing all-red signal indications in all directions.

**Amendment to the Region of Peel Traffic By-law 15-2013 to Implement All-Way Stop Control at the Intersections of Regional Road 1 and Regional Road 12; and at Regional Road 1 and Boston Mills Road, Town of Caledon, Wards 1 and 2**

**RISK CONSIDERATIONS**

Implementing All-Way Stop control at the intersections of Mississauga Road at Olde Base Line Road and Mississauga Road at Boston Mills Road is warranted based on the findings of the review completed by staff. If these traffic control measures are not implemented then it may have negative impact on the safe operation of traffic at the intersection, thus increasing the risk of collisions. It may also have an adverse impact on the implementation of our Vision Zero strategy to reduce fatal collisions on Regional Roads.

**FINANCIAL IMPLICATIONS**

The proposed improvements such as signs, pavement markings, and overhanging signal beacons at both intersections can be accommodated within the existing approved budget.

**CONCLUSION**

An amendment to the Region of Peel Traffic By-law 15-2013 is required to implement All-Way Stop control at the intersections of Mississauga Road at Olde Base Line Road and Mississauga Road at Boston Mills Road.

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**APPENDICES**

Appendix I – Amendment to the Region of Peel Traffic By-law 15-2013 to implement All-Way Stop control at the intersections of Regional Road 1 (Mississauga Road) and Regional Road 12 (Olde Base Line Road); and at Regional Road 1 (Mississauga Road) and Boston Mills Road

*For further information regarding this report, please contact Nathan Sinka, Technical Analyst, Traffic Operations, extension 7863, [nathan.sinka@peelregion.ca](mailto:nathan.sinka@peelregion.ca).*

*Authored By: Nathan Sinka*

*Reviewed and/or approved in workflow by:*

Department Commissioners, Division Directors and Legal Services.

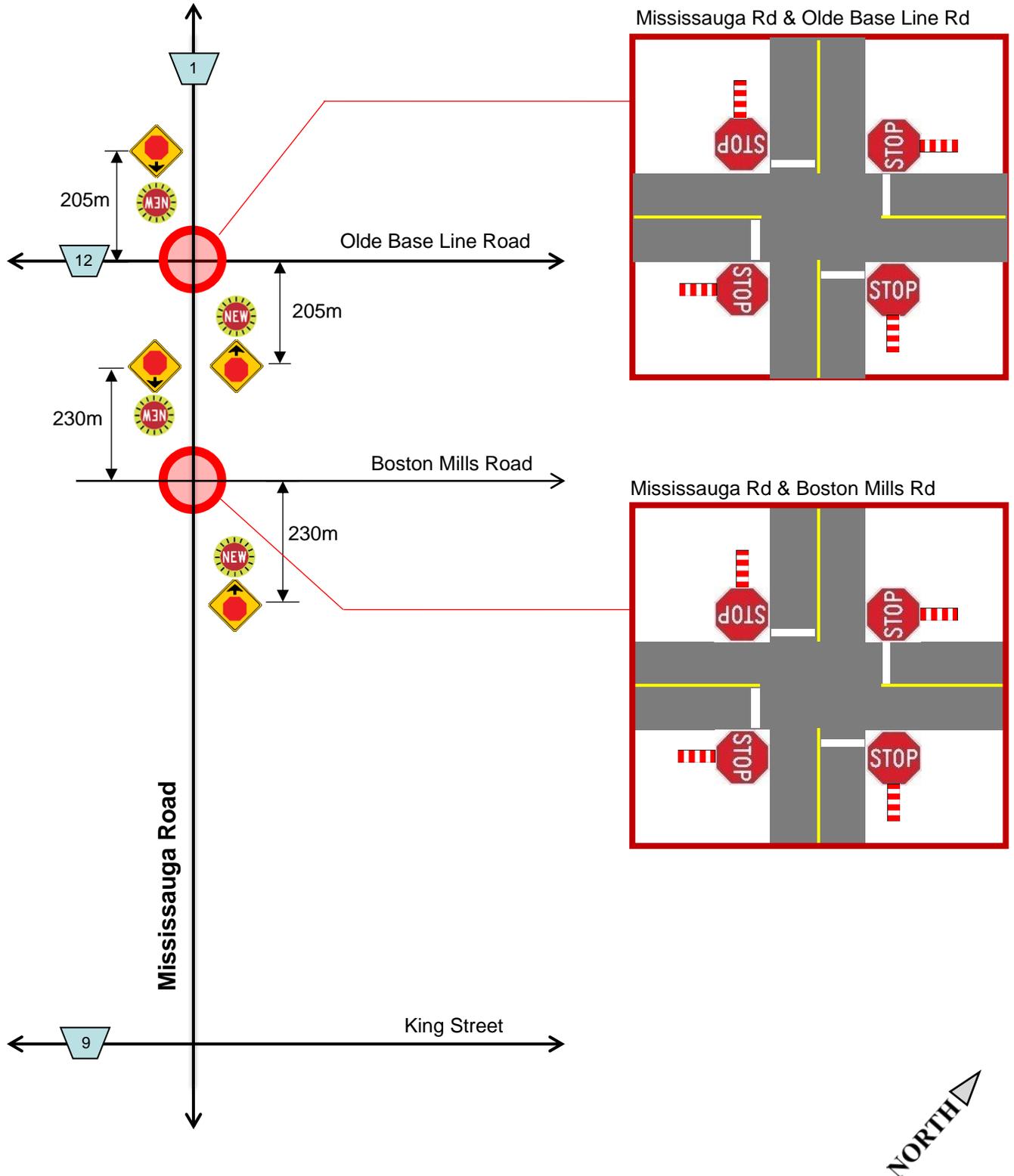
Final approval is by the Chief Administrative Officer.



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N. Polsinelli, Interim Chief Administrative Officer

**APPENDIX I**  
**Amendment to the Region of Peel Traffic By-law 15-2013 to Implement All-Way Stop Control at the Intersections of Regional Road 1 and Regional Road 12; and at Regional Road 1 and Boston Mills Road, Town of Caledon, Wards 1 and 2**



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**REPORT TITLE: Request for Additional Funds and Award of Contract for Construction of a 1200 MM Sanitary Sewer on Kennedy Road North and Conservation Drive, City of Brampton, Ward 2**

**FROM: Andrew Farr, Acting Commissioner of Public Works**

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## **RECOMMENDATION**

**That the contract (Document 2019-094T) for the construction of a 1200 mm sanitary sewer on Kennedy Road and Conservation Drive, City of Brampton, be awarded to Ward & Burke Microtunnelling Ltd. in the amount of \$26,448,638.50 (excluding applicable taxes), in accordance with Procurement By-law 30-2018, as amended;**

**And further, that the budget for Capital Project 15-2153 for the construction of a 1200 mm sanitary sewer on Kennedy Road North and Conservation Drive be increased from \$17,816,000 to \$27,000,000, financed from Development Charge Reserve Fund for Wastewater R3525 in order to proceed with current tender pricing.**

## **REPORT HIGHLIGHTS**

- A 1200 mm sanitary sewer on Kennedy Road North and Conservation Drive was identified in the Water and Wastewater Servicing Master Plan to service Mayfield West Phase 1 and Partacc Gate Kennedy Developments.
- The Region of Peel issued Document Number 2019-0941 which closed on January 20, 2020.
- The lowest bid exceeds the approved project budget.
- Additional funds are required under Capital Project 15-2153 in the amount of \$9,184,000 to allow the contract to be awarded to the lowest compliant bidder, Ward & Burke Microtunnelling Ltd.

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## **DISCUSSION**

### **1. Background**

A sanitary sewer on Kennedy Road North and Conservation Drive, required to service future growth in greenfield areas in Brampton, was identified in the Water and Wastewater Servicing Master Plan. Specifically, the new sewer is proposed to service new development in Mayfield West Phase 1, as well as the Partacc Gate Kennedy Developments at the southwest corner of Mayfield Road and Kennedy Road in the City of Brampton as shown in Appendix I.

## **Request for Additional Funds and Award of Contract for Construction of a 1200 MM Sanitary Sewer on Kennedy Road North and Conservation Drive, City of Brampton, Ward 2**

In September 2018, the Region of Peel awarded a contract to EXP Services Inc. to provide professional engineering services for detailed design and contract administration services for the sanitary sewer.

In November 2019, a Request for Tender was issued to retain a vendor to complete the construction of approximately 2,055 m of 1200 mm diameter concrete pressure pipe sanitary sewer by microtunneling methods. The project also includes additional segments of 600 mm, 525 mm, and 300 mm diameter sanitary sewer installations by open-cut methods.

The two-stage prequalification and tendering process resulted in six tender submissions, four of which demonstrated suitable, previous experience. Pricing submissions were as follows:

<b>Vendor</b>	<b>Bid Price</b>
Ward & Burke Microtunnelling Ltd.	\$ 26,448,638.50
Dibco Underground Ltd.	\$ 27,156,289.40
Drainstar Contracting Ltd.	\$ 28,607,204.50
McNally Construction Inc.	\$ 29,154,058.50

Ward & Burke Microtunnelling Ltd. submitted the lowest compliant bid at \$26,448,638.50 which is higher than the current project budget of \$17,816,000.

Tender submissions were reviewed by the consultant and Region staff in detail to determine where the bids varied from the original Engineer's Estimate. The review revealed the following major differences:

### **Oversight in Consultant Estimate**

In the Engineer's Estimate, the consultant used prices from three previous construction projects tendered by the Region of Peel. The geotechnical investigation performed during design identified that challenging ground conditions will be encountered in this project. The risk associated with the difficult ground conditions was not included in the Engineer's Estimate.

EXP Services Inc. has acknowledged the oversight in the Engineer's Estimate and based on previous good performance, staff trust they have put proper oversight in place to prevent a re-occurrence. As staff believe the tender prices are fair and reflective of current market conditions, the Region has not incurred any direct cost as a result of any error. Staff does not recommend any recourse as it relates to EXP Services Inc. for the oversight.

The oversight related to ground conditions, resulted in approximately 40 per cent of the difference.

### **Increase in Construction Material and Labour Costs**

In 2019, the United States increased tariffs on all imports increasing the costs of some common construction materials, in particular, metals and steel. The concrete pressure pipe to be used in the sanitary sewer pipe and maintenance holes is made up, in large

## **Request for Additional Funds and Award of Contract for Construction of a 1200 MM Sanitary Sewer on Kennedy Road North and Conservation Drive, City of Brampton, Ward 2**

part, of steel. EXP Services Inc. contacted two concrete pressure pipe suppliers regarding the retail value of concrete pressure pipes and they confirmed that the prices, in general, have seen a market increase over the past few years due to the increased material costs.

The increase in raw materials represents approximately 25 per cent of the difference.

The previous estimates used by the consultant were based on 2017/ 2018 projects and did not account for significant inflation related to construction costs, especially labour rates, in the Greater Toronto Area over the past two to three years.

Inflation represents approximately 25 per cent of the difference.

### **New Wastewater Design Standards**

The Region's updated wastewater design standards are intended to reduce Inflow and Infiltration into the sanitary sewer system. Reducing Inflow and Infiltration mitigates impacts to long term operations and maintenance and extends the life of sanitary sewer assets. The new standards require more robust methods of pipe installation and specialized pipe designs.

Updates to the Region's design standards represent approximately 10 per cent of the difference.

Based on the three contributing factors outlined above, it is not believed that cancelling this tender process and reissuing a new tender for these specialized works will achieve a materially different result. Staff believe that the bid prices reflect up to date industry pricing.

### **RISK CONSIDERATIONS**

This project is required to service the Mayfield West Development Phase 1, and more immediately the two Partacc Gate Kennedy Developments projects at the southwest corner of Mayfield Road and Kennedy Road in the City of Brampton.

The Region of Peel has been working with Partacc Gate Kennedy Developments throughout the detailed design of this project and the Region has obtained a temporary easement from the Developer that expires on June 30, 2021. The developer is waiting for this sewer to be completed as expeditiously as possible so that the development can be serviced by connecting to this sanitary sewer.

The existing sanitary sewer system does not have the capacity to service this new development. The current Water and Wastewater Servicing Master Plan identified this sewer as required to service a population of approximately 20,000 by 2041. If the sanitary sewer on Kennedy Road North and Conservation Drive is not constructed or is delayed, the Partacc Gate Kennedy Developments cannot proceed. Additional development in the planned service area would also be required to be deferred.

Staff will also continue to assess the potential financial risk on other major infrastructure projects in the current capital program. Staff are reviewing current and future cost estimates to ensure

**Request for Additional Funds and Award of Contract for Construction of a 1200 MM Sanitary Sewer on Kennedy Road North and Conservation Drive, City of Brampton, Ward 2**

they account for the discrepancies noted between the original Engineer's Estimate and the actual bid prices noted in this report.

**FINANCIAL IMPLICATIONS**

Capital Project 15-2153 requires an increase of \$9,184,000 to a total of \$27,000,000 to award the construction services to Ward & Burke Microtunnelling Ltd. in the amount of \$26,448,638.50 and to account for contingencies and unforeseen issues during construction. The additional \$9,184,000 will be financed from the Development Charge Reserve Fund for Wastewater R3525.

In accordance with Procurement By-law 30-2018, as amended, the process for requesting additional funds and authority to approve awards requires Regional Council approval.

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**APPENDICES**

Appendix I – Proposed 1200 mm Sanitary Sewer on Kennedy Road North and Conservation Drive

*For further information regarding this report, please contact Andrea Pitura, Capital Works, Wastewater Collection and Conveyance, Ext. 3524, [andrea.pitura@peelregion.ca](mailto:andrea.pitura@peelregion.ca)*

*Authored By: Andrea Pitura, Manager, Capital Works, Wastewater Collection and Conveyance*

*Reviewed and/or approved in workflow by:*

Department Commissioner, Division Director, Financial Support Unit and Procurement

Final approval is by the Chief Administrative Officer.

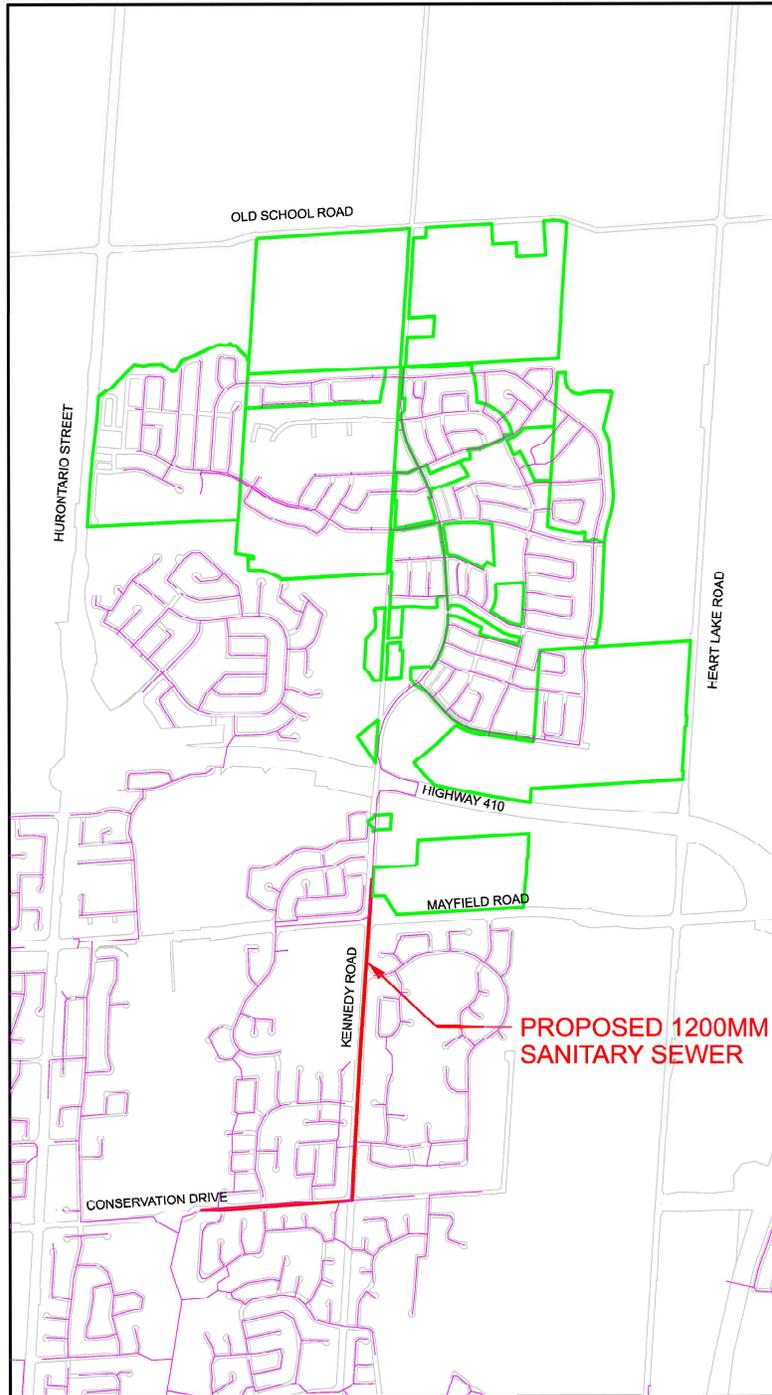


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N. Polsinelli, Interim Chief Administrative Officer

# APPENDIX I

Request for Additional Funds and Award of Contract for Construction of a 1200 MM Sanitary Sewer on Kennedy Road North and Conservation Drive, City of Brampton, Ward 2



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**REPORT TITLE:**     **Lakeview Village Community – Update on Interim Odour Control Improvements at G. E. Booth Wastewater Treatment Plant, City of Mississauga, Ward 1**

**FROM:**                 Andrew Farr, Acting Commissioner of Public Works

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## **RECOMMENDATION**

**That the Commissioner of Public Works be authorized to enter into an agreement with the Lakeview Community Partners Limited for financial contributions to interim odour control improvements at the G.E. Booth Wastewater Treatment Plant on business terms satisfactory to the Commissioner of Public Works and on legal terms satisfactory to the Regional Solicitor.**

## **REPORT HIGHLIGHTS**

- Through the review of the development applications for the proposed Lakeview Village community, located at 1082 Lakeshore Road East, staff are assessing the proximity of the proposed development to the G.E. Booth Wastewater Treatment Facility with respect to odour emissions.
  - Staff have completed a study which includes interim and long-term recommendations for odour control improvements to the plant.
  - The Lakeview Village Partners have reviewed the staff study and recommendations for odour mitigation and committed to fund, at their sole cost, the identified interim odour control improvements to the plant.
  - An agreement must be executed with the Lakeview Community Partners Limited to facilitate completion of the design and construction of the interim odour control improvements and recover the additional costs.
  - Staff will be reporting to Council related to the technical and financial aspects related to the longer-term recommendations for odour control improvements later in 2020.
- 

## **DISCUSSION**

### **1. Background**

The proposed Lakeview Village Community located at 1082 Lakeshore Road East is proceeding through a series of development application processes with input from City of Mississauga and Region of Peel staff as well as other agencies. In the report titled, “Lakeview Village Community Overview of Components of the Proposed Development with Regional Interest” heard at the December 19, 2019 Regional Council meeting, staff provided an overview of the proposed development, status of the review and highlights on the key matters considered by the Region.

## **Lakeview Village Community – Update on Interim Odour Control Improvements at G. E. Booth Wastewater Treatment Plant, City of Mississauga, Ward 1**

Staff committed to updating Regional Council on these key matters and were directed to report back on how odour emissions can be addressed at G.E. Booth Wastewater Treatment Plant on an interim and long-term basis.

This report recommends interim odour control improvements at the facility, that once initiated, could be operational within 12-18 months. A future report will provide additional information regarding the technical and financial aspects related to longer-term solutions for odour control.

### **2. Proposed Direction for Interim Work**

Region staff undertook a technical study to identify plant improvements that may be required to mitigate the impacts of odour on the future development and the community at large. The proposed work is divided into interim and longer-term solutions.

The interim solution includes a partial covering of the existing Plant 1 primary clarifiers and an additional odour treatment system. The developer recognizes the immediate benefit of this work and have requested that it be advanced immediately at their exclusive cost. The estimated value of the work, including permits, design and construction is \$366,000.

Staff will work with the developer to finalize the design, schedule and costs and will enter into an agreement to complete the work and recover the Region's costs.

As part of a larger plant expansion project, the Region currently has active construction on the plant property. In order to expedite the work, staff propose adding this new work to the current scope of work for the consultant and contractors working on site.

### **RISK CONSIDERATIONS**

Any delay in implementation could impact the application approval timelines for the development. As proposed above, in order to complete the work as quickly as possible, staff are amending existing engineering and construction contracts for vendors already working at the facility.

The recommended upgrades are only interim in nature and are a component of a larger-scale mitigation strategy for the facility. Interim odour control work on existing Plant 1 will not fully mitigate odour emissions from the facility. A broader longer-term solution will be proposed later in 2020.

### **FINANCIAL IMPLICATIONS**

The cost of the work, including permits, design and construction will be recovered from the developer. These costs will be detailed in the agreement to ensure all costs for the interim solution are captured.

**Lakeview Village Community – Update on Interim Odour Control Improvements at G. E. Booth Wastewater Treatment Plant, City of Mississauga, Ward 1**

**APPENDICES**

Appendix I - Phase 1: Interim Odour Control Upgrades

*For further information regarding this report, please contact John Hardcastle, Director, Development Services, Ext. 4418, john.hardcastle@peelregion.ca, or Anthony Parente, General Manager, Water and Wastewater Division, Ext.7833, anthony.parente@peelregion.ca*

*Authored By: Christina Marzo, Manager, Development Services*

*Reviewed and/or approved in workflow by:*

Department Commissioner, Division Director, Financial Support Unit and Legal Services.

Final approval is by the Chief Administrative Officer.



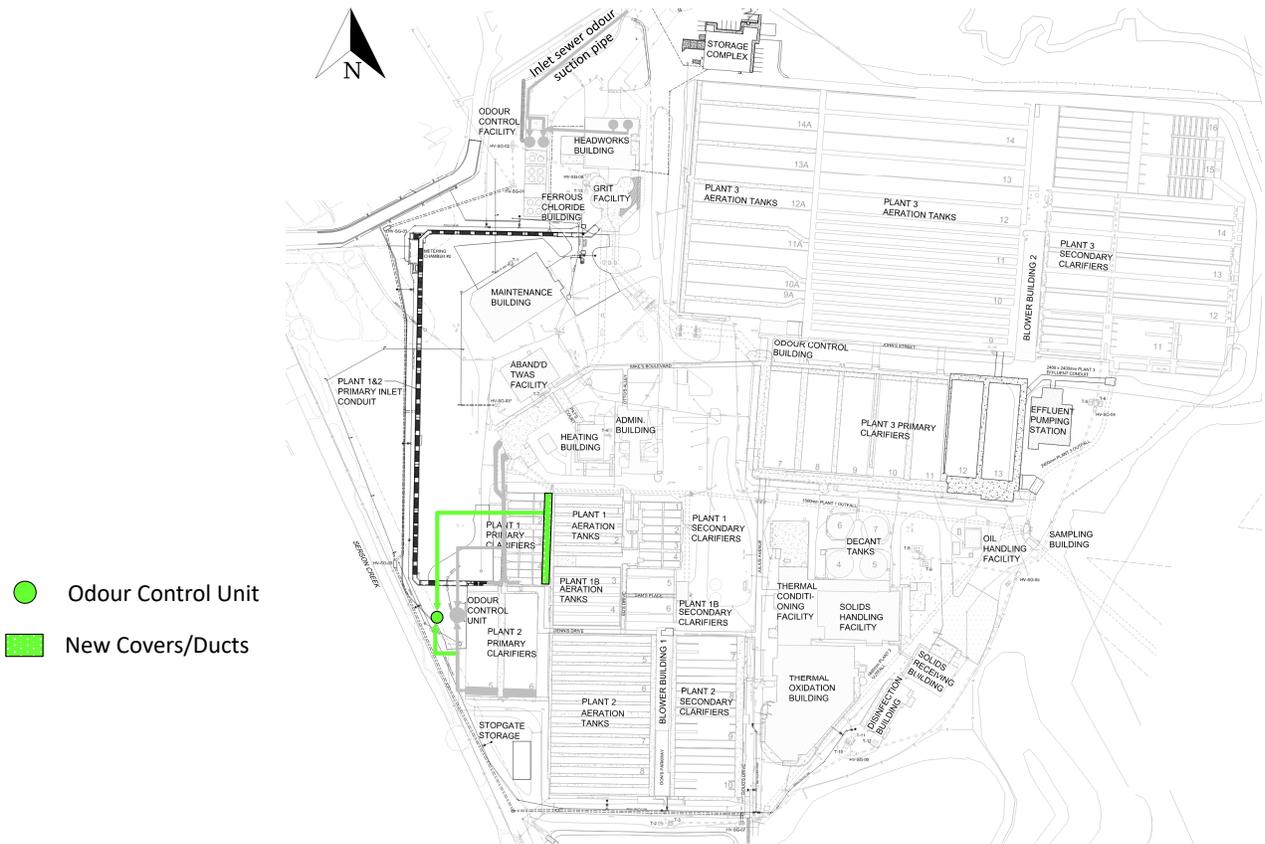
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N. Polsinelli, Interim Chief Administrative Officer



## LAKEVIEW VILLAGE COMMUNITY - UPDATE ON INTERIM ODOUR CONTROL AT G. E. BOOTH WASTEWATER TREATMENT PLANT CITY OF MISSISSAUGA, WARD 1

### Interim Upgrades



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REPORT TITLE: **Service Level Housing Subsidy Agreements – Federal Housing Providers in Peel**

FROM: Janice Sheehy, Commissioner of Human Services

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## **RECOMMENDATION**

**That the Director of Housing Services, or his or her designate, be authorized to enter into and execute new Service Level Housing Subsidy Agreements and any related amendments and extensions, together with such further agreements and ancillary documents that may be required, with federal housing providers, on business terms satisfactory to the Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor.**

## **REPORT HIGHLIGHTS**

- There are 48 housing providers in the Community Housing System in Peel Region.
- Six of these providers are classified as federal housing providers.
- All operating agreements with the federal housing providers in Peel will come to an end by 2026.
- Through this report, staff is seeking Council approval to enter into new agreements with the six federal housing providers.
- The new agreements will retain 656 affordable rental units, including 198 subsidized units in the Community Housing System in Peel.

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## **DISCUSSION**

### **1. Background**

In 2018, Regional Council approved the renewed 10-Year Peel Housing and Homelessness Plan. One of the strategies within the plan is to “Optimize Existing Stock” which involves keeping existing units within the Community Housing System. The Community Housing System in Peel includes 48 community housing providers. Six of these providers were developed using funding from the federal government and are therefore classified as federal housing providers.

Peel Housing Corporation and 40 other community providers are considered provincial housing providers because they are legislated under the provincial *Housing Services Act, 2011*. The Region of Peel owns several affordable housing buildings that also contribute to the community housing system.

Federal housing providers are important partners within the current housing system. These six federal providers have operating agreements that will expire on or before 2026. Without new agreements in place, 656 affordable units including 198 subsidized units would need to

## Service Level Housing Subsidy Agreements – Federal Housing Providers in Peel

be replaced elsewhere within the housing system in order to maintain Peel Region’s legislated service levels of 8424 units.

In order to retain these units in the housing system, Regional staff met with the Board of Directors of each federal provider. All providers indicated that they want to continue partnering with the Region, therefore new Service Level Housing Subsidy Agreements have been developed.

Through this report, staff is seeking Council authority to enter into new agreements with each federal housing provider.

Currently the *Housing Services Act, 2011* does not have an expiry clause for any of the provincial housing providers therefore they are not part of this request. Regional staff is working with the Province and other Service Managers to investigate the impact of future legislative changes. If legislative changes are proposed, a Council report will be provided.

### 2. Proposed Direction

Subject to Regional Council approval, staff will execute the new agreements with each federal housing provider. These agreements have terms around funding, operating provisions, reporting requirements and RGI administration. In addition, the services and resources that the Region has in place today such as technical support and access to Peel’s Capital Infrastructure Loan program have been made available to the federal providers.

The Agreements include the following:

- A 10-year commitment from the time of signing with the possibility of a 5-year extension, if both parties agree.
- The provider must follow the *Housing Services Act, 2011* and comply with Region of Peel Housing Policies.
- Providers must use the Centralized Wait List to fill units.
- The Service Manager will provide subsidy dollars, which will be used to meet the housing provider’s “subsidized unit” target.
- The Service Manager will provide an administration subsidy to the provider in the amount of \$4.50 per unit/per month to administer the program.

Details of the units by provider are outlined as follows:

Provider	Total Units	RGI Target
Wavel Villa (Clarkson)	88	20
Westminster	190	25
Grace Court	65	42
Living Waters	110	65
Montevideo	80	18

## Service Level Housing Subsidy Agreements – Federal Housing Providers in Peel

Provider	Total Units	RGI Target
The Heritage	123	28
<b>Total</b>	<b>656</b>	<b>198</b>

### RISK CONSIDERATIONS

Without an agreement in place with our federal partners there is a risk that these providers may convert units to more profitable forms of accommodation such as private retirement homes, condos or private rental housing. The September 24, 2017 information report presented to Council titled “End of Operating Agreements – Community Federal Housing Providers in Peel” indicated that there were 7 community federal housing providers; one of these providers has since terminated their partnership with the Region to pursue other opportunities as mentioned above.

### FINANCIAL IMPLICATIONS

The new Service Level Housing Subsidy Agreements will be entered into with the federal housing providers, enabling the payment of subsidy to the providers under a revised funding formula, based on actual RGI units and an administration subsidy. Many housing providers are under their RGI target resulting in surplus funds. Therefore, these agreements can be executed with no net impact on the Housing Support operating budget. Work continues with the providers to reach their RGI targets. This will be a slow process taking several years. Changes can only be made upon turnover of units, and the rate of turnover is low. It is anticipated that there are no net financial impacts in the near term.

Funding received from the new Canada-Ontario Community Housing Initiative will be used to offset reduced federal funding in year 2021 and 2022.

### CONCLUSION

All federal housing providers in Peel have or will see their operating agreements come to an end by year 2026. The new proposed Service Level Housing Subsidy Agreements are needed to keep these providers in the Community Housing System. By signing the agreements, 656 affordable rental units are retained in the system, including 198 units that are subsidized.

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*For further information regarding this report, please contact Aileen Baird, Director, Housing Services, Ext. 1898, [aileen.baird@peelregion.ca](mailto:aileen.baird@peelregion.ca).*

*Authored By: Natasha Silva*

*Reviewed and/or approved in workflow by:*

Department Commissioner, Division Director, Financial Support Unit and Legal Services.

**Service Level Housing Subsidy Agreements – Federal Housing Providers in Peel**

Final approval is by the Chief Administrative Officer.

A handwritten signature in black ink, reading "Nancy Polsinelli". The signature is written in a cursive style with a large initial "N".

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N. Polsinelli, Interim Chief Administrative Officer

THE REGIONAL MUNICIPALITY OF PEEL

BY-LAW NUMBER 32-2020

**A by-law to implement a four-way stop at the intersections of Regional Road 1 (Mississauga Road) at Regional Road 12 (Olde Base Line Road) and Regional Road 1 (Mississauga Road) at Boston Mills Road; and, to amend By-law Number 15-2013 being a by-law to regulate traffic on roads under the jurisdiction of The Regional Municipality of Peel.**

WHEREAS under the provisions of section 11(3) of the *Municipal Act, S.O. 2001*, Chapter 25, as amended, the Council of the Regional Corporation may pass by-laws respecting Highways, including parking and traffic on highways, under the jurisdiction of The Regional Municipality of Peel (“the Regional Corporation”);

AND WHEREAS, the Council of the Regional Corporation on the 24<sup>th</sup> day of January 2013 passed By-law 15-2013 to consolidate the by-laws that regulate traffic on roads under jurisdiction of The Regional Municipality of Peel;

AND WHEREAS, the Council of The Regional Municipality of Peel has by resolution passed on the 23<sup>rd</sup> day of April, 2020, authorized the enactment of a by-law to implement a four-way stop at the intersections of Regional Road 1 (Mississauga Road) at Regional Road 12 (Olde Base Line Road) and Regional Road 1 (Mississauga Road) at Boston Mills Road;

NOW THEREFORE, the Council of the Regional Corporation enacts as follows:

1. That Part 8 of Schedule A of By-law 15-2013 is amended by deleting the following:

Regional Road No.	From	To
1	The north limit of North Sheridan Way	The south limit of Regional Road 11

2. That Part 8 of Schedule A of By-law 15-2013 is amended by adding the following:

Regional Road No.	From	To
1	The north limit of North Sheridan Way	The south limit of Boston Mills Road
1	The north limit of Boston Mills Road	The south limit of Regional Road 12
1	The north limit of Regional Road 12	The south limit of Regional Road 11

**By-law Number 32-2020**

3. That Part 9 of Schedule A of By-law 15-2013 is amended by adding the following:

Column 1	Column 2
Intersection	Facing Traffic
Regional Road 1 and Regional Road 12	Northbound on Regional Road 1
Regional Road 1 and Regional Road 12	Southbound on Regional Road 1
Regional Road 1 and Boston Mills Road	Northbound on Regional Road 1
Regional Road 1 and Boston Mills Road	Southbound on Regional Road 1
Regional Road 1 and Boston Mills Road	Westbound on Boston Mills Road
Regional Road 1 and Boston Mills Road	Eastbound on Boston Mills Road

READ THREE TIMES AND PASSED IN OPEN COUNCIL this 23<sup>rd</sup> day of April 2020.

\_\_\_\_\_  
Regional Clerk

\_\_\_\_\_  
Regional Chair

THE REGIONAL MUNICIPALITY OF PEEL

BY-LAW NUMBER 33-2020

**A by-law to authorize the Regional Chair and the Regional Clerk to execute a Letter of Agreement between the Province of Ontario and the Regional Municipality of Peel related to funding provided by the Province of Ontario to the Regional Municipality of Peel under the Dedicated Gas Tax Funds for Public Transportation Program for 2019/2020.**

WHEREAS, in October 2004 the Province of Ontario announced dedicating provincial gas tax funds under the Dedicated Gas Tax Funds for Public Transportation Programs in order to increase public transportation ridership;

AND WHEREAS, the Province of Ontario has made the Provincial Gas Tax Funds for Public Transportation permanent as per the passing and proclamation of the Dedicated Funding for Public Transportation Act, 2013;

AND WHEREAS, the Province is expected to provide 2.0 cents per litre from April 2019 to March 2020 to the Dedicated Gas Tax Funds for Public Transportation Program;

AND WHEREAS, the Province will be allocating the gas tax revenues based on 70 per cent transit ridership and 30 per cent municipal population;

AND WHEREAS, the Regional Municipality of Peel is estimated to receive \$540,467 from April 2019 to March 2020 under the program for the TransHelp service;

AND WHEREAS, the Province of Ontario will release a payment of \$405,350 to the Regional Municipality of Peel upon receipt of the signed Letter of Agreement and related authorizing by-law, and will provide the remaining payment(s) thereafter;

AND WHEREAS, the Regional Municipality of Peel is required to execute a Letter of Agreement with Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Transportation for the Province of Ontario in order to receive the funding;

AND WHEREAS, the Letter of Agreement provides that gas tax funds, including all interest earned, be kept in a dedicated gas tax funds reserve account and remain the property of the Ministry of Transportation pending payment of costs for eligible public transportation expenditures;

AND WHEREAS, the Regional Municipality of Peel is required to adhere to the reporting and accountability measures set out in the Letter of Agreement and the 2019/2020 Guidelines and Requirements, including demonstrating that these payments are current prior to the release of the Dedicated Gas Tax Funds;

NOW THEREFORE, the Council of the Regional Corporation enacts as follows:

1. That the Regional Chair and the Regional Clerk are authorized to execute the Dedicated Gas Tax Funds for Public Transportation Program Letter of Agreement substantially in the form set out in Schedule A attached hereto.

READ THREE TIMES AND PASSED IN OPEN COUNCIL this 23<sup>rd</sup> day of April, 2020.

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Regional Clerk

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Regional Chair

Ministry of  
Transportation

Office of the Minister

777 Bay Street, 5<sup>th</sup> Floor  
Toronto ON M7A 1Z8  
416 327-9200  
www.ontario.ca/transportation

**MAR 12 2020**

Ministère des  
Transports

Bureau de la ministre

777, rue Bay, 5<sup>e</sup> étage  
Toronto ON M7A 1Z8  
416 327-9200  
www.ontario.ca/transports



Regional Chair Nando Iannicca  
Regional Municipality of Peel  
10 Peel Centre Drive  
Brampton ON L6T 4B9

Dear Regional Chair Iannicca:

**RE: Dedicated Gas Tax Funds for Public Transportation Program**

This Letter of Agreement between the **Regional Municipality of Peel** (the "Municipality") and Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Transportation for the Province of Ontario (the "Ministry"), sets out the terms and conditions for the provision and use of dedicated gas tax funds under the Dedicated Gas Tax Funds for Public Transportation Program (the "Program"). Under the Program, the Province of Ontario provides two cents out of the provincial gas tax to municipalities to improve Ontario's transportation network and support economic development in communities for public transportation expenditures.

The Ministry intends to provide dedicated gas tax funds to the Municipality in accordance with the terms and conditions set out in this Letter of Agreement and the enclosed Dedicated Gas Tax Funds for Public Transportation Program 2019/2020 Guidelines and Requirements (the "guidelines and requirements").

In consideration of the mutual covenants and agreements contained in this Letter of Agreement and the guidelines and requirements, which the Municipality has reviewed and understands and are hereby incorporated by reference, and other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Ministry and the Municipality agree as follows:

1. To support local public transportation services in the Municipality, the Ministry agrees to provide funding to the Municipality under the Program to a maximum amount of up to **\$540,467** ("the "Maximum Funds") in accordance with, and subject to, the terms and conditions set out in this Letter of Agreement and, for greater clarity, the guidelines and requirements.
2. Letter of Agreement and a copy of the authorizing municipal by-law(s) and, if applicable, resolution(s) for the Municipality to enter into this Letter of Agreement, provide the Municipality with **\$405,350**; and any remaining payment(s) will be provided thereafter.
3. If another municipality authorizes the Municipality to provide local public transportation services on its behalf and authorizes the Municipality to request and receive dedicated gas

tax funds for those services also on its behalf, the Municipality will in the by-law(s) and, if applicable, resolution(s) described in section 2 confirm that the Municipality has the authority to provide those services and request and receive those funds.

4. The Municipality agrees that any amount payable under this Letter of Agreement may be subject, at the Ministry's sole discretion, to any other adjustments as set out in the guidelines and requirements.
5. The Municipality will deposit the funds received under this Letter of Agreement in a dedicated gas tax funds reserve account, and use such funds and any related interest only in accordance with the guidelines and requirements.
6. The Municipality will adhere to the reporting and accountability measures set out in the guidelines and requirements, and will provide all requested documents to the Ministry.
7. The Municipality agrees that the funding provided to the Municipality pursuant to this Letter of Agreement represents the full extent of the financial contribution from the Ministry and the Province of Ontario under the Program for the 2019/2020 Program year.
8. The Ministry may terminate this Letter of Agreement at any time, without liability, penalty or costs upon giving at least thirty (30) days written notice to the Municipality. If the Ministry terminates this Letter of Agreement, the Ministry may take one or more of the following actions: (a) cancel all further payments of dedicated gas tax funds; (b) demand the payment of any dedicated gas tax funds remaining in the possession or under the control of the Municipality; and (c) determine the reasonable costs for the Municipality to terminate any binding agreement(s) for the acquisition of eligible public transportation services acquired, or to be acquired, with dedicated gas tax funds provided under this Letter of Agreement, and do either or both of the following: (i) permit the Municipality to offset such costs against the amount the Municipality owes pursuant to paragraph 8(b); and (ii) subject to section 1, provide the Municipality with funding to cover, in whole or in part, such costs. The funding may be provided only if there is an appropriation for this purpose, and in no event will the funding result in the Maximum Funding exceeding the amount specified under Section 1.
9. Any provisions which by their nature are intended to survive the termination or expiration of this Letter of Agreement including, without limitation, those related to disposition, accountability, records, audit, inspection, reporting, communication, liability, indemnity, and rights and remedies will survive its termination or expiration.
10. This Letter of Agreement may only be amended by a written agreement duly executed by the Ministry and the Municipality.
11. The Municipality agrees that it will not assign any of its rights or obligations, or both, under this Letter of Agreement.
12. The invalidity or unenforceability of any provision of this Letter of Agreement will not affect the validity or enforceability of any other provision of this Letter of Agreement. Any invalid or unenforceable provision will be deemed to be severed.
13. The term of this Letter of Agreement will commence on the date of the last signature of this Letter of Agreement.

14. The Municipality hereby consents to the execution by the Ministry of this Letter of Agreement by means of an electronic signature.

If the Municipality is satisfied with and accepts the terms and conditions of this Letter of Agreement, please print it, secure the required signatures for it, and then return a fully signed copy, in pdf format, to the following email account:

MTO-PGT@ontario.ca

Sincerely,



Caroline Mulroney  
Minister of Transportation

I have read and understand the terms and conditions of this Letter of Agreement, as set out above, and, by signing below, I am signifying the Municipality's consent to be bound by these terms and conditions.

**Municipality**

\_\_\_\_\_  
Date                      Name (print):  
                                 Title (head of council or  
                                 authorized delegate):  
  
I have authority to bind the Municipality.

\_\_\_\_\_  
Date:                      Name (print):  
                                 Title (clerk or authorized delegate):  
  
I have authority to bind the Municipality.