

CHAIR:

N. IANNICCA

MEMBERS:

N.K. BRAR

P. BROWN

B. BUTT

D. DAMERLA

S. DASKO

C. EARLY

C. FONSECA

P. FORTINI

A. GROVES

N. HART

J. HORNECK

D. KEENAN

J. KOVAC

M. MAHONEY

S. MCFADDEN

M. MEDEIROS

M. PALLESCHI

C. PARRISH

M. REID

M. RUSSO

R. SANTOS

A. TEDJO

G.S. TOOR

P. VICENTE



The Council of the
Regional Municipality of Peel
AGENDA

Date: Thursday, February 27, 2025

Time: 9:30 AM

Place: Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

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:

Jill Jones at jill.jones@peelregion.ca.

Agendas and reports are available at www.peelregion.ca/council

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Regional Municipality of Peel**

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1. CALL TO ORDER/ROLL CALL

2. INDIGENOUS LAND ACKNOWLEDGEMENT

3. DECLARATIONS OF CONFLICTS OF INTEREST

4. APPROVAL OF MINUTES

4.1 February 13, 2025 Regional Council meeting

5. APPROVAL OF AGENDA

6. CONSENT AGENDA

7. DELEGATIONS

7.1 Anita Stellinga, Vice President, Corporate Communications, Public Policy and Corporate Secretary, United Way Greater Toronto (UWGT)

Acknowledging Employee Contributions to UWGT in 2024 by Region of Peel and Peel Regional Police Employees (Related to 17.2)

7.2 Kevin R. Junor, Executive Director, KRJ Corporation

Regarding Black History Month and Introduction of the No. 2 Construction Battalion, Canadian Expeditionary Force and its Potential Partnership with Veterans Affairs Canada

8. PRESENTATION OF STAFF REPORTS

8.1 Waste Collection Contracts Requests for Proposals (RFPs) - February 2025 Update

Presentation by Norman Lee, Director, Waste Management

8.2 Closure and Transition Plan for Peel's Urgent Public Health Need Site

(For information)

Presentation by Dr. Gayane Hovhannisyan, Associate Medical Officer of Health and Natalie Lapos, Manager, Chronic Disease and Injury Prevention

9. ITEMS RELATED TO PUBLIC WORKS

Chaired by Councillor M. Medeiros or Vice-Chair Councillor P. Fortini

9.1 High Water Bill Adjustment Program

9.2 Water Rate Affordability Program

- 9.3 Traffic Signal Operations and Maintenance Service Agreements - Request for Extension
- 9.4 Report of the Waste Management Strategic Advisory Committee (WMSAC-1/2025) meeting held on February 6, 2025

10. COMMUNICATIONS

- 10.1 Karen Redman, Chair, Mayors and Regional Chairs of Ontario
Letter dated January 21, 2025, Regarding Follow-up to Reforms to Extended Producer Responsibility Legislation in Ontario – Blue Box Program (Receipt recommended)

11. ITEMS RELATED TO HEALTH

Chaired by Councillor N.K. Brar or Vice-Chair Councillor A. Tedjo

- 11.1 Report of the Health System Integration Committee (HSIC-1/2025) meeting held on February 6, 2025

12. COMMUNICATIONS

13. ITEMS RELATED TO HUMAN SERVICES

Chaired by Councillor M. Reid or Vice-Chair Councillor P. Vicente

- 13.1 Asylum Claimant Interim Housing Assistance Program Application and Impacts
- 13.2 Outreach Contract Update

14. COMMUNICATIONS

15. ITEMS RELATED TO PLANNING AND GROWTH MANAGEMENT

Chaired by Councillor M. Russo or Vice-Chair Councillor M. Palleschi

16. COMMUNICATIONS

17. ITEMS RELATED TO CORPORATE AND LEGISLATIVE SERVICES

Chaired by Councillor C. Fonseca or Vice-Chair Councillor B. Butt

- 17.1 Feasibility of Hybrid Model for Water Bill Collection Process
(For information)
- 17.2 2024 Region of Peel United Way Campaign
(For information) (Related to 7.1)
- 17.3 Proposed Surplus and Transfer of Permanent Easement Interests Over a Portion of a 0.3-metre Reserve Located Between the Bovaird Drive East Right of Way (Regional Road 10) and 210 Great Lakes Drive – City of Brampton, Ward 9

- 17.4 Report of the Regional Council Policies and Procedures Committee (PPC-1/2025) meeting held on February 6, 2025

18. COMMUNICATIONS

- 18.1 Ray Stanton, President and Chairman, The Royal Agricultural Winter Fair (RAWF)
Letter dated January 29, 2025, Regarding a Request to Appoint One Representative to the RAWF Board of Governors for the 2025 Year (Direction required)

19. OTHER BUSINESS/COUNCILLOR ENQUIRIES

20. NOTICE OF MOTION/MOTION

21. BY-LAWS
Three Readings

22. CLOSED SESSION

- 22.1 Water and Wastewater Services – Arrears Settlement - City of Mississauga, Ward 3
(Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board)

23. BY-LAWS RELATING TO CLOSED SESSION

24. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL

25. ADJOURNMENT



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

February 13, 2025

Members Present:	N.K. Brar P. Brown B. Butt D. Damerla S. Dasko C. Early C. Fonseca P. Fortini A. Groves N. Hart J. Horneck	N. Iannicca D. Keenan J. Kovac M. Mahoney M. Palleschi C. Parrish M. Reid M. Russo A. Tedjo* P. Vicente**
Members Absent:	S. McFadden* (Proxy A. Tedjo) M. Medeiros	R. Santos G.S. Toor**(Proxy P. Vicente)
Staff Present:	G. Kent, Chief Administrative Officer J. Pittini, Acting Chief Financial Officer and Commissioner of Corporate Services P. Caza, Regional Solicitor and Commissioner of Legislative Services L. Crawford, Acting Commissioner of Public Works S. Jacques, Commissioner of Human Services B. Gibson, Acting Commissioner of Health Services M. Hau, Acting Medical Officer of Health	A. Adams, Regional Clerk S. Jurrius, Legislative Technical Advisor J. Coley, Legislative Technical Coordinator S. MacGregor, Legislative Technical Coordinator K. Cordick, Audio Visual Specialist R. Cruz, Audio Visual Specialist

1. CALL TO ORDER/ROLL CALL

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

Councillor McFadden was absent due to other municipal business.

Councillor Medeiros was absent due to a leave of absence.

Councillor Dasko departed at 10:15 a.m. due to a personal matter. (Proxy C. Parrish)

2. INDIGENOUS LAND ACKNOWLEDGEMENT

Regional Chair Iannicca read an Indigenous Land Acknowledgement.

3. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

4. APPROVAL OF MINUTES**4.1 January 23, 2025 Regional Council meeting****Resolution Number 2025-59**

Moved by Councillor Vicente

Seconded by Councillor Brar

That the minutes of the January 23, 2025 Regional Council meeting, be approved.

Carried

4.2 January 23, 2025 Regional Council Budget meeting**Resolution Number 2025-60**

Moved by Councillor Butt

Seconded by Councillor Mahoney

That the minutes of the January 23, 2025 Regional Council Budget meeting, be approved.

Carried

5. APPROVAL OF AGENDA**Resolution Number 2025-61**

Moved by Councillor Butt

Seconded by Councillor Parrish

1. *That the agenda for the February 13, 2025 Regional Council meeting include a letter from Paula Tenuta, Senior Vice President, Policy and Advocacy, Building Industry and Land Development Association, regarding the Mayor's Housing Task Force (Mississauga) and New Municipal Property Tax Subclass – Purpose Built Rental, to be dealt with under Items Related to Corporate and Legislative Services - Item 10.7; and*
2. *That the agenda for the February 13, 2025 Regional Council meeting be approved, as amended.*

Carried

6. CONSENT AGENDA**Resolution Number 2025-62**

Moved by Councillor Butt
Seconded by Councillor Parrish

That the following matters listed on the Regional Council Agenda be approved under the Consent Agenda: Items 9.2, 9.3, 9.4, 10.1, 10.2, 10.4, 10.5, 10.6, 10.7, 14.1, 16.1, 16.2, 16.3, 16.4, 22.1 and 22.2.

Carried

RESOLUTIONS AS A RESULT OF THE CONSENT AGENDA

9. ITEMS RELATED TO CORPORATE AND LEGISLATIVE SERVICES

9.2 2025 Borrowing Limits Report

Resolution Number 2025-63

Moved by Councillor Butt
Seconded by Councillor Parrish

1. *That the Chief Financial Officer and Commissioner of Corporate Services be authorized to negotiate the issuance of debentures in the maximum total principal amount of \$150 million on behalf of The Corporation of the City of Brampton, for a term not to exceed 31 years to be issued in 2025 or at such later date as may be requested by the Treasurer of The Corporation of the City of Brampton; and*
2. *That the Chief Financial Officer and Commissioner of Corporate Services be authorized to negotiate the issuance of debentures in the maximum principal amounts of \$11.9 million on behalf of the Town of Caledon, for a term not to exceed 11 years, to be issued in 2025 or at such later date as may be requested by the Treasurer of the Town of Caledon; and*
3. *That the Chief Financial Officer and Commissioner of Corporate Services be authorized to negotiate the issuance of debentures in the maximum total principal amount of \$220 million on behalf of The Corporation of the City of Mississauga, for a term not to exceed 31 years to be issued in 2025 or at such later date as may be requested by the Treasurer of The Corporation of the City of Mississauga; and*
4. *That the Chief Financial Officer and Commissioner of Corporate Services be authorized to negotiate the issuance of debentures in the maximum principal amount of \$600 million for the Region of Peel, for a term not to exceed 31 years, to be issued in 2025 or such later date as the Treasurer of the Region of Peel may determine; and*
5. *That the Treasurer and the Chief Financial Officer and Commissioner of Corporate Services be authorized to negotiate and sign the Purchase Letter/Agreement, relating to the subject borrowing, including the percentage allocated to the syndicate participants.*

Carried

This item was dealt with under the Consent Agenda.

9.3 Overview of the Economic and Financial Risks Related to the Potential Tariffs

(For information) (Related to 9.4)

Resolution Number 2025-64

Received

This item was dealt with under the Consent Agenda.

9.4 Impacts of Potential U.S. Tariffs on Procurement of Goods and Services at Peel

(Related to 9.3)

Resolution Number 2025-65

Moved by Councillor Butt

Seconded by Councillor Parrish

That staff continue to assess the impacts and risks of potential tariffs on procurement in Peel and develop procurement strategies in collaboration with other municipalities that minimize exposure to tariffs should they be imposed, including assessing options for alternatives to U.S. goods and services where possible.

Carried

This item was dealt with under the Consent Agenda.

10. COMMUNICATIONS

10.1 Kevin Klingenberg, Municipal Clerk, Town of Caledon

Letter dated January 29, 2025, Providing a Copy of a Town of Caledon Resolution and Report titled "Delegation of Property Tax Ratios from the Region of Peel" (Receipt recommended)

Resolution Number 2025-66

Received

This item was dealt with under the Consent Agenda.

10.2 Chandra Sharma, President and CEO/Secretary-Treasurer, Conservation Halton

Letter dated January 29, 2025, Regarding Conservation Halton 2025 Budget Municipal Funding Apportionment (Receipt recommended)

Resolution Number 2025-67

Received

This item was dealt with under the Consent Agenda.

10.4 Martin Medeiros, Regional Councillor, City of Brampton

Letter dated January 31, 2025, Providing a Notice of Leave of Absence (Receipt recommended)

Resolution Number 2025-68

Received

This item was dealt with under the Consent Agenda.

10.5 Stephanie Smith, Supervisor, Secretariat, City of Mississauga

Email dated February 3, 2025, Providing a Copy of a City of Mississauga Resolution and Report Regarding the 2025 Provincial and Federal Pre-Budget Submissions (Receipt recommended)

Resolution Number 2025-69

Received

This item was dealt with under the Consent Agenda.

10.6 Regional Chair Iannicca, Region of Peel

Letter dated February 7, 2025, Responding to a Letter from the President and Chief Executive Officer of Building Industry and Land Development Association (BILD) Regarding a Request for a BILD and Peel Community Builders' Roundtable Meeting (Receipt recommended)

Resolution Number 2025-70

Received

This item was dealt with under the Consent Agenda.

10.7 Paula Tenuta, Senior Vice President, Policy and Advocacy, Building Industry and Land Development Association (BILD)

Letter dated February 12, 2025, Regarding the Mayor's Housing Task Force (Mississauga) and New Municipal Property Tax Subclass – Purpose Built Rental (Receipt recommended) (Related to 20.1)

Resolution Number 2025-71

Received

This item was dealt with under the Consent Agenda.

14. COMMUNICATIONS

14.1 Nancy Polsinelli, Commissioner of Health Services

Memo dated January 16, 2025, Regarding Ontario Health Funding Receipt for Long Term Care (Receipt recommended)

Resolution Number 2025-72

Received

This item was dealt with under the Consent Agenda.

16. COMMUNICATIONS

16.1 Nation Cheong, Vice President, Community Impact and Mobilization, United Way Greater Toronto

Letter dated January 20, 2025, Regarding Funding for Community Program Grants (Receipt recommended)

Resolution Number 2025-73

Received

This item was dealt with under the Consent Agenda.

16.2 Carolyn Parrish, Mayor, City of Mississauga

Letter dated February 3, 2025, Regarding the Mayor's Housing Task Force (Receipt recommended) (Related to 20.1)

Resolution Number 2025-74

Received

This item was dealt with under the Consent Agenda.

16.3 Paul Calandra, Minister of Municipal Affairs and Housing

Letter dated January 27, 2025, Regarding 2024-25 Confirmed Funding Allocations – Last Mile Funding under Canada-Ontario Community Housing Initiative Residual (Receipt recommended)

Resolution Number 2025-75

Received

This item was dealt with under the Consent Agenda.

16.4 Sean Fraser, Assistant Deputy Minister, Municipal and Housing Operations Division, Ministry of Municipal Affairs and Housing

Letter dated January 28, 2025, Regarding the Encampment Response Initiative for 2024-25 (Receipt recommended)

Resolution Number 2025-76

Received

This item was dealt with under the Consent Agenda.

AGENDA ITEMS SUBJECT TO DISCUSSION AND DEBATE

7. DELEGATIONS

7.1 Manohar Singh Bal, Director and Secretary, Gurdwara Guru Nanak Mission Centre

Regarding Bike Lanes, Barrier Poles, and No Left Turn Traffic Signal

Resolution Number 2025-77

Referred to Public Works for Review

Manohar Singh Bal, Director and Secretary, Gurdwara Guru Nanak Mission Centre, provided an overview of concerns regarding impacts to traffic flow at the Gurdwara Guru Nanak Mission Centre's entrance due to the addition of bike lanes, barrier poles, and no left turn traffic signal.

Councillor Vicente requested that the delegation be referred to staff for review.

7.2 Ray Applebaum, Chief Executive Officer, Peel Senior Link and Member, Metamorphosis Network

Highlighting the Work of Non-Profit Organizations in Peel to Secure More Funding for Community Services and Strengthen Support for Essential Programs (Related to 7.3)

Resolution Number 2025-78

Received

Ray Applebaum, Chief Executive Officer, Peel Senior Link and Member, Metamorphosis Network, provided an update on the Metamorphosis "Cut in Half" campaign to obtain fair funding for Peel. He advised that the Metamorphosis Network has registered as a third-party advertiser (for the provincial election) and are following the required guidelines appropriate for a non-profit organization engaging in an advocacy campaign during an election period.

7.3 Sean Meagher, Coordinator, Metamorphosis Network

Highlighting the Work of Non-Profit Organizations in Peel to Secure More Funding for Community Services and Strengthen Support for Essential Programs (Related to 7.2)

Resolution Number 2025-79

Received

Resolution Number 2025-80 Two Thirds Vote

Moved by Councillor Butt

Seconded by Councillor Parrish

That section 4.4.4 of Procedure By-law 27-2022, as amended, be waived to permit consideration of a motion arising from a delegation.

Carried

Resolution Number 2025-81

Moved by Councillor Butt

Seconded by Councillor Parrish

Whereas a prior report by the Metamorphosis Network found that residents of Peel receive less provincial funding for municipal and social services than the average resident of Ontario municipalities, receiving an average of \$578 less annually, per person, than the average resident of Ontario municipalities receives, resulting in a funding gap of \$868 million each year;

And whereas, the municipalities in Peel Region have all expressed their support for the efforts by the Metamorphosis Network to encourage the Province of Ontario to correct this funding gap;

And whereas, the municipalities in Peel Region have all provided in-kind support for the current efforts by Metamorphosis to ensure that fair funding be a high-profile issue in this election and a high priority in the next mandate;

And whereas, Metamorphosis' current effort includes asking all candidates from all parties to pledge to resolve this issue in the next mandate, working with the municipalities and community service sector on a collaborative solution;

Therefore be it resolved, that Regional Council call on all candidates in Peel in this provincial election to take the Metamorphosis pledge, to show their commitment to resolving this issue in the next mandate.

Carried

Sean Meagher, Coordinator, Metamorphosis Network, provided an overview of the Metamorphosis "Cut in Half" campaign to obtain fair funding for Peel.

In response to a question from Councillor Parrish, the delegate provided an update on the number of pledge signatures received to date and the continued effort to secure more support.

7.4 Daryl Chong, President and CEO, Greater Toronto Apartment Association

Regarding Municipal Property Tax Subclass (Related to 20.1)

Resolution Number 2025-82

Received

Daryl Chong, President and CEO, Greater Toronto Apartment Association, provided an overview of the Greater Toronto Apartment Association (GTAA); cost

of home ownership in Peel, the City of Toronto and York Region; purpose built rental developments since 2000 and currently under construction in Peel; and the GTAA Charitable Foundation. The delegate stated his support for the motion regarding a Multi-residential (Municipal Reduction) Property Subclass for eligible properties.

The delegate answered questions of clarification regarding the impact of delays in the Landlord and Tenant Tribunal process in Ontario, and policies to incentivize investment in multi-residential properties.

Item 20.1 was dealt with.

20. NOTICE OF MOTION/MOTION

20.1 Motion Regarding Municipal Property Tax Subclass

(Related to 16.2)

Resolution Number 2025-83

Moved by Councillor Parrish

Seconded by Councillor Fortini

Whereas the City of Mississauga's Mayor's Housing Task Force has identified property taxes as a factor affecting housing affordability especially for much needed rental property and the reduction in property taxes would help expedite the development of purpose-built rental housing;

And whereas, Ontario Regulation 264/17 made the New Multi-Residential Property Class mandatory province wide starting in the 2017 taxation year, and properties in that property class are currently taxed at the same tax rate as residential property class in Brampton, Caledon and Mississauga;

And whereas, in March 2024, the Provincial government announced that upper-tier or single-tier municipalities could adopt an optional New Multi-Residential Property (Municipal Reduction) Subclass within the existing New Multi-Residential Property Class for eligible properties, to provide a property tax reduction of up to 35 per cent of the municipal portion of property taxes as per Ontario Regulation 141/24;

And whereas the Provincial government has indicated that the new multi-residential property (municipal reduction) subclass would be consistent with the new multi-residential property class where a property would be subject to the tax reduction once construction has been completed and the building is ready for occupancy. The property would benefit from a reduced tax rate for a period of up to 35 years;

And whereas, Ontario Regulation 282/98 under the Assessment Act was amended by Ontario Regulation 140/24 prescribing New Multi-Residential Property (Municipal Reduction) Subclass for the New Multi-Residential property class, and states that the new subclass can be implemented only if the upper-tier or single-tier municipality passes a by-law opting to have the subclass apply in the municipality;

And whereas Ontario Regulation 282/98 as amended by Ontario Regulation 140/24 also states that the council of a local municipality may pass a by-law

opting to have the New Multi-Residential Property (Municipal Reduction) Subclass cease to apply within the lower-tier municipality;

And whereas, Mississauga recognizes Brampton and Caledon Councils will require time to consider the ramifications of such a change and whether to opt out of the property tax reduction of 35 per cent, prior to January 1, 2026;

Therefore be it resolved:

- 1. That the Region of Peel adopt the New Multi-Residential (Municipal Reduction) Property Subclass for eligible properties, and provide a property tax reduction of 35 per cent; and*
- 2. That a by-law be brought forward for enactment to adopt the New Multi-Residential (Municipal Reduction) Property Subclass in Peel Region effective on the date that the by-law is enacted and for the 35 per cent reduction to be implemented effective January 1, 2026.*

Carried

Councillor Parrish provided an overview of the City of Mississauga Mayor's Housing Task Force and the motion to adopt a New Multi-Residential (Municipal Reduction) Property Subclass for eligible properties.

Item 20.2 was dealt with.

20.2 Motion Regarding Advocacy for Legislative Changes

Resolution Number 2025-84

Moved by Councillor Brown

Seconded by Councillor Parrish

Whereas there have been 36 fentanyl overdose deaths in Peel in 2024;

And whereas, fentanyl is being trafficked by organized crime;

And whereas, smuggling fentanyl from Canada to the United States is currently low volume but will grow without vigilance at our borders, and the increased number of super labs in British Columbia indicates organized crime groups in Canada are expanding synthetic drug exports;

Therefore be it resolved, that Peel Region advocates to the federal and provincial governments for:

- 1. Increased funding to municipalities who are committed to the obliteration of fentanyl;*
- 2. Amendments to the Controlled Drugs and Substances Act and any other applicable Acts to allow for harsher punishments and easier prosecution of offences such as criminal negligence causing death to ensure drug traffickers are held accountable;*
- 3. Harsher punishments for the production, trafficking, importing or exporting of fentanyl;*

4. *More resources to be provided to strengthen our borders, airports, and ports to restrict the illegal movement of goods that are funding sources for organized crime such as, auto thefts, firearms, and drug trafficking, and to respond to transnational crime which continues to have rippling impacts across Canada and Peel.*

Carried

Councillor Brown provided an overview of the motion to advocate to the federal and provincial governments for the obliteration of fentanyl in Canada and Peel.

8. PRESENTATION OF STAFF REPORTS

8.1 Municipal Diversity Plan – Community Safety and Policing Act, 2019

(Related to 9.1)

Presentation by Kenneth Yau-Wing Jim, Diversity Equity and Anti-Racism Committee Member and Juliet Jackson, Director, Office of Culture and Inclusion

Resolution Number 2025-85

Received

Resolution Number 2025-86

Moved by Councillor Reid

Seconded by Councillor Groves

1. *That the Municipal Diversity Plan attached as Appendix I to the report of the Chief Financial Officer and Commissioner of Corporate Services, listed on the February 13, 2025 Regional Council agenda titled “Municipal Diversity Plan – Community Safety and Policing Act, 2019”, be approved as the Municipal Diversity Plan of the Region of Peel in accordance with s. 28(1) of the Community Safety and Policing Act, 2019, to ensure that members of The Regional Municipality of Peel Police Service Board appointed by Peel Regional Council are representative of the diversity of the population it serves; and*
2. *That Peel’s Diversity, Equity and Inclusion Strategy for 2025-2029 be amended to include the Municipal Diversity Plan; and*
3. *That Corporate Policy G20-14, Community Member Appointments to Committees and Boards, be reviewed in accordance with Peel’s Diversity, Equity and Inclusion Strategy and the provisions outlined in the Municipal Diversity Plan, and brought forward to the Regional Council Policies and Procedures Committee for approval; and*
4. *That the Regional Chair, on behalf of Regional Council, write a letter to the province to advocate for consideration of the adoption of the Municipal Diversity Plan’s recommended knowledge and experience for Provincial Representatives appointed to The Regional Municipality of Peel Police Service Board.*

Carried

Kenneth Yau-Wing Jim, Diversity Equity and Anti-Racism Committee Member and Juliet Jackson, Director, Office of Culture and Inclusion, provided an overview of the proposed Municipal Diversity Plan.

8.2 Peel's Homeless Encampment Policy and Protocols Update

(For information)

Presentation by Leslie Moreau, Manager, Housing Client Services, and Erin Mifflin, Advisor, Housing Services

Resolution Number 2025-87

Received

Leslie Moreau, Manager, Housing Client Services, and Erin Mifflin, Advisor, Housing Services, provided an update on Peel's Homeless Encampment Policy and Protocols.

Members of Regional Council discussed and asked questions regarding the impacts of weather and seasonal changes on encampments.

9. ITEMS RELATED TO CORPORATE AND LEGISLATIVE SERVICES

9.1 Determining the Size of The Regional Municipality of Peel Police Service Board

(Related to 8.1)

Resolution Number 2025-88

Moved by Councillor Butt

Seconded by Councillor Brown

Whereas the Community Safety and Policing Act, 2019 ("Act") came into force on April 1, 2024;

And whereas, in accordance with the Act, Regional Council may determine by resolution, whether the Peel Police Service Board will be comprised of five, seven or nine members;

Therefore it be resolved:

1. *That the size of the Peel Police Service Board be seven members, and reflect the composition set out in the Community Safety and Policing Act, 2019; and*
2. *That a copy of this resolution be sent to the Ministry of the Solicitor General and the Peel Police Service Board.*

Carried

The Regional Solicitor and Commissioner of Legislative Services provided an overview of the requirement under the new Community Safety and Policing Act, 2019, that Regional Council be afforded an opportunity to establish the size of the Regional Municipality of Peel Police Service Board (PPSB).

Members of Regional Council discussed the opportunity for Regional Council to revisit the size of the PPSB at a future time.

10. COMMUNICATIONS

10.3 Stephanie Smith, Supervisor, Secretariat, City of Mississauga

Email dated January 29, 2025, Providing a Copy of a City of Mississauga Resolution Regarding Credit Valley Conservation Appointments (Direction required)

Resolution Number 2025-89

Received

Resolution Number 2025-90

Moved by Councillor Mahoney

Seconded by Councillor Parrish

That Councillor Brad Butt be appointed to the Credit Valley Conservation Board of Directors for a term ending November 14, 2026, or until a successor is appointed by Regional Council.

Carried

Councillor Mahoney advised of his reasons for resigning from the Credit Valley Conservation Board of Directors and gave his support to appoint Councillor Butt as his replacement.

11. ITEMS RELATED TO PUBLIC WORKS

Nil.

12. COMMUNICATIONS

Nil.

13. ITEMS RELATED TO HEALTH

Nil.

15. ITEMS RELATED TO HUMAN SERVICES

Nil.

17. ITEMS RELATED TO PLANNING AND GROWTH MANAGEMENT

Nil.

18. COMMUNICATIONS

Nil.

19. OTHER BUSINESS/COUNCILLOR ENQUIRIES

Nil.

21. BY-LAWS

Nil.

22. CLOSED SESSION

Regional Council did not move into closed session.

CLOSED SESSION RESOLUTIONS AS A RESULT OF THE CONSENT AGENDA**22.1 January 23, 2025 Regional Council Closed Session Report**

Resolution Number 2025-91

Received

This item was dealt with under the Consent Agenda.

22.2 Employment Matters

(Labour relations or employee negotiations)

Resolution Number 2025-92

Received

This item was dealt with under the Consent Agenda.

23. BY-LAWS RELATING TO CLOSED SESSION

Nil.

24. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL

Resolution Number 2025-93

Moved by Councillor Hart

Seconded by Councillor Horneck

That By-law 10-2025 to confirm the proceedings of Regional Council at its meeting held on February 13, 2025, 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 10:55 a.m.

Regional Clerk

Regional Chair

FOR OFFICE USE ONLY		Attention: Regional Clerk Regional Municipality of Peel 10 Peel Centre Drive, Suite A Brampton, ON L6T 4B9 Phone: 905-791-7800 ext. 4582 E-mail: council@peelregion.ca	
MEETING DATE YYYY/MM/DD 2025/02/27	MEETING NAME Regional Council		
DATE SUBMITTED YYYY/MM/DD 2025/02/13			
NAME OF INDIVIDUAL(S) ANITA STELLINGA			
POSITION(S)/TITLE(S) VICE PRESIDENT, CORPORATE COMMUNICATIONS AND PUBLIC POLICY AND CORPORATE SECRETARY			
NAME OF ORGANIZATION(S) UNITED WAY GREATER TORONTO			
E-MAIL astellinga@uwgt.org		TELEPHONE NUMBER 416-777-2001	EXTENSION
INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS 26 Wellington Street East, 12th floor, Toronto, ON, M5E 1S2			
REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) To acknowledge employee contributions to UWGT in 2024 by Region of Peel and Peel Regional Police employees			
A formal presentation will accompany my delegation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> Adobe File or Equivalent (.pdf) <input type="checkbox"/> Picture File (.jpg) <input type="checkbox"/> Video File (.avi,.mpg) <input type="checkbox"/> Other <input type="text"/> Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Attached			

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Note:

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Delegates should make every effort to ensure their presentation material is prepared in an accessible format. Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.

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FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD

2025/02/27

MEETING NAME

Regional Council

Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582
E-mail: council@peelregion.ca

DATE SUBMITTED YYYY/MM/DD

2025/02/05

NAME OF INDIVIDUAL(S)

Kevin R. Junor

POSITION(S)/TITLE(S)

Executive Director

NAME OF ORGANIZATION(S)

KRJ Corporation

E-MAIL

Corpkrj@gmail.com

TELEPHONE NUMBER

EXTENSION

INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS

REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED)

Black History Month and No 2 Construction Battalion CEF

A formal presentation will accompany my delegation ☒ Yes ☐ No

Presentation format:

☒ PowerPoint File (.ppt)

☐ Adobe File or Equivalent (.pdf)

☐ Picture File (.jpg)

☐ Video File (.avi,.mpg)

☐ Other

Additional printed information/materials will be distributed with my delegation:

☐ Yes

☒ No

☐ Attached

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**REPORT TITLE: Waste Collection Contracts Requests for Proposals (RFPs) –
February 2025 Update**

FROM: Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

RECOMMENDATION

- 1. That the procurement documents for the new collection contracts be issued in April 2025, to ensure that there is no disruption in collection services; and**
- 2. That the procurement process for the next waste collection contracts be comprised of two Requests for Proposals (RFPs); one for the area within the City of Mississauga as a single waste collection zone (“Mississauga Collection Zone”) and the other for the combined area of the City of Brampton and the Town of Caledon as a single waste collection zone (“Brampton and Caledon Collection Zone”); and**
- 3. That Peel issue both the RFPs, evaluate proposals, and award the next waste collection contracts, for the Mississauga Collection Zone and the Brampton and Caledon Collection Zone, all pursuant to Procurement By-law 45-2023; and**
- 4. That the procurement documents and the resulting contract for the Mississauga Collection Zone include provisions that will allow the contract to be assigned to the City of Mississauga, should Mississauga become responsible for waste collection within its boundaries as was proposed in Bill 240.**

REPORT HIGHLIGHTS

- Peel’s current waste collection contracts with Emterra, Waste Connections and Miller Waste, including all council-approved extension terms, will expire on September 30, 2027.
- The Request for Proposals for future waste collection contracts must be issued by April 2025 and awarded by October 2025 to ensure the successful vendors have adequate time to procure trucks, establish yards and otherwise prepare for an October 1, 2027 contract start date and avoid a disruption in collection services.
- On December 12, 2024, the Minister of Municipal Affairs and Housing introduced Bill 240, the *Peel Transition Implementation Act, 2024*, that would have transferred responsibility for waste collection services within Mississauga from the Region of Peel to the City of Mississauga as of July 1, 2026, or such other date specified by the Minister.
- On January 28, 2025, the lieutenant governor dissolved the legislature ahead of a provincial election to be held on February 27, 2025. Since Bill 240 did not receive Royal Assent before the government dissolved, the *Peel Transition Implementation Act, 2024*,

Waste Collection Contracts Requests for Proposals (RFPs) – February 2025 Update

will not move forward unless the new government decides to reintroduce it after the election. The timing and content of the bill, if introduced by the new government, are unknown at this time so the level of uncertainty and risk, including the risk of further delays, remains quite high.

- Given the Minister's proposal to transfer the delivery of waste collection services within Mississauga to the City of Mississauga, and given the risk of additional changes or delays, especially with respect to waste collection within Mississauga, including the risk that the *Peel Transition Implementation Act, 2024* or a similar bill is not reintroduced, the procurement process will include two parallel Requests for Proposal; one for the area within the geographic boundaries of the City of Mississauga (the Mississauga Collection Zone) and one for the area within the geographic boundaries of the City of Brampton and the Town of Caledon (the Brampton and Caledon Collection Zone).
- Splitting each of the two recommended zones into two smaller zones for a total of four was considered but recent market soundings suggest that doing so would add an estimated 10 to 20 percent to the overall cost due to the loss of economies of scale.
- The procurement documents and resulting contract for the Mississauga Collection Zone will include appropriate assignment language to facilitate the transfer of the resulting contract to the City of Mississauga, should new government introduce, and pass, a bill that transfers collection responsibilities within Mississauga to the City of Mississauga (as was proposed in Bill 240).
- Should the changes proposed in Bill 240 be reintroduced and become law, there are additional risks to Peel if Mississauga makes changes to the types of materials collected that are not compatible with Peel's waste processing programs, or to the tonnage of waste delivered to Peel for processing, that may impact Peel processing facilities. Staff will assess these and other potential impacts that may affect Peel and will report to Council, as needed, with recommended mitigation measures such as a service level agreement that sets our respective expectations, rights and obligations.
- Peel staff have held initial discussions about this procurement process with staff at the City of Mississauga and will continue to work collaboratively through the process.
- Currently all waste management costs are apportioned to each local municipality based on their respective number of households. A new apportionment methodology for waste management costs would need to be approved by Council if the changes proposed in Bill 240 are reintroduced and become law.
- Splitting waste collection responsibilities between Mississauga and Peel as proposed in Bill 240 will increase the overall cost to taxpayers. An alternative, that would avoid the overall cost increases and disruption caused by Bill 240, is to refine the apportionment methodology to ensure the amount apportioned to each municipality reflects the cost of providing collection services in that municipality.
- Staff anticipate that proposed U.S. tariffs and any retaliatory measures will lead to significantly higher costs and are continuing to assess the risks posed by these tariffs. Staff will implement mitigation strategies where possible to limit the impact of these risks.

DISCUSSION

1. Background

As previously reported to Committee and Council, the issuance of the procurement documents for Peel's next waste collection contracts has been on hold pending a decision by the Minister of Municipal Affairs and Housing (MMAH) on the future governance structure of waste management within the Region of Peel.

Waste Collection Contracts Requests for Proposals (RFPs) – February 2025 Update

In October 2024, in the absence of a decision by the MMAH, Council approved extending current waste collection contracts by up to one year, to September 30, 2027, to allow for a competitive procurement process and to give the successful vendors sufficient time to procure trucks, establish yards and hire staff and thereby avoid a disruption to waste collection services (Resolution 2024-786).

On December 12, 2024, the MMAH introduced Bill 240, *the Peel Transition Implementation Act, 2024*, which, if passed, would have transferred the responsibility for waste collection services within Mississauga from the Region of Peel to the City of Mississauga as of July 1, 2026, or such other date specified by the MMAH. Bill 240 did not include any changes to the delivery of waste management services in Brampton or Caledon or any changes to the delivery of transfer, processing, and disposal services, so Peel would have remained responsible for the delivery of those services.

On January 28, 2025, the Lieutenant Governor of Ontario, dissolved the legislature ahead of the February 27, 2025, election. Bills that had been introduced but had not received Royal Assent, including Bill 240, will not be moving forward at this time. The outcome of the changes proposed in Bill 240 is therefore uncertain. A new bill will need to be introduced by the new government and the timing and content of such a bill is unknown at this time. That said, Peel needs to be prepared for the possibility that a new bill will be introduced that includes changes similar to those proposed in Bill 240. The timing and content of the Bill, if introduced by the new government, are unknown at this time so the level of uncertainty and risk, including the risk of further delays, remains quite high.

2. Extension of current waste collection contracts

The most recent extensions to the current waste collection contracts, extending them until September 30, 2027, as approved by Regional Council, were required to ensure uninterrupted service delivery. Staff therefore negotiated and executed amending agreements with Peel's waste collection contractors in accordance with its delegated authority.

3. Issuance of Request for Proposals for the next waste collection contracts

Ideally, the finalization and issuance of the RFPs for the next waste collection contracts would wait until the future governance of waste management services is known. This would allow Peel (and Mississauga) the opportunity to make a more informed decision on the delivery model for these services. However, if issuance of the RFPs is delayed beyond April 2025, there is a significant risk that the contractors will not be ready in time for an October 1, 2027 start date, resulting in service interruption. It is therefore recommended that the procurement documents for the new collection contracts be issued in April 2025 to reduce the risk of future service disruptions.

Peel currently provides waste collection services, that have been divided into three curbside waste collection zones (North, Southwest and Southeast) that cross municipal boundaries and one Region-wide multi residential waste collection zone. These collection zones have been functioning efficiently, from an operational and a cost perspective. In March 2023, staff recommended, and Regional Council endorsed, the continued division of the Region of Peel into three collection zones for the curbside collection contracts and the maintenance of one Region-wide collection zone for the multi residential collection contract (Resolution #2023-216).

Waste Collection Contracts Requests for Proposals (RFPs) – February 2025 Update

In September 2023, in light of Bill 112, this recommendation was changed to include collection zones that reflect municipal boundaries or otherwise require collection contractors to track tonnages by municipality and to include suitable assignment language (Resolution #2023-663).

Given the changes that were proposed by Bill 240, and the uncertainty surrounding the future governance structure of waste management services in Peel, specifically with respect whether Mississauga will be responsible for waste collection within the City of Mississauga, staff has further re-evaluated the collection zone structure for the next collection contracts. Along with considering whether the proposed zone structure could accommodate various potential governance structures, staff considered the timelines for issuing the RFP, potential cost increases, risks involved with an unsuccessful procurement process, and the potential of service disruption for residents.

The current three zone structure is known to vendors and has proven to be efficient and effective, attracting competition, lowering prices, and allowing competitive tension throughout the duration of the contracts. It does not, however, allow for an efficient transfer of contracts, should the responsibility for waste collection services be transferred to the City of Mississauga.

The two-zone approach recommended in this report will allow for the optimal transfer of these services to the City of Mississauga should it be required and can also be implemented under the current governance structure, thereby allowing staff to proceed with procurement in a timely fashion. The two-zone approach will allow for cost effective pricing but there are a few risks with the two-zone approach that will need to be carefully managed. The first, experience would suggest, is that the larger size of each of the zones could lead to operational challenges on the part of the contractors if they do not provide the full number of management and supervisory staff required to manage such large contracts or if their yards do not include sufficient space to properly maintain the larger number of trucks. Staff will need to be diligent during the procurement process and throughout the term of the contract to ensure the vendors are providing sufficient supervisory and maintenance resources. The second risk is that the two-zone approach will not maintain competitive tension throughout the term of the contract if Mississauga becomes responsible for its own collection, so any changes or disputes might be more difficult to resolve. These risks are not insignificant and will have to be managed carefully for effective collection.

Staff considered splitting each of the above two zones into two smaller zones, for a total of four zones, to maintain competitive tension. Recent market soundings would suggest that a four-zone approach would still attract competition, but the four resulting zones would be too small to be efficiently priced and could result in prices that are easily 10 to 20 percent higher than the two-zone approach due to the loss of economies of scale. This makes sense considering that four yards would be needed instead of two, each fitted with appropriate maintenance facilities and compressed natural gas filling equipment, and four management/administrative overhead structures would be required instead of two. The smaller zone sizes would also make it more difficult to balance collection routes across the four collection days, introduce more inefficiencies at zone boundaries and require a higher overall number of spare trucks, all of which would contribute to higher costs. Competitive tension throughout the contract has proven to be a valuable asset but, after considering the fiscal challenges in the coming years, staff recommends the two-zone approach to take advantage of the lower pricing that will come with the economies of scale.

Waste Collection Contracts Requests for Proposals (RFPs) – February 2025 Update

In order to move forward with the procurement of the most efficient, effective collection services in the current scenario while accommodating the potential transfer of collection responsibility within Mississauga to the City of Mississauga, it is recommended that the procurement process for the next collection contracts include two RFPs; one for the area within the City of Mississauga as a single waste collection zone (“Mississauga Collection Zone”) and the other for the combined area of the City of Brampton and the Town of Caledon as a single waste collection zone (“Brampton and Caledon Collection Zone”). Under this approach, Peel will issue both RFPs, evaluate proposals, and award the contracts for both the Mississauga Collection Zone and the Brampton and Caledon Collection Zone, all pursuant to Procurement By-law 45-2023.

Utilizing a two RFP approach, as described above, will help manage the risk of delays caused by the reintroduction of legislation which could affect the Mississauga Collection Zone, or by changes requested by the City of Mississauga that affect the Mississauga Collection Zone. The risk that procurement delays in the Mississauga zone could spill over and cause procurement delays in the other zone could be mitigated by issuing two separate RFPs in parallel.

Staff met with City of Mississauga staff to discuss the procurement process and will continue to consult with them, allowing the opportunity to provide timely input while maintaining the April 2025 timeline for the issuance of the procurement documents for the Mississauga Collection Zone. During the initial conversations, it was noted that Mississauga staff would prefer to have two collection zones for their municipality, however a single zone for Mississauga as previously described is being recommended to significantly reduce costs.

The procurement approach recommended in this report will also allow Peel to continue with issuing an RFP for collection services within the Brampton and Caledon Collection Zone without delay, to ensure that there is no service disruption for residents within these collection zones.

4. Service Level Agreements

Should Bill 240 be reintroduced and become law and transfer waste collection services to the City of Mississauga, there may be additional risks to Peel if changes are made by Mississauga with respect to the types of waste materials collected that may not be compatible with Peel's waste processing programs, or with respect to the tonnage of waste delivered to Peel for processing, that may impact Peel processing facilities. Staff will assess these and other potential impacts that may affect Peel and will report to Council, as needed, with recommended mitigation measures such as a service level agreement that set our respective expectations, rights and obligations.

5. Waste Levy

The funding of waste management by the three local municipalities, including the fairness thereof, has been in the media of late. This section is included to provide clarity and transparency.

Waste management services are funded through a variety of funding sources that include external funding, user fees and property tax. The amount of funding required from property tax is the net expenditure after all other operating revenues have been taken into account. The net expenditure, or the amount of property tax funding required, is apportioned to each of the three local municipalities using a formula that is based on the number of households

Waste Collection Contracts Requests for Proposals (RFPs) – February 2025 Update

in each municipality. The number of households is provided by the Municipal Property Assessment Corporation.

If the recommendations in this report are approved, and the changes proposed in Bill 240 are re-introduced and become law, staff will recommend appropriate changes to the apportionment approach for the waste management services delivered by Peel to reflect the changes in responsibilities.

While using the number of households is a fairly straight forward and good alternative to weighted current value assessment for apportioning the costs of the waste management service to the three local municipalities, it could be made more precise by accounting for curbside and multi-residential households separately. There are other factors and alternative approaches that could be looked at that may better reflect the actual cost of service delivery without the risk of disruption and cost increases that will be caused by the changes proposed in Bill 240.

6. Canada-U.S. Trade Impacts

If the United States implements the proposed tariffs on Canadian goods, which were initially set to take effect on February 4, 2025, and have now been delayed for a month, or any of the other tariffs proposed by the American President, and Canada retaliates with the tariffs it had proposed, there will be resulting implications on the cost of collection services. Vendors are required to procure new collection vehicles in time for a contract start date of October 1, 2027. The trucks, or components thereof, are mostly manufactured in the United States. In addition, various parts and other materials may also be required during the term of contracts, that will likely come from the United States as well. Staff anticipate that the tariffs and any retaliatory measures will lead to significantly higher costs, as the trucks required to provide collection services will be more expensive and vendors will build the costs and risk premiums into their pricing. Staff will continue to assess the risk posed by these tariffs and will implement mitigation strategies where possible to limit the impact of these risks.

RISK CONSIDERATIONS

If Peel issues an RFP for the Mississauga Collection Zone in April 2025 for waste collection services commencing on October 1, 2027, and if Bill 240 is reintroduced and receives Royal Assent while the RFP is still on the market, Peel would be running a procurement process for services that will be outside of its jurisdiction, as of the commencement date for these services. Given the broad ministerial powers proposed by Bill 240, there is a possibility of further complications and delays in the procurement process. Consultation with the City of Mississauga to align service expectations may assist in mitigating this risk. However, prolonged consultations may lead to additional delays in the procurement process which will ultimately lead to service disruptions and higher costs. Peel staff will work with Mississauga staff to facilitate consultation and highlight the consequences of missing the April 2025 issuance date.

Any delay in the issuance of the Request for Proposals for the future waste collection contracts would necessitate further extensions to the current waste collection contracts beyond 2027, which is not recommended. Given the age of the current fleet, further extensions would result in higher contract costs due to the need for added maintenance and would increase the frequency of late and missed collections due to increased breakdowns and maintenance needs.

BILL 112 RISKS AND IMPLICATIONS

On June 8, 2023, the Province passed Bill 112, the *Hazel McCallion Act (Peel Dissolution)*, 2023. Bill 112 was initially intended to dissolve Peel Region. The Bill created a Transition Board to make restructuring recommendations to the Province. On June 6, 2024, Bill 185 took effect reversing the decision to dissolve Peel Region. Bill 185 changed the name of the legislation to the *Hazel McCallion Act (Peel Restructuring)*, 2023 and narrowed the Transition Board's mandate to focus on: land use planning; water and wastewater; storm water; highways; and waste management. The Transition Board was dissolved on December 31, 2024 pursuant to O. Reg. 547/24.

On December 12, 2024, Bill 240, the *Peel Transition Implementation Act*, 2024 was introduced. If passed, Bill 240 would have resulted in a transfer of regional services including all regional roads, and waste collection within the City of Mississauga, to the lower tiers on or about July 1, 2026. Bill 240 did not include any changes to the delivery of waste management services in Brampton or Caledon or any changes to the delivery of transfer, processing, and disposal services.

On January 28, 2025, the 43rd Parliament of the Province of Ontario was dissolved and writs for the general election were issued on January 29, 2025, naming February 27, 2025 as the date of Ontario's next general election. As a result, all parliamentary business, including consideration of Bill 240, has been terminated.

It is unclear at this time how the next provincial government will proceed following the general election. Staff will report back to Council when additional details become available.

Notwithstanding the status of Bill 240, the procurement process for the future waste collection contracts must commence by April 2025 to avoid service interruptions. This, of course, presents financial and other risks to Peel and the local municipalities but actions are being taken to mitigate those risks to the extent possible, as indicated in this report.

In addition to the risks and mitigation strategies outlined above with respect to the collection contracts and service disruption if an RFP is not issued by April 2025, there may be further risks to Peel's waste collection program and processing capacities, should Bill 240 be re-introduced and become law. For example, if the lower tier were to introduce any additional materials as acceptable for collection as part of their green bin program, there is a risk that these materials may not be compatible with Peel's current processing capabilities. Additionally, since Peel will continue to be responsible for the processing of waste, Peel will need to ensure that there is sufficient tonnage collected and available for processing, before investing in processing infrastructure. There may, therefore, be an impact on other key waste management initiatives, other than waste collection services. Staff will continue to monitor any potential impacts, and report to Council, as required, with recommended mitigation measures such as service level agreements that set our respective expectations, rights and obligations.

CONCLUSION

Peel's current waste collection contracts have been extended to September 30, 2027, to ensure uninterrupted service. This extension comes amid significant changes, including the ongoing review of the governance structure for waste service delivery within the Region of Peel.

Waste Collection Contracts Requests for Proposals (RFPs) – February 2025 Update

Issuing procurement documents for future waste collection contracts by April 2025 is necessary to allow successful vendors sufficient time to prepare for the October 1, 2027, contract start date and to ensure uninterrupted service provision for residents.



Kealy Dedman, P.Eng., MPA. Commissioner of Public Works

Authored By: Andrea Ivanovs, Advisor, Waste Collections

February 27, 2025



Waste Collection Contracts RFP

February 2025 Update

Norman Lee

Director, Waste Management
Regional Council



Current Waste Collection Contracts

- Peel's current collection contracts expire September 30, 2027.
- RFPs for future contracts must be issued by April 2025 and awarded by October 2025 to ensure vendors have time to prepare for October 1, 2027 start date.
- Failure to do so could result in a waste collection service disruption.

Bill 240: *Peel Transition Implementation Act*

- If passed, would have transferred responsibility for waste collection services within Mississauga from the Region of Peel to the City of Mississauga.
- No changes were proposed to the delivery of services within Brampton or Caledon or to the delivery of transfer, processing, and disposal services by Peel.
- Did not receive Royal Assent before the provincial government was dissolved and will not be moving forward at this time.
- It will be up to the next government to decide if and when to reintroduce the bill, adding uncertainty and risk.

Overview of Recommendations

- That procurement documents be issued in April 2025
- That procurement include two collection zones, and that each zone have its own RFP:
 1. Mississauga Collection Zone
 2. Brampton and Caledon Collection Zone
- That both RFPs be issued, evaluated and awarded by Peel
- That the RFP and contract for the Mississauga Collection Zone include provisions to allow the contract to be transferred to the City of Mississauga

Collection Zone Options

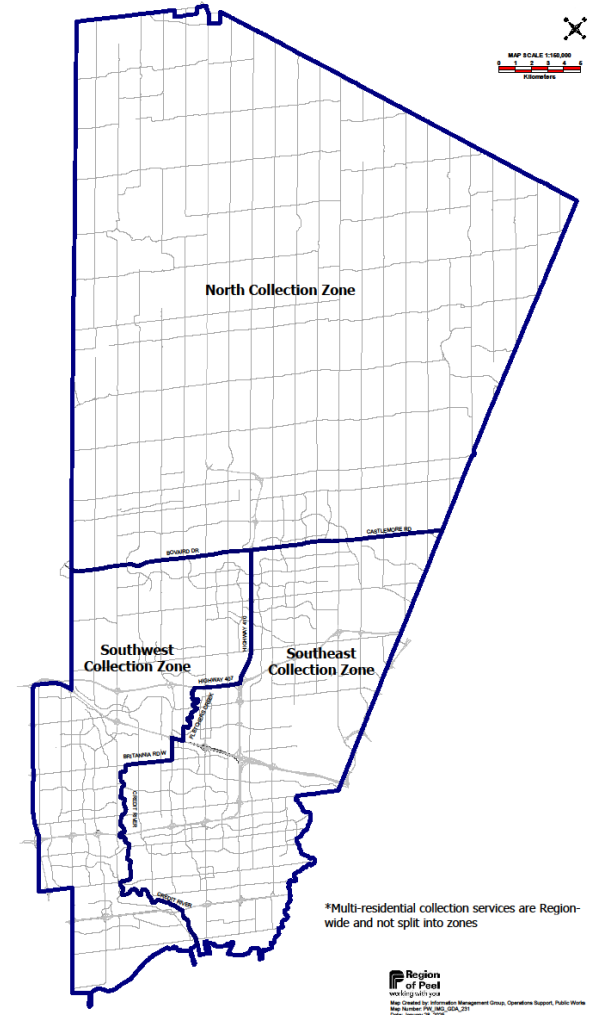
Status Quo Option:

3 Curbside Zones (N, SW, SE)

1 Multi-res Zone (Region wide)

Key Benefit: Known to bidders; size attracts good pricing; known to function efficiently (operationally and financially)

Key Challenge: Difficult to transfer contracts to the local municipalities



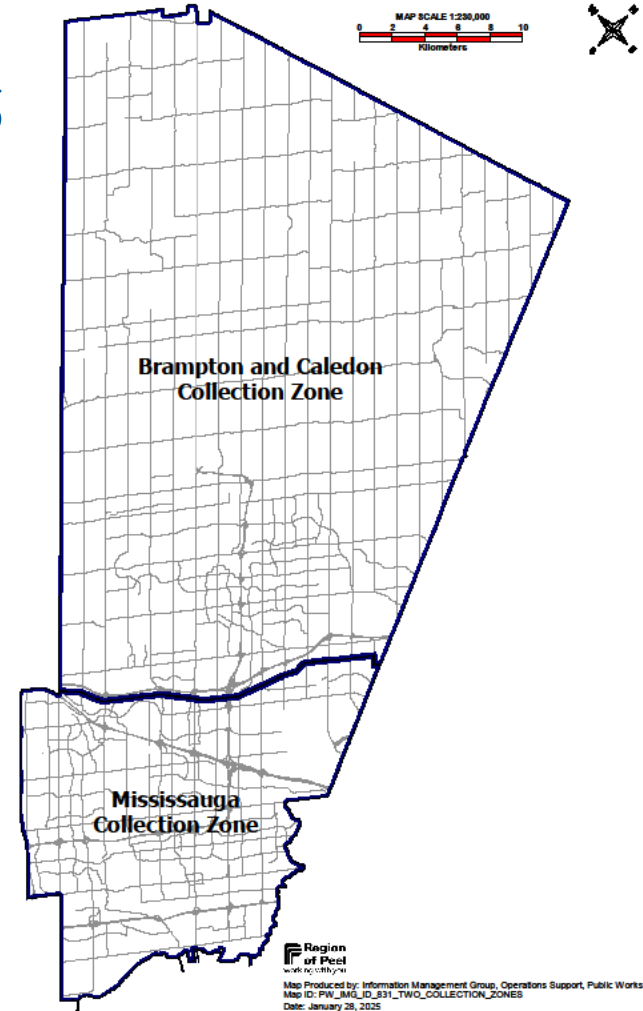
Collection Zone Options

2 Collection Zones:

- Mississauga Collection Zone
- Brampton and Caledon Collection Zone
- Combining Curbside & Multi-res Services

Key Benefit: Economies of scale, expect good pricing and collection efficiency; efficient transfer of contract to Mississauga

Key Challenge: Some collection day changes required, especially along the boundary of Mississauga and Brampton. Care will need to be taken to ensure contractors maintain sufficient supervisory and maintenance resources



Collection Zone Options

4 Collection Zones:

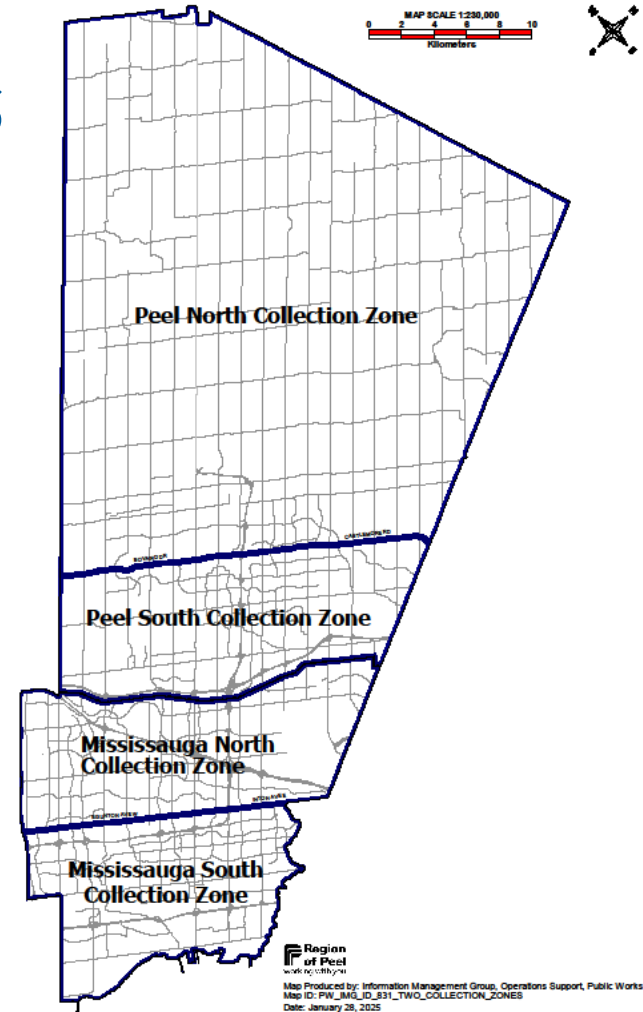
Combined Caledon & Brampton collection zone, plus a Mississauga zone, dividing each into 2 collection areas

Combining Curbside & Multi-res Services

Key Benefit: Multiple contractors, easy to transfer contracts to Mississauga

Key Challenge: Similar challenges as 2 zone option, with significant additional cost premium

8.1-15



Collection Zones

It is recommended that the procurement process be based on two collection zones, resulting in two contracts:

- The Mississauga Collection Zone; and,
- The Brampton and Caledon Collection Zone.

This approach:

- Allows for the transfer of the Mississauga Collection Zone to Mississauga
- Maintains economies of scale that will result in competitive pricing
- Will **not** maintain competitive tension throughout the contract so care will need to be taken to manage risks.

RFP Structure

It is recommended that the procurement process include two separate RFPs:

- One for the Mississauga Collection Zone; and,
- One for the Brampton and Caledon Collection Zone.

Doing so will allow for input from Mississauga on the RFP for its zone, without impacting the other zone.

It will also reduce the risk that delays in the Mississauga Collection Zone cause delays in the other zone.

Procurement

Given Peel's experience and knowledge and given the uncertainty surrounding the outcome of Bill 240, it is recommended that Peel issue, evaluate and award both waste collection zones.

Doing so will leverage Peel's experience and knowledge.

It will also reduce the risk of delays that could cause future service disruption.

Assignment Provisions

It is recommended that the procurement documents and resulting contract for the Mississauga Collection Zone include provisions to allow the contract to be transferred to the City of Mississauga.

Service Level Agreements

Staff will assess the risks of not controlling collection programs in Mississauga and will report to Council with recommended mitigation measures, such as service level agreements that set out respective expectations, rights and obligations.

Areas of focus will include:

- Ensuring the types of waste collected in the Mississauga Collection Zone are compatible with Peel's processing programs and infrastructure
- Ensuring the flow of waste from the Mississauga Collection Zone to Peel for processing

Waste Levy

- The net cost of waste management is currently apportioned to the local municipalities based on total household count.
- If the changes proposed in Bill 240 are re-introduced and become law, staff will recommend appropriate changes to the apportionment approach to reflect the changes in responsibilities.
- Alternative approaches could be considered that might better reflect the actual cost of service delivery without the risks or added costs that will be caused by the changes proposed in Bill 240.

Tariff Impact

- In February, the U.S. announced a variety of possible tariffs that would be imposed on Canadian goods entering the U.S.
- Canada announced counter tariffs and other measures it would take in response
- These tariffs and the uncertainty surrounding them will lead to significantly higher costs as collection vehicles, parts and other materials required during the term of the contract, have long lead times and are mostly manufactured in the U.S.
- Costs and risk premiums will be built into vendors pricing.
- Staff will implement mitigation strategies where possible to limit the impact of these risks.

Thank you

For Information

REPORT TITLE: **Closure and Transition Plan for Peel’s Urgent Public Health Need Site**

FROM: Nancy Polsinelli, RD HBS Sc MPA, Commissioner of Health Services
Gayane Hovhannisyan, MD, MPH, PhD, FRCPC, Acting Medical Officer of Health

OBJECTIVE

To provide an overview of the successful implementation of supervised consumption services in Peel and transition plan of the Urgent Public Health Need Site operations as a result of Bill 223: *Safer Streets, Stronger Communities Act, 2024*.

REPORT HIGHLIGHTS

- With 705 preventable deaths occurring in Peel in the last five years, the drug toxicity crisis continues to impact individuals, families and communities as well as straining local emergency services and the broader health system.
- Regional Council endorsed establishing Supervised Consumption Services (SCS) via an interim Urgent Public Health Need Site (UPHNS) to be operated by Moyo Health & Community Services on July 7, 2022. Regional Council received a report to locate the UPHNS at 10 Peel Centre Drive on July 6, 2023.
- The UPHNS has prevented overdoses by providing a safe space for individuals to test or use pre-obtained substances under the supervision of medical professionals. This health service has also provided overdose prevention, harm reduction teaching, sterile supplies and basic health care. On-site wrap around supports and referrals to other services (e.g. addictions treatment, mental health services, housing and income supports) have also been made at the direction of individuals accessing the service. Staff of the site conduct a minimum of three needle sweeps of the area surrounding the UPHNS daily.
- The UPHNS has successfully served over 760 clients (over 210 unique) and helped prevent substance-related harms and deaths since opening on March 4, 2024. Over 50 individuals have initiated on-site addictions treatment to date. UPHNS operations have occurred without incident or concerns from neighbouring residents, local businesses, educational institutions, social services agencies and people with lived/living experience of substance use.
- The *Community Care and Recovery Act* was passed on December 4, 2024, which introduced new requirements and limits some power of municipalities and local boards to support aspects of supervised consumption sites. This legislation will lead to reduced availability of services in Ontario by March 31, 2025.

Closure and Transition Plan for Peel's Urgent Public Health Need Site

- On February 10, 2025, Moyo Health & Community Services was informed that the Health Canada exemption for Peel's UPHNS under section 56(1) of the *Controlled Drugs and Substances Act* would only be extended until March 31, 2025 to align with newly passed provincial legislation, Bill 223.
 - Ministry of Health representatives informed Regional staff verbally on January 24, 2025 that any funding or hosting of an SCS on municipal property is deemed municipal support under the Act and the Peel UPHNS would need to cease operations for drug checking and supervised consumption services no later than March 31st, 2025.
 - A transition period of sixty days commencing April 1, 2025, is required to support service users with referrals to supports and services and to complete the year-one evaluation.
 - Other existing harm reduction services, including naloxone, will need to be enhanced to augment the loss of supervised consumption services across the GTHA, however, these services will not replace the drug testing and overdose prevention services provided at the UPHNS. Public Health will work with community partners and interest holders in 2025 to develop an expanded substance strategy to address substance-related harms for individuals, families and communities.
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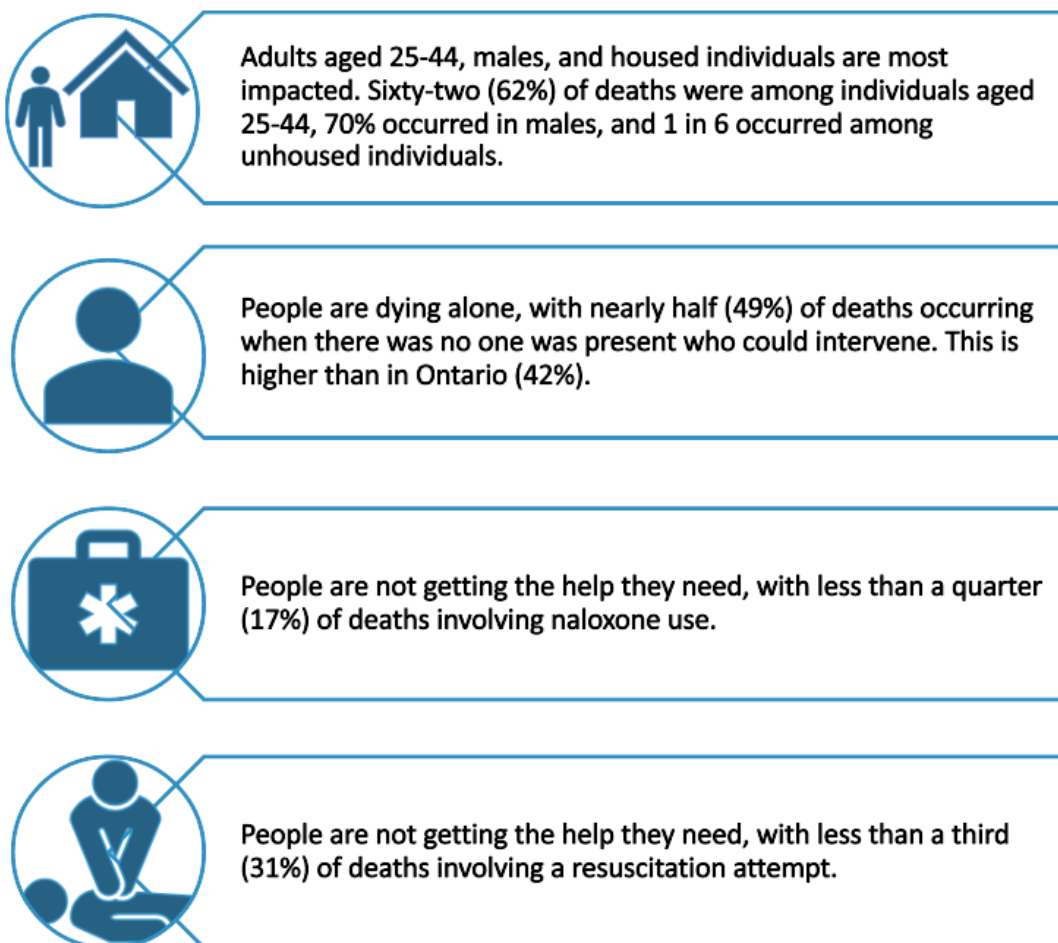
DISCUSSION

1. Background

Drug toxicity continues to be a growing concern in Peel with 705 lives lost due to opioid toxicity in the last five years (2019-2023). Additionally, opioid-related deaths increased in 2023, after returning to pre-pandemic levels in 2022, with a 34 per cent percent increase when comparing 2019 to 2023. Sadly, opioid-related deaths continue to be observed, with 70 deaths reported from January to September so far for 2024. This has resulted in increasing strain on local emergency services with 574 opioid-related emergency department visits and 93 opioid-related hospitalizations in 2023.

Drug toxicity deaths are in large part caused by the unregulated drug supply and polysubstance use, including stimulants, which play an important role in Peel's opioid toxicity crisis. In Peel, fentanyl contributed to 9 out of 10 opioid-related deaths in 2022 and 2023.

Figure 1. Characteristics of opioid toxicity deaths in Peel, 2023



Addressing opioid toxicity deaths in Peel through evidence-informed interventions remains a priority. Endorsed by Regional Council in December 2019 (Resolution 2019-1130), the Peel Opioid Strategy is grounded in the four-pillar model of prevention, harm reduction, treatment, and justice and enforcement. The harm reduction pillar includes interventions to prevent overdoses and infections (e.g., HIV, hepatitis B and C), including supervised consumption services (SCS).

SCS are low-threshold health care services that support populations at higher risk of substance-related harms by providing a safe, non-judgmental space for people to use their own substances in the presence of staff trained in harm reduction and overdose response.

2. Peel's Interim Urgent Public Health Need Site (UPHNS)

On July 7, 2022, Regional Council unanimously endorsed the establishment of SCS via an interim Urgent Public Health Need Site with funding (\$5.8 million) up to 24 months or until provincial Consumption and Treatment Services (CTS) funding is secured (Resolution 2022-693).

Closure and Transition Plan for Peel's Urgent Public Health Need Site

Regional Council received a report (Resolution 2023-594) to locate an interim UPHNS at 10 Peel Centre Dr, Suite A on July 6, 2023.

The interim UPHNS opened on March 4th, 2024, with Moyo Health & Community Services (Moyo) as the Operator and WellFort Community Health Services (WellFort) as the Clinical Lead.

The UPHNS is more than 200m from schools and licensed childcare centres and is not funded by the provincial Consumption and Treatment Services (CTS) program.

a) UPHNS Operations

The UPHNS is open 7 days a week, from 12:30pm-7:30pm and is staffed by harm reduction peers and nursing professionals who are trained in overdose response.

To date, the UPHNS has successfully delivered services to over 210 unique visitors with over 760 total visits to this life-saving intervention for:

- Supervised consumption and drug checking services;
- Clinical care such as wound care or referrals to primary care services as well as immunization services;
- On-site supports and referrals for housing, childcare, income supports and mental health /addictions services; and
- Harm reduction supplies.

Over 50 individuals have initiated on-site addictions treatment to date.

b) Health Canada Exemption

A federal exemption under section 56(1) of the *Controlled Drugs and Substances Act* is required to operate the UPHNS. An exemption was granted to Moyo for March 4, 2024, to February 28, 2025. On February 10, 2025, Moyo received an exemption from Health Canada to support operations only until March 31, 2025, to align with newly passed provincial legislation, Bill 223.

c) Safety and Security

Peel Regional Police was consulted on UPHNS policies and continue to collaborate with partners on the safety of the UPHNS. Peel Regional Police is committed to pillars of their Community Safety and Well-being framework that focuses on upstream solutions to addressing the needs of priority populations.

The UPHNS has operated without incident to date. No discarded needles/drug equipment were found during needle sweeps conducted by staff, three times per day. There have been no reports of loitering in proximity of the site and no complaints from community members.

d) Community Advisory Committee

A Community Advisory Committee was established in 2023 to foster relationships and address any potential issues with the UPHNS. The committee is comprised of local businesses, social service agencies, residents, and people with lived/living experience of

Closure and Transition Plan for Peel's Urgent Public Health Need Site

substance use. To date there have been no concerns raised with UPHNS operations through this collaboration.

e) Evaluation of the UPHNS

i) Methodology and Aim

A third-party research team led by Dr. Dan Werb along with Drs. Geoff Bardwell and Mohammad Karamouzian, was secured to evaluate the delivery of the UPHNS. The evaluation will include spatial analysis of overdose mortality in proximity to the UPHNS.

ii) Preliminary Findings

While limited data is available to assess opioid-related deaths in Peel since the opening of the UPHNS, preliminary data suggests that there is a declining trend of opioid toxicity deaths post implementation of the service (March – June 2024). This should be interpreted with caution as the evaluation was to take place over the planned 2 years of operations and these findings remain preliminary. Additional spatial analysis of overdose mortality will be completed for the duration of site operations.

3. Bill 223 – *Safer Streets, Strong Communities Act, 2024*

Bill 223, *Safer Streets, Stronger Communities Act*, which introduced Schedule 4 being the *Community Care and Recovery Act*, came into force on December 4, 2024. This Act introduced new requirements and limitations on the ability of municipalities and local boards to provide certain types of support to supervised consumption sites.

Through the *Community Care and Recovery Act*, the operation of supervised consumption sites within 200 meters of a school, licensed childcare centre, or EarlyON child and family centre is prohibited. In addition, municipalities and local boards will require provincial approval before applying for an exemption or renewal of an exemption to the *Controlled Drugs and Substances Act* for the purpose of operating an SCS. Specifically, the legislation states as follows as it relates to municipalities:

Limit on power of municipalities, local boards

Application for exemption to decriminalize

3 (1) *Subject to such exceptions as may be prescribed, despite sections 7 and 8 of the City of Toronto Act, 2006 and sections 9, 10 and 11 of the Municipal Act, 2001, a municipality or local board does not have the power to apply to Health Canada for an exemption under subsection 56 (1) of the Controlled Drugs and Substances Act (Canada) from any provision of that Act for the purpose of decriminalizing the personal possession of a controlled substance or precursor.*

Applications related to supervised consumption sites, safer supply services

(2) *Subject to such exceptions as may be prescribed, despite sections 7 and 8 of the City of Toronto Act, 2006 and sections 9, 10 and 11 of the Municipal Act, 2001, a municipality or local board does not have the power, without the approval of the Minister, to do any of the following:*

Closure and Transition Plan for Peel's Urgent Public Health Need Site

1. *Apply to Health Canada for an exemption or a renewal of an exemption to the Controlled Drugs and Substances Act (Canada) for the purpose of operating a supervised consumption site.*
2. *Apply to Health Canada for funding under Health Canada's Substance Use and Addictions Program or any other Health Canada program in respect of safer supply services, or enter into an agreement with the Government of Canada with respect to funding under such a program in respect of safer supply services.*
3. *Support, including by passing a by-law or making a resolution, an application made to Health Canada by any other person in respect of any matter described in paragraph 1 or 2.*

Ten of the seventeen SCS in Ontario will be required to close by March 31st, 2025, as a result of this Act. No new sites will be opened to replace those forced to close.

Ministry of Health representatives informed Regional staff verbally on January 24, 2025 that any funding or hosting of an SCS on municipal property is deemed municipal support under the Act and the Peel UPHNS would need to cease operations for drug checking and supervised consumption services no later than March 31st, 2025.

Peel staff view this interpretation as likely going beyond what the legislation actually states, as the legislation would appear to only prohibit municipal support in directly applying for, or supporting applications for, certain Health Canada SCS operating exemptions, renewals and/or Health Canada funding applications, without the approval of the Minister. Peel does not undertake these applications as they are undertaken by Moyo. Providing municipal funding or space for an SCS does not appear to be prohibited under the legislation. Notwithstanding the differing interpretation, Regional staff feel that Peel must respond in accordance with the province's position to minimize risk.

Regional staff have requested a letter from the Ministry of Health formalizing its position in writing that the Peel SCS must be closed, however, were advised that written direction cannot be provided during the provincial writ period.

4. Transition Plan

With the closing of Peel's UPHNS supervised consumption and drug checking services, a transition period is required to wind down operations and support clients with access to public health and community-based harm reduction services as well as Homelessness and Addiction Recovery Treatment (HART) Hubs.

To satisfy the contract, Moyo will continue to receive funding for the sixty (60) day period following the closure of the consumption and drug checking services. This period is needed to allow for the wind down of operations including referrals to other services and to continue to provide basic first aid, primary care, mental health, addictions, housing and other social services. This period will also allow for the year one evaluation analysis to be completed which will be valuable for informing future recommendations.

A HART Hub has been approved in Brampton, led by CMHA Peel Dufferin. HART Hubs are three-year demonstration projects that aim to support the treatment and recovery of

Closure and Transition Plan for Peel's Urgent Public Health Need Site

individuals with complex needs. They do not allow supervised consumption or needle exchange services. Naloxone may be made available on site.

5. Next Steps

Peel Public Health will continue to work with community partners to advance evidence-informed interventions, including provision of naloxone, to reduce substance-related harms and overdoses for individuals, families and communities in Peel. This will include an enhanced service delivery plan to augment existing harm reduction services to support service users accessing the UPHNS. While services will be bolstered to mitigate the loss of SCS in Peel and the GTHA, it is important to note that these services will not be able to replicate the life-saving interventions that SCS provide upon a service user accessing the health service.

The year one evaluation report of the UPHNS will be completed and a report will be shared with partners and other interest holders.

In addition, a community co-design process will be initiated in Spring 2025 to develop an expanded substance strategy. This strategy will serve as an update to the Peel Opioid Strategy and identify approaches and collective actions to address the causes and effects of harms of substance use, related to prevention, harm reduction, treatment and justice/enforcement. Regional Council will receive updates as the strategy development progresses.

FINANCIAL IMPLICATIONS

In July 2022, Regional Council approved a two-year pilot totaling \$5.8 million to be funded from the tax stabilization reserve. As of December 31, 2024, a total of \$1.2 million has been funded from the reserve. There is adequate funding remaining in the pilot program until the March 31, 2025, closure and the 60-day winddown period following. The 2025 costs are projected to be \$0.51 million and any unspent funds from the original pilot budget will remain in the reserve. The implementation of enhanced harm reduction services will be monitored, and any additional resources required may be identified through the 2026 budget process.

CONCLUSION

Peel is committed to supporting service users of the UPHNS through the transition period following the closure of the UPHNS to prevent substance-related harms and overdoses. This transition will help support the community to ensure harm reduction outreach programs and services are in place prior to the UPHNS closure.

In addition, Peel Public Health and community partners will continue to work with and support people who use substances and their communities to mitigate related substance use harms and overdoses to support a Community for Life.



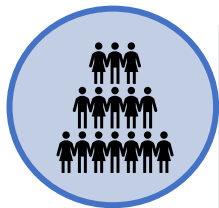
Nancy Polsinelli, RD HBS Sc MPA, Commissioner of Health Services

Authored By: Kirsten Barnes, Advisor, Harm Reduction Program

Peel's Interim Urgent Public Health Need Site

Dr. Gayane Hovhannisyan, Associate Medical Officer of Health
Natalie Lapos, Acting Director, Chronic Disease and Injury Prevention
Region of Peel - Public Health

Peel's drug-toxicity crisis continues with 705 deaths in the last five years (2019-2023)



More people are dying, with a 34% increase in deaths when comparing 2023 to 2019.

There were 70 opioid toxicity deaths in Peel Jan to Sept 2024



Adults aged 25-44, males, and housed individuals are most impacted. In 2023, 62% of deaths were among individuals aged 25-44, 70% occurred in males, and 1 in 6 occurred among unhoused individuals.



People are dying alone, with nearly half (49%) of deaths occurring when there was no one present who could intervene. This is higher than in Ontario (42%).



People are not getting the help they need, with less than a quarter (17%) of deaths involving naloxone use.



People are not getting the help they need, with less than a third (31%) of deaths involving a resuscitation attempt.

Data note: Death data for 2024 should be considered preliminary and are subject to change as remaining cases are closed by the Office of the Chief Coroner of Ontario.
Source: Coroner's Opioid Investigative Aid, Office of the Chief Coroner for Ontario, extracted Oct 24, 2024. Opioid toxicity deaths in Ontario by public health unit region, Jan 10, 2025

On July 7th, 2022, Regional Council endorsed an Urgent Public Health Need Site



Model **Interim, Urgent**

Begin with an interim,
Urgent Public Health Need
Site.

Operated by Moyo Health
& Community Services.
WellFort Community
Health Services as clinical
lead.



Location **Based on community need**

Location informed by the
Peel SCS Study, ongoing
opioid surveillance data,
and input from Peel Drug
Users Advisory Panel and
Partners.

8.2-10



Funding **Region of Peel**

Approved funding for up
to 24 months.

Learn from site and scale
up to a model which
would rely on provincial
funding.

Peel's Interim Urgent Public Health Need Site

Under a Federal exemption, Peel's UPHNS has successfully delivered services to over **210 unique visitors** with **over 760 total visits** to this life-saving intervention.

Provides:

- Overdose prevention and education
- Sterile supplies
- Basic health care via Nursing Professionals
- Drug checking services
- Harm reduction teaching and counselling via Harm Reduction Workers and Peers
- Onsite services and referrals to other social and health services (e.g., housing, income supports, mental health/addictions treatment)



Testimonial

"I'm tired. My heart just wants love and peace. I was so lost before coming here. I hope my body can recover enough to give back to the very tough men and women who put their lives on the line to keep us safe. One day I can help the way I was helped. Thank you all so very much. Words will never be enough for me to say thanks, so I am going to prove by example. Never thought I'd be accepted like this. Honoured and humbled and forever loyal to you all."

Safety and security is of the utmost importance to all

- Collaboration with Peel Regional Police and 10 Peel / UPHNS staff
- No incidents reported in proximity to the UPHNS
 - No discarded needles/ drug equipment; needle sweeps conducted 3+ times daily
 - No loitering reported
 - No complaints or concerns voiced by Community Advisory Committee inclusive of neighbouring businesses, police, social service agencies, community residents and service users

Bill 223: *Safer Streets, Stronger Communities Act*, 2024

Schedule 4: *Community Care and Recovery Act*, 2024

- Closure of SCS across the province for sites located within 200 meters of a school, child care and/or EarlyON child and family centre.
- Municipalities and local boards of health will require provincial approval before applying for an exemption or renewal of an exemption to the Controlled Drugs and Substances Act for the purpose of operating a Supervised Consumption Site
- A municipality or local board does not have the power, without the approval of the Minister, to support, including by passing a by-law or making a resolution, an application made to Health Canada

Impact to Peel's UPHNS

- Can not be funded under CTS program unless seek prior ministerial approval
- Must cease supervised consumption and drug checking services by March 31, 2025
- 60-day wind down of operations to support service users with referrals to Public Health and community harm reduction programs and related services to mitigate substance-related harms and deaths

Evidence-based interventions are needed to help reduce hospitalizations related to substance-related harms and overdoses

- Immediate life-saving interventions
- Referrals to other supports
- System-level advocacy
- Policy changes to support broader social determinants of health

Peel Public Health and community partners are committed to supporting a Community for Life

Community co-design process will be initiated in 2025 for development of a Substances Strategy to:

- Address causes and effects of harms of substances use
- Help reduce emergency department visits and strain on emergency services

Thank you

REPORT TITLE: High Water Bill Adjustment Program

FROM: Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

RECOMMENDATION

- 1. That the residential water bill adjustment program as described in the report of the Commissioner of Public Works, listed on the February 27, 2025 Regional Council agenda titled “High Water Bill Adjustment Program”, be approved; and**
- 2. That the existing one contract position to administer the High Water Bill Adjustment Program, be extended; and**
- 3. That the total program cost of \$800,000 for 2025, to be funded from the Utility Rate Stabilization Reserve, be approved.**

REPORT HIGHLIGHTS

- Each year, the Region receives approximately 2,500 complaints about unexpected high-water bills from residents. When there is an undetected leak or unintentional water use, residential customers can often be faced with a high-water bill that is significantly above their normal bill.
 - Most single-unit residential customers are billed quarterly, and as a result, they are often not aware of unusually high-water use for several months.
 - The Water Bill Adjustment Pilot Program was implemented in June 2022 and offers financial assistance for customers with unexpected high-water bills due to leaks.
-

DISCUSSION

1. Background

Each year, the Region receives approximately 2,500 complaints about unexpected high-water bills from residents. When there is an undetected leak or unintentional water use inside the home or within the property line to the home, residential customers can often be faced with a high-water bill that is significantly above their normal bill. This represents less than one per cent of all residential accounts.

Most single-unit residential customers are billed quarterly, and as a result, they are often not aware of unusually high-water use for several months. This delayed notification impacts a customer's ability to remedy the situation, which can lead to a significantly high bill and an unexpected financial burden.

High Water Bill Adjustment Program

Residents with an unexpected high-water bill are currently provided with an option for a flexible payment plan. However, the Region did not have a program to provide financial relief to customers. Based on an industry scan, best practice is to either have a system in place that can detect high-water use and potential leaks in a timely manner, or to have a water bill adjustment program to provide financial relief for unexpected high-water bills.

2. High Water Bill Adjustment Program

a) Pilot program summary

The High Water Bill Adjustment Pilot Program was implemented in June 2022 and continues to provide financial relief to customers who face unexpected high-water bills. Data analysis was conducted for the pilot period between June 2022 – December 2024. The total amount of bill credits that were approved during the period is over \$1,100,000. The average credit granted is \$630 per customer, and the total application approval rate is 62%, with 1,774 successful applicants out of a total of 2,849. The most common reason that customers experienced qualifying high-water bills, approximately 82% of all approved applications, was due to toilet leaks.

b) Advanced Metering Infrastructure

The next advancement in metering technology is known as Advanced Metering Infrastructure (AMI), which leverages wireless cell networks and AMI-compatible meters to fully automate the water meter reading process.

With AMI, customers will be able to monitor their water usage in real-time and set alerts for high-water use and proactive leak detection. The Region is currently upgrading residential water meters with AMR (Automatic Meter Reading) meters that are AMI-compatible. AMI will provide customers with more frequent, real-time metered water consumption data. However, the capital costs of installing cell towers as well as the operational impacts on billing frequency, technology transitions, and customer service changes outweigh the potential benefits at this point.

Staff have conducted an AMI feasibility study that evaluated the infrastructure costs, technology upgrades, operating and environmental impacts, and improved service level benefits. The Region's current AMR strategy maximizes existing investments in the water meters and will allow for future upgrades to AMI. Staff recommend that a follow-up feasibility study be conducted in five (5) years.

3. Permanent program

The High Water Bill Adjustment Pilot Program offers financial assistance for customers with unexpected high-water bills due to leaks. This program is expected to continue even with AMI technology since this will minimize, but not eliminate, high-water bills due to leaks. Staff evaluated the feasibility of outsourcing this program through a third party, however this option was more costly and disruptive to the customer service experience.

Staff recommend that this pilot program continue and be approved to become permanent, with one minor change. The criteria for minimum bill qualification will be removed to enable low-water users and bills less than \$250, to qualify for the program.

High Water Bill Adjustment Program

RISK CONSIDERATIONS

The total cost of the program was assessed for a two (2) year period. There is the risk of receiving an increasing number of applications and approvals over time, which would result in higher total credits being issued and an overall higher program cost.

BILL 112 RISKS AND IMPLICATIONS

On June 8, 2023, the Province passed Bill 112, the *Hazel McCallion Act (Peel Dissolution)*, 2023 and created a Transition Board to make restructuring recommendations to the Province. The Transition Board was dissolved on December 31, 2024 pursuant to O. Reg. 547/24. The Transition Board's recommendations have not been released to the Region.

On December 12, 2024, Bill 240, the *Peel Transition Implementation Act, 2024* was introduced. If passed, Bill 240 would have resulted in a transfer of regional services including all regional roads, and waste collection within the City of Mississauga, to the lower tiers on or about July 1, 2026.

On January 28, 2025, the 43rd Parliament of the Province of Ontario was dissolved and the issuance of writs for the general election were issued on January 29, 2025, naming February 27, 2025 as the date of Ontario's next general election. As a result, all parliamentary business, including consideration of Bill 240, has been terminated.

It is unclear at this time how the next provincial government will proceed following the general election. Staff will report back to Council when additional details become available.

FINANCIAL IMPLICATIONS

The cost of the pilot program which included one (1) contract staff position, was funded from the Utility Rate Stabilization reserve. To administer the program going forward, the existing one (1) contract staff will be extended to the end of 2025. During the transition year, costs of \$800,000 will continue to be funded from the Utility Rate Stabilization reserve in 2025. The total cost and resource requirements of the permanent program will be brought forward for Council's approval as part of the 2026 budget cycle and will be funded from the annual Water & Wastewater operating budget.

CONCLUSION

The High Water Bill Adjustment Program offers financial assistance for residential customers with unexpected high-water bills due to leaks. The Region will reassess the feasibility of Advanced Metering Infrastructure in five (5) years. This metering technology will allow customers to monitor their water usage in real-time and set alerts for high-water use and proactive leak detection.

High Water Bill Adjustment Program

APPENDICES

Appendix I – High Water Bill Adjustment Program



Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

Authored By: Stephanie Shih, Project Manager, Operations Support, Public Work

Appendix I

High Water Bill Adjustment Program

Purpose: The Region will provide limited and discretionary water bill adjustments to qualifying customers for unexpected high-water bills due to leaks.

Eligibility: Individually metered single-unit residential accounts with 3/4- or 1-inch meters based on criteria outlined below.

1. **Submission:** Eligible customers must submit an online or paper High Water Bill Adjustment Request Form within 90 days of the high-water bill invoice date.
2. **Account Payable:** The account must be paid in full other than the high-water bill to be eligible. The account must have paid at least two prior billings (i.e., two quarterly bills) before the eligible high-water bill. Customers are not required to pay the outstanding high-water bill until the review is completed.
3. **Eligible Causes:** Eligible water theft, and water leaks on the customer side of the meter may include malfunctioning toilets, water softeners, leaking taps inside or outside filter units, irrigation system leaks, and ruptured pipes.
4. **Ineligible Causes:** Water use attributable to unintentional high-water use (e.g., leaving the faucet or hose on etc.), or intentional high-water use (such as watering the lawn, filling of pools etc.) is ineligible.
5. **Evidence:** Proof of water theft, or leak repair in the form of a receipt from a licensed plumber, or a receipt establishing that a purchase of materials required for a self-repair, is provided. A request for a picture of the leak and repair may also be requested.
6. **Coverage Period:** The bill adjustment shall cover at most one quarterly billing period per adjustment.
7. **Return to Normal Consumption:** A return to normal water consumption level for the next bill period is required. The normal water consumption level is defined as 2.5x or less of the same period consumption for the prior year or based on the best available information for the account under review. Non-reads cannot be used as the normal water consumption bill for comparison.
8. **Vacancy:** The property was not vacant during the high-water bill period under review for more than 10 days.
9. **Frequency:** The account under review is eligible for one bill adjustment every 5 years. When the property is either sold or when a new tenant rents a property and generates a new accountholder, the 5-year period shall reset.
10. **Governance:** The Region's Customer Service and Billing Department shall be delegated with responsibility for review and approval of submitted bill adjustment request forms.
11. **Billing:** The same volumetric rates applied at the time of the original high-water bill shall be applied to the adjusted billed water and wastewater consumption amount upon approval. Fixed service charges and any non-rate fees and stormwater charges are ineligible for adjustment.

Appendix I

High Water Bill Adjustment Program

12. **Overage Eligible for Adjustment:** The bill adjustment shall be equal to 50 per cent of the dollar amount above the historical consumption level bill amount for water and wastewater volumetric charges and is not to exceed \$2,500 in total.

Calculation: For example, if the historical water consumption level is determined to be 100 m³ and the high bill under review is 250 m³ then the amount of the bill adjustment would be equal to $(250-100) / 2$ or 75 m³. The resulting responsibility for the account would then be 250-75 or 175 m³ of water consumption, which will also be billed at the same 85 per cent for wastewater as the original bill.

REPORT TITLE: Water Rate Affordability Program

FROM: Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

RECOMMENDATION

- 1. That the temporary Water Rate Affordability Program as described in the report of the Commissioner of Public Works, listed on the February 27, 2025, Regional Council agenda titled “Water Rate Affordability Program”, be approved; and**
- 2. That the estimated one-time software configuration cost of \$200,000, an operating cost of \$1.0 million (including four contract positions) for a 2-year period, and an estimated \$1.6 million in water bill credits, for a total program cost of \$2.8 million to be funded from the Utility Rate Stabilization Reserves, be approved.**

REPORT HIGHLIGHTS

- The Long-Term Utility Financial Plan (Utility Plan), completed in 2024, will ensure that the Region of Peel’s water and wastewater rates are predictable, and that revenue generated will be sufficient to fund the projected cost of service, including asset replacement costs, over the long-term.
- The new water and wastewater rate structure is based on industry best practices, aligns with community feedback, and balances the Utility Plan’s pricing objectives.
- Single-unit residential customers with little to no water usage have the highest percent increase in their bills. This increase is due to the introduction of the fixed charge, which addresses real infrastructure costs to provide safe, clean drinking water including system repair and maintenance related to the state of good repair program.
- A temporary Water Rate Affordability Program is recommended to provide financial relief to seniors and low-income customers, with low-water use, who have seen an increase in their water bills due to the rate structure that was implemented on April 1, 2024.

DISCUSSION

1. Background

In 2024, the Region completed the Long-Term Utility Financial Plan (Utility Plan). The purpose of the Utility Plan is to ensure a predictable and stable revenue stream address the long-term funding requirements for providing water and wastewater services to residents and businesses in Peel.

The Utility Plan addresses one of the strategic goals of the Region’s Water and Wastewater 10-year Plan (2019-2028), to assure the long-term financial management of the system. The

Water Rate Affordability Program

intent of this plan is to assure the long-term financial sustainability of the utility while meeting long-term asset management, replacement and rehabilitation needs to a “good” level of service. This includes ensuring adequate revenue to fund the full lifecycle management of assets and the state of good repair program.

One key outcome of the Utility Plan is to implement a new water and wastewater rate structure based on (i) industry best practices, and (ii) incorporating community feedback which highlights the importance of bill predictability, customer understanding and administrative ease, and equity.

On May 12, 2022, Council approved a new water and wastewater rate structure which includes a fixed service charge and a volumetric rate (Resolution Number 2022-430). The new rate structure was implemented on April 1, 2024, and since that time, customers with low-water use have seen the greatest percentage increase in their water bills. This is primarily due to the introduction of a fixed service charge, which ensures that each resident pays for their fair share to connect to the water and wastewater system.

Utility fixed charges are consistent industry wide as a practice to ensure recovery of real asset maintenance and repair costs. These costs are incurred regardless of whether there is volume of water consumed by the customer. To ensure that recovery is provided, the Utility Plan reviewed the cost to service all customer types and recommended the introduction of a fixed service charge as opposed to strictly a volumetric charge.

On September 12, 2024, Council requested clarity on the process that was undertaken to establish the new rate structure. Staff was requested to report back on the percentage of low-water users in the Region of Peel, including bill impacts from the new rate structure (Resolution Number 2024-678).

This report will address the concerns raised by Council and provide information on the percentage of low-water users in the Region as well as their bill impacts due to the new rate structure. Based on this review, Staff also recommend a temporary Water Rate Affordability program that will provide financial relief to seniors and low-income customers with low-water use.

2. Water & Wastewater Rate Structure

a) Environmental Scan

Raftelis Financial Consultants Inc. (Raftelis) completed a comprehensive environmental scan to identify industry best practices, evaluating a total of twenty-four utilities from Canada, the U.S., and internationally. Approximately 90 percent of comparable utilities have a fixed charge component which is most often scaled to meter size. This means that as the meter size increases, the fixed charge increases proportionally.

The industry best practice for volumetric water rates, which is dependent on usage, is based on the relative cost to serve by different customer types. The cost to serve analysis determines the true cost of providing service and reflects the demand placed on the system by different customer types.

b) Cost to Serve Analysis

Raftelis conducted a comprehensive cost to serve analysis and identified three distinct customer types within the Region: single-unit residential, multi-unit residential, and ICI

Water Rate Affordability Program

customers. Cost to serve differences are primarily due to the varying infrastructure costs and fluctuations in peak water demand from each customer type.

Generally, single-unit residential customers cost more to serve compared to the revenue that is generated. This is due to the extensive infrastructure required to service individual properties compared to their typical demand and to ensure capacity for fire fighting and other high-water uses. As a result, with the previous rate structure, multi-unit residential and ICI customers have been cross-subsidizing single-unit residential customers.

c) New Rate Structure

The new rate structure consists of a fixed service charge and a volumetric rate. Introducing a fixed service charge has the beneficial impact of reducing the volumetric rate for most customers. The multi-unit residential and ICI customers will each have a different uniform volumetric rate based on the relative cost to serve each customer type.

To further improve equity for single-unit residential customers, a 2-tier volumetric rate was recommended, one for low-water use and one for high-water use. The lower volumetric rate would apply to the first 50 cubic metres of consumption per quarter, based on the industry average water use for essential daily needs. This 2-tier volumetric rate provides low-water users with an ultra-low volumetric rate, which was not available in the previous structure.

The 2-tier volumetric rate structure for single-unit residential customers encourages water conservation among high-water users and helps to mitigate bill impacts among very low-water users, who will potentially see an increase due to the fixed service charge. This is especially helpful in ensuring that the impacts of the rate structure remain affordable among customers who use very little water.

3. Residential customers with low-water consumption

With the introduction of the fixed service charge, single-unit residential customers with little to no water usage had a high percent increase in their bills. This increase is due to the introduction of the fixed charge.

The introduction of the fixed service charge ensures that each resident pays their fair share to connect to the system and ensures it is maintained. In the past, if a resident did not use any water, their bills would be minimal. The absence of a fixed charge resulted in customers not paying for the true cost to maintain and replace infrastructure. The new rate structure is based on equity, reflecting the cost to serve for each customer type. The fixed rate costs ensures fair recovery from the system users as opposed to transferring cost to future generations.

Staff recognize the affordability issue, particularly among seniors and low-income customers. As a result, the program described below is recommended to provide financial assistance while limiting the overall burden to existing customers and minimizing any inter-generational impacts.

a) Average bill impacts

Low-water consumption is defined as usage below 50m³ per bill, which is equivalent to 3 months per quarter. The Region has approximately 132,384 customers with 0-50m³ low-water consumption out of a total of 323,190 single-unit residential customers.

Water Rate Affordability Program

With the implementation of the water rate structure, the average bill impacts for low-water users in 2024 ranged from \$8 - \$71 per bill, which is issued quarterly or over a 3-month period. The distribution of low-water users and their bill impacts are outlined in the table below. The average bill impact for all low-water users is \$39.89 per bill (quarterly) which equals approximately \$13/month.

Consumption (m ³)	Customers (#)	Average Quarterly Bill Increase (\$)	Average Quarterly Bill Increase (%)
0-9	5,008	\$65.70	437%
10-19	14,181	\$53.11	110%
20-29	27,622	\$40.51	49%
30-39	38,586	\$27.92	24%
40-50	47,012	\$14.71	10%
0-50	132,384	\$39.89	48%

Customers with little to no water usage have the highest percent increase in their bills. This increase is due to the introduction of the fixed charge, which helps to recover infrastructure costs to provide safe, clean drinking water. Up until this point in time, these customers have not been paying their fair share to connect to the system.

4. Financial Assistance Program for Seniors and Low-Income Residents

a) Context

The development of any financial assistance program needs to take into consideration the increased financial burden on the rest of the customer base as well as minimizing any inter-generational impacts in the future. The Region has worked with Raftelis over the past 4 years to develop a financially responsible and equitable rate structure to ensure there is adequate revenue to fund the full lifecycle management of assets and the state of good repair program.

The Region has water rates that are 30% less than our neighbouring municipalities. In addition, there is no industry standard for a program that offers income-based or age-based relief for water bills based on consumption. To mitigate the financial impacts that low-water users have incurred, Staff recommend a program that is temporary in nature.

b) Existing Financial Assistance Programs

There are several existing options that the Region provides to customers who are struggling with paying their water bills. The Region offers flexible payment plans, without interest, to help customers manage past due balances on their accounts. It provides immediate financial relief and prevents further collection measures. This program has been in place for the past 20 years.

The current High-Water Bill Adjustment Pilot Program also provides customers with financial assistance for unexpected high-water bills due to undetected leak or unintentional water use or water theft. In addition to payment plans, customers facing

Water Rate Affordability Program

financial hardship can be referred to the Peel Housing Stability Program for assessment of eligibility for additional support in paying for past due utilities.

c) Program Eligibility

The proposed temporary Water Rate Affordability Program would be available to customers who meet the following criteria:

- ✓ Water consumption $\leq 50\text{m}^3$ (per quarter) and
 - ✓ Seniors (aged 65 and older) **or** Low-income (criteria as defined by Income and Social Supports) and
 - ✓ Residential customers (single-unit, meter size 5/8" or 3/4") and
 - ✓ Account holder verification (owner or tenant) and
 - ✓ Bills issued between April 1, 2024 – March 31, 2027
 - ✓ No bill credit if the bill impact is $< \$10$

d) Program Elements

The financial assistance program would apply a discount on the net increase on a customer's water bill. The discounts would be applied with a decreasing level of credit over a period of 3 years (e.g., 60% discount in year 1, 40% discount in year 2, 20% discount in year 3). This would provide customers with graduated financial assistance to eventually bring their water bills back in alignment with the rest of the customer base.

The proposed program would be a one-time temporary program which would be open to applications for retroactive credits with water bills issued from April 1, 2024 through to March 31, 2027. Credits are applied to water bills (i.e., no cash payments) with a discount threshold of \$10 per bill, as processing costs become prohibitive at this point.

e) Program Costs

The efficient processing of program-related customer inquiries, applications, and water bill credits will require a one-time software configuration, at a cost of \$200,000, to the Region's water billing software system.

The total number of customers eligible for the program is approximately 22,000. This is based on census data which estimates seniors comprising 8% of the Region's population base and low-income residents approximately 14%.

Past programs that have been implemented typically have customer uptake between 30-50%. Based on this estimate, the proposed temporary Water Rate Affordability program will have a program cost of water bill credits in the range of \$960,000 - \$1.6 million. In addition, Staff request the approval of four (4) contract staff (1 x Band 5, 3 x Band 3 positions) to manage the program at a cost of \$1.0 million over the 2-year period.

Based on an assumption of a 50% uptake, the total estimated operating cost would be \$1.6 million for the water bill credits over the life of the program plus the one-time \$200,000 software configuration cost and the staffing costs over two years of \$1.0 million, for a total program cost of \$2.8 million. Staff will be reporting back to Council post implementation to provide progress update on program.

Staff will return to Council with a program update and any additional funding requirements.

Water Rate Affordability Program

BILL 112 RISKS AND IMPLICATIONS

On June 8, 2023, the Province passed Bill 112, the *Hazel McCallion Act (Peel Dissolution)*, 2023 and created a Transition Board to make restructuring recommendations to the Province. The Transition Board was dissolved on December 31, 2024 pursuant to O. Reg. 547/24. The Transition Board's recommendations have not been released to the Region.

On December 12, 2024, Bill 240, the *Peel Transition Implementation Act, 2024* was introduced. If passed, Bill 240 would have resulted in a transfer of regional services including all regional roads, and waste collection within the City of Mississauga, to the lower tiers on or about July 1, 2026.

On January 28, 2025, the 43rd Parliament of the Province of Ontario was dissolved and the issuance of writs for the general election were issued on January 29, 2025, naming February 27, 2025 as the date of Ontario's next general election. As a result, all parliamentary business, including consideration of Bill 240, has been terminated.

It is unclear at this time how the next provincial government will proceed following the general election. Staff will report back to Council when additional details become available.

FINANCIAL IMPLICATIONS

The revenue impact of the Water Rate Affordability Program is estimated at \$2.8 million over a 2-year period. This includes a one-time software configuration cost of \$200,000, an operating cost of \$1.0 million (including 4 contract staff positions), and an estimated \$1.6 million in water bill credits. Funding for this proposed temporary program will be through the Utility Rate Stabilization Reserve.

CONCLUSION

Staff recommend a temporary Water Rate Affordability Program to provide financial relief to seniors and low-income customers, with low-water use, who have seen an increase in their water bills due to the rate structure that was implemented on April 1, 2024.



Kealy Dedman, P.Eng., MPA. Commissioner of Public Works

Authored By: Stephanie Shih, Project Manager, Operations Support, Public Works

REPORT TITLE: **Traffic Signal Operations and Maintenance Service Agreements – Request for Extension**

FROM: Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

RECOMMENDATION

- 1. That the Commissioner of Public Works be delegated authority to extend the Traffic Signal Operations and Maintenance Service Agreements with the City of Brampton and City of Mississauga until July 1, 2026 on business terms and conditions satisfactory to the Commissioner of Public Works and on legal terms satisfactory to the Regional Solicitor and Commissioner of Legislative Services; and**
- 2. That Contract 2020-248T for the maintenance of traffic control signals and related electrical devices awarded to Guild Electric Limited be increased and extended for one 12-month term, in the estimated amount of \$462,000 excluding applicable taxes, pursuant to Procurement By-law 45-2023; and**
- 3. That the City of Brampton and the City of Mississauga be reimbursed for the Region of Peel’s portion of the associated traffic control signal maintenance works on Regional roads, in accordance with the Traffic Signal Operations and Maintenance Service Agreements and pursuant to Procurement By-law 45-2023; and**
- 4. That, subject to approved budget, authority be granted to increase the Contract with Guild Electric Limited during the extension term should actual requirements to meet Peel’s obligations exceed the estimated quantities.**

REPORT HIGHLIGHTS

- Peel provides traffic signal equipment operations and maintenance (“O&M”) services in the Town of Caledon for Peel and Town equipment.
 - Brampton and Mississauga provide traffic signal equipment O&M services for Peel equipment in their respective municipalities.
 - The O&M agreements with Brampton and Mississauga and the contracted services agreement with Guild Electric Limited for Caledon expire on March 3, 2025.
 - Due to uncertainty regarding previously introduced Bill 240, staff recommend short-term extensions to the O&M agreements with Brampton and Mississauga and the contracted services agreement with Guild Electric Limited for Caledon.
-

Traffic Signal Operations and Maintenance Service Agreements – Request for Extension

DISCUSSION

1. Background

In 2012, the Arterial Roads Review Ad hoc Steering Committee (ARRASC), as confirmed by Council Resolution 2012-1175, agreed that the service delivery proposal for Area Municipality operation and maintenance of Regional traffic signals be approved in principle for the Cities of Brampton and Mississauga. For information, the relationship in Caledon is the opposite with Peel being responsible for the Operations and Maintenance of both the Town of Caledon's and Peel's traffic signal equipment.

Authority was received from Council Resolution 2013-1074 to enter into service agreements with the Cities of Brampton and Mississauga. The service agreements are effective for a 10-year period expiring March 3, 2025.

As part of this arrangement, Peel, Brampton and Mississauga participated in a joint procurement for a maintenance contractor to provide operations and maintenance services in the Region of Peel. The most recent agreement with maintenance contractor Guild Electric Limited is set to expire on March 3, 2025.

On December 12, 2024, the Province introduced Bill 240, the *Peel Transition Implementation Act, 2024* which, if passed, would have transferred jurisdiction of Regional roads and associated infrastructure, including ownership and maintenance responsibilities, from Peel to Mississauga, Brampton, and Caledon. On January 28, 2025, the Ontario Legislature was dissolved, which halted progress of Bill 240. Until the Province provides direction with respect to the future governance model for Regional roads, there is uncertainty impacting service agreements between Peel and its area municipalities.

2. Proposed Direction

Until direction is received from the Province, staff recommend that short-term O&M agreements with Brampton and Mississauga and a contract extension for Peel's contractor in Caledon are appropriate.

Staff recommend the extension of the Brampton and Mississauga service agreements to July 1, 2026. The value of these works on an annual basis for operations and maintenance service at signalized intersections on Regional roads is currently estimated on an annual basis of \$2,009,500 and \$1,772,000 in Brampton and Mississauga, respectively.

The contract for the maintenance of traffic control signals and related electrical devices for Caledon is a joint procurement initiative between Peel, Brampton, and Mississauga. With the current contract set to expire on March 3, 2025, both Brampton and Mississauga have opted to extend their respective portions for an additional year. To maintain seamless collaboration between the Region and its municipal partners, regional staff are recommending that Peel also extend its portion of the contract. The value of these works on an annual basis for traffic signals on Regional roads in Caledon is estimated at \$462,000 excluding applicable taxes and reimbursed work.

Traffic Signal Operations and Maintenance Service Agreements – Request for Extension

3. Procurement Implications

Staff are seeking Regional Council authority to proceed with extending the Contract (Document 2020-248T) with Guild Electric Limited, in accordance with Procurement By-law 45-2023, Part VIII - Contract Increases where a report to Regional Council outlining sufficient information to support the proposed changes and why it is necessary to continue with the current arrangement must be submitted by the Department Head for Regional Council review and approval.

RISK CONSIDERATIONS

Not extending the individual O&M agreements with the Area Municipalities would mean the Region would re-assume full responsibility over signal operation on Regional roads upon expiry. Shorter-term implications would include staff resourcing challenges, while longer-term challenges would include a lack of coordination between signalized intersections on Regional roads and adjacent signalized intersections with local roads.

The more significant risk would be not having an agreement in place for traffic signal maintenance, as this would result in significant disruption to operations and maintenance of traffic control signals at signalized intersections on Regional roads, and a failure to meet Peel's Minimum Maintenance Standards obligations. Traffic control signals play a vital role in the operation of Regional roads, and their operation and maintenance are essential in the delivery of mobility solutions.

BILL 112 RISKS AND IMPLICATIONS

On June 8, 2023, the Province passed Bill 112, the *Hazel McCallion Act (Peel Dissolution)*, 2023 and created a Transition Board to make restructuring recommendations to the Province. The Transition Board was dissolved on December 31, 2024 pursuant to O. Reg. 547/24. The Transition Board's recommendations have not been released to the Region.

On December 12, 2024, Bill 240, the *Peel Transition Implementation Act, 2024* was introduced. If passed, Bill 240 would have resulted in a transfer of regional services including all regional roads, and waste collection within the City of Mississauga, to the lower tiers on or about July 1, 2026.

On January 28, 2025, the 43rd Parliament of the Province of Ontario was dissolved and the issuance of writs for the general election were issued on January 29, 2025, naming February 27, 2025 as the date of Ontario's next general election. As a result, all parliamentary business, including consideration of Bill 240, has been terminated.

It is unclear at this time how the next provincial government will proceed following the general election. Staff will report back to Council when additional details become available.

FINANCIAL IMPLICATIONS

There are no financial impacts on the 2025 operating budget, as adequate funding is already allocated for compensation to the City of Brampton and the City of Mississauga for operating

Traffic Signal Operations and Maintenance Service Agreements – Request for Extension

and maintaining traffic signals on Regional roads within their jurisdictions under the 2025 portion of the service agreement extension. Any financial implications resulting from negotiations with Peel's current traffic signals operations and maintenance service contractors to extend the term of the contracts will be incorporated into the future annual budget submissions



Kealy Dedman, P.Eng., MPA. Commissioner of Public Works

Authored By: Sean Nix, Manager, Transportation Operations



**THE REGIONAL MUNICIPALITY OF PEEL
WASTE MANAGEMENT STRATEGIC ADVISORY COMMITTEE
MINUTES**

Members Present:	B. Butt P. Fortini	N. Iannicca M. Russo
Members Absent:	A. Groves M. Mahoney	M. Medeiros
Staff Present:	G. Kent, Chief Administrative Officer D. Valeri, Chief Financial Officer and Commissioner of Corporate Services P. Caza, Regional Solicitor and Commissioner of Legislative Services A. Adams, Regional Clerk C. Thomson, Deputy Clerk and Manager of Legislative Services N. Lee, Director, Waste Management	H. Lockyer, Committee Clerk S. Jurrius, Legislative Technical Advisor J. Jones, Legislative Specialist J. Coley, Legislative Technical Coordinator S. MacGregor, Legislative Technical Coordinator R. Cruz, Audio Visual Specialist

1. CALL TO ORDER/ROLL CALL

Councillor Fortini, Committee Vice-Chair, called the Waste Management Strategic Advisory Committee meeting to order on February 6, 2025 at 11:14 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

Councillor Groves was absent due to other municipal business.

Councillor Mahoney was absent due to other municipal business.

Councillor Medeiros was absent due to a leave of absence.

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. APPROVAL OF AGENDA

RECOMMENDATION WMSAC-1-2025:

That the agenda for the February 6, 2025 Waste Management Strategic Advisory Committee meeting, be approved.

4. DELEGATIONS

Nil.

5. REPORTS

5.1 Electric Waste Collection Pilot - Early Insights 2024

Presentation by Cynthia Lucar Dias, Manager, Waste Planning, Waste Management

Received

Cynthia Lucar Dias, Manager, Waste Planning, Waste Management discussed key learnings from the electric waste collection pilot. She provided an overview of the pilot; highlighted performance data related to days in service, average daily operating hours, average daily households and collection performance; and summarized battery and charging performance. She concluded by discussing early insights and next steps.

Members of Committee discussed and asked questions regarding size of the pilot; exploring funding incentives for a green fleet; operation costs; and exploring hydrogen fuel waste collection vehicles.

5.2 Peel's Comments on Proposed Amendments to Four Extended Producer Responsibility Regulations under the Resource Recovery and Circular Economy Act, 2016

RECOMMENDATION WMSAC-2-2025:

1. *That the comments included in Appendix I of the report of the Commissioner of Public Works, listed on the February 6, 2025, Waste Management Strategic Advisory Committee agenda, titled "Peel's Comments on Proposed Amendments to Four Extended Producer Responsibility Regulations under the Resource Recovery and Circular Economy Act, 2016," be endorsed; and*
2. *That a copy of the subject report be shared with the Minister of the Environment, Conservation and Parks, the Association of Municipalities of Ontario, and all Peel area MPPs for their information.*

5.3 Key Waste Management Initiatives – February 2025 Update

(For information)

Received

6. COMMUNICATIONS

Nil.

7. OTHER BUSINESS

7.1 Election of Chair and Vice-Chair of the Waste Management Strategic Advisory Committee

RECOMMENDATION WMSAC-3-2025

That Councillor Medeiros be elected Chair of the Waste Management Strategic Advisory Committee, for a term ending November 14, 2026, or until a successor is appointed.

RECOMMENDATION WMSAC-4-2025

That Councillor Fortini be elected Vice-Chair of the Waste Management Strategic Advisory Committee, for a term ending November 14, 2026, or until a successor is appointed.

8. CLOSED SESSION

Nil.

9. NEXT MEETING

Thursday, April 3, 2025
11:00 am to 12:00 pm
Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

Please forward regrets to Hannah Lockyer, Committee Clerk, at
hannah.lockyer@peelregion.ca

10. ADJOURNMENT

The meeting adjourned at 11:41 a.m.

Hon. Todd McCarthy
Ministry of the Environment, Conservation and Parks
40 St. Clair Avenue West, 8th floor
Toronto, ON M4V 1M2
minister.mecp@ontario.ca

January 21, 2025

RE: Follow-up to Reforms to EPR legislation in Ontario – Blue Box Program

Dear Minister McCarthy,

On behalf of the Mayors and Regional Chairs of Ontario (MARCO), I am writing to express support for this government's approach to the Blue Box program, which addresses significant issues with the previous legislative framework and will lead to better overall economic and environmental outcomes for Ontarians when fully implemented by January 1, 2026.

MARCO brings together the Chairs of regional municipalities and Mayors of large, single-tier cities, representing over 10.6 million Ontarians and delivering services and infrastructure linked to Ontarians' most urgent priorities.

We understand some interested parties are seeking changes to this government's approach. **We believe these proposals could threaten the good work the provincial government has done on this file.** Municipal governments have submitted concerns with these proposals previously, as detailed in a letter from some MARCO members to Minister Khanjin dated June 21, 2024 (attached). We would like to brief you on these concerns as you assume duties on her behalf.

Municipalities support the implementation of the Blue Box program as planned and approved by the provincial government. Municipalities also support maintaining a competitive marketplace for multiple Producer Responsibility Organizations (PROs), strong collection targets, oversight and enforcement. The Blue Box regulation reflects robust and transparent consultations, a fair and reasonable balance of stakeholder input, and significant stakeholder engagement, including a thorough examination by Special Advisor David Lindsay and a subsequent mediation process. It should be fully implemented by January 1, 2026.

Meanwhile, some producer organizations are seeking changes to the government's approach. As detailed in the attached letter, **those proposed changes could backslide program performance, increase costs, and stagnate innovation**, at a time when Ontarians are deeply concerned about cost of living.

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒

Municipal staff have met with the parties proposing changes and are concerned about a lack of supporting data or rationale for the changes being sought. We understand the Ministry is undertaking a study through Dillon Consulting and we would welcome the results of this study being made public and the opportunity for feedback.

Municipal governments remain key participants in the curbside recycling system. Decisions about how recycling is collected and managed affect the entire waste management system, including organics diversion, litter management and garbage disposal, for which municipal governments remain responsible. For example, some producer decisions create challenges for municipalities, including higher costs to service ineligible sources, such as small businesses. These costs can force municipalities to either raise property taxes or stop collecting from these sources—which means higher taxes for Ontarians and worse environmental outcomes. **For an effective system, all parties need to work together cooperatively.**

We support the current regulation with producer accountability, and do not support a monopoly plan-based approach. We respectfully request that the Ministry proceed with the planned implementation of the Blue Box program and reject proposals that would disrupt its effectiveness or increase costs for Ontarians.

We would welcome an opportunity to discuss these matters with you further to ensure that the interests of municipalities and Ontarians are fully considered. For questions, please contact Executive Director Margot Cragg at info@marcontario.ca or 519-505-2861.

Thank you in advance for your thoughtful consideration in this matter. We look forward to working with you to make life better for the over 10.6 million Ontarians we serve.

Sincerely,



Chair Karen Redman
Chair, MARCO
Chair, Region of Waterloo

Attc Letter - 06212024 - Minister Khanjin - Regional Chairs letter Extended Producer

Cc Doug Ford, Premier of Ontario
Hon. Paul Calandra, Minister of Municipal Affairs



**THE REGIONAL MUNICIPALITY OF PEEL
HEALTH SYSTEM INTEGRATION COMMITTEE
MINUTES**

Members Present:	N.K. Brar M. Suddergaard, Designate, Ontario Health Central and West Regions C. Early L. Wingham-Smith, Designate, Mississauga Ontario Health Team C. Fonseca N. Hart N. Iannicca	S. Kaur, Executive Director, School of Medicine, Toronto Metropolitan University D. Pearson, Designate, Hills of Headwaters Ontario Health Team M. Reid D. Smith, Co-Chair, Central West Ontario Health Team A. Tedjo P. Vicente
Members Absent:	M. Palleschi	
Staff Present:	G. Kent, Chief Administrative Officer D. Valeri, Chief Financial Officer and Commissioner of Corporate Services P. Caza, Regional Solicitor and Commissioner of Legislative Services B. Gibson, Chief and Director of Paramedic Services and Acting Commissioner of Health Services Dr. M. Hau, Acting Medical Officer of Health A. Adams, Regional Clerk	P. Sharma, Director, Family Health H. Lockyer, Committee Clerk S. Jurrius, Legislative Technical Coordinator J. Jones, Legislative Specialist J. Coley, Legislative Technical Coordinator S. MacGregor, Legislative Technical Coordinator K. Cordick, Audio Visual Specialist

1. CALL TO ORDER/ROLL CALL

Councillor Fonseca, Committee Chair, called the Health System Integration Committee meeting to order on February 6, 2025 at 9:30 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

Councillor Palleschi was absent due to personal matters.

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. APPROVAL OF AGENDA

RECOMMENDATION HSIC-1-2025

That the agenda for the February 6, 2025 Health System Integration Committee meeting, be approved.

4. DELEGATIONS

4.1 **Dr. Lorraine Lipscombe, Executive Director and Tiffany Bartlett, Manager, Strategic Operations and Administration, Novo Nordisk, Network for Healthy Populations – University of Toronto**

Regarding Research on Chronic Disease Prevention and Strategies to Advance Population Health

Received

Dr. Lorraine Lipscombe, Executive Director, Novo Nordisk Network for Healthy Populations (Network) - University of Toronto provided an overview of the work that the Network does, their partnerships and its focus on addressing the diabetes epidemic. She discussed key factors leading to the diabetes epidemic; reviewed data related to diabetes within Peel, highlighting the environmental and socio-economic factors; discussed the need for community intervention and the multi-pronged approach to diabetes prevention that the Network utilizes; shared an overview of ongoing grant programs; and reviewed opportunities for health promotion at the municipal level.

Members of Committee discussed and asked questions regarding how the data can be utilized; opportunities to replicate the work the Network has led in Mississauga with other Peel OHTs; information sharing and integration of care; ongoing initiatives and grants; and how Regional Councillors can be involved in addressing barriers to access and information.

4.2 **Keddone Dias, Executive Director, LAMP Community Health Centre and Yvonne Sinniah, Chief Operating Officer, Indus Community Services**

Regarding Programs and Services Offered Focusing on Chronic Disease Prevention and Promoting Equitable Health Outcomes for Peel's Diverse Communities

Received

Keddone Dias, Executive Director, LAMP Community Health Centre and Yvonne Sinniah, Chief Operating Officer, Indus Community Services, provided an overview of their organizations with a focus on the role they play in supporting healthy lifestyles and addressing chronic diseases such as diabetes within the community. They reviewed health data in Peel as it relates to social determinants of health; discussed the increased diabetes rates, attributing factors and existing gaps in access and care; and highlighted barriers to care and areas for recommended action. The delegates concluded with a call to action to formulate strong partnerships, address affordability, address social determinants of health and work together to manage chronic disease through thoughtful investment.

Members of Committee discussed and asked questions regarding use of information for advocacy; ongoing food emergency and importance of a healthy diet; available education to promote healthy lifestyles; and importance of integrated care and collaboration.

5. REPORTS

5.1 Better Understanding Communities: Informing Integrated Approaches to Chronic Disease Prevention and Population Health

(For information)

Presentation by Paul Sharma, Director, Chronic Disease and Injury Prevention and Greg Kujbida, Manager, Population Health Assessment

Received

Paul Sharma, Director, Chronic Disease and Injury Prevention and Gregg Kujbida, Manager, Population Health Assessment, provided a presentation regarding chronic disease prevention from a population health perspective and geographic health inequities. Paul Sharma provided background information relating to the drivers of chronic disease including demographic changes, environment, health inequities and health policy; the focus on acute care and need for proactive and preventative interventions; Public Health's role in prevention; how health data is utilized; and highlighted opportunities to address chronic disease in Peel. Greg Kujbida provided a demonstration of Peel Health's data zone information tool using diabetes as the example.

Advisory Member D. Pearson, Designate, Hills of Headwaters Ontario Health Team, discussed the importance of using data, such as the tool presented, to inform decisions and aid in identifying specific areas of need and ways in which to co-locate health and social supports to meet those the needs.

6. COMMUNICATIONS

Nil.

7. OTHER BUSINESS

7.1 Election of Chair and Vice-Chair of the Health System Integration Committee

RECOMMENDATION HSIC-2-2025

That Councillor Fonseca be elected Chair of the Health System Integration Committee, for a term ending November 14, 2026, or until a successor is appointed.

RECOMMENDATION HSIC-3-2025

That Councillor Brar be elected Vice-Chair of the Health System Integration Committee, for a term ending November 14, 2026, or until a successor is appointed.

8. CLOSED SESSION

Nil.

9. NEXT MEETING

Thursday, June 5, 2025
9:30 am to 11:30 am
Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

Please forward regrets to Hannah Lockyer, Committee Clerk, at
hannah.lockyer@peelregion.ca

10. ADJOURNMENT

The meeting adjourned at 11:07 a.m.

REPORT TITLE: **Asylum Claimant Interim Housing Assistance Program Application and Impacts**

FROM: Steve Jacques, MScPI, MCIP, RPP, Commissioner of Human Services

RECOMMENDATION

1. That the 2025-2027 request for funding application submitted through the Interim Housing Assistance Program (IHAP) to continue Peel's asylum claimant response described in the report of the Commissioner of Human Services, listed on February 27, 2025 Regional Council agenda, titled "Asylum Claimant IHAP Application and Impacts," be endorsed; and
2. That the Director of Housing Services be authorized to negotiate and execute an IHAP 2025-26 and 2026-2027 grant agreement with the federal government together with any amendments or extensions thereto, and any other agreements and ancillary documents as may be necessary to accept, receive, or use such funding for Peel Region's participation in IHAP, provided such agreements and ancillary documents are on business terms satisfactory to the Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor and Commissioner of Legislative Services; and
3. That staff return to Council to share the amount of funding received, the use of the funding and any implications to Peel Region; and
4. That the recommendation to reduce service level from 1280 asylum claimant households to 790 households (680 individuals and 110 families), be endorsed; and
5. That upon execution of the grant agreement with the federal government, approval be granted for staff to proceed with a site search for the purpose of permanent accommodation of asylum claimant family households, and that staff will bring a future Closed Session report regarding property acquisition; and
6. That the Director of Housing Services and the Director of Procurement be authorized to award and increase Direct Negotiation contracts with hotel operators, vendors, and service providers, as may be necessary for the continuation of temporary hotel accommodations, meals, security services, and other associated supports for asylum claimants housed in Peel hotels, for a period(s) up to March 31, 2027, subject to available funds, all pursuant to Procurement By-law 45-2023.

Asylum Claimant Interim Housing Assistance Program Application and Impacts

REPORT HIGHLIGHTS

- The Interim Housing Assistance Program (IHAP) is a grant and contribution-based program that the federal government provides to support interim housing to asylum claimants while they await determination of their claim.
- The latest version of IHAP released in December 2024, outlines changes to the federal cost-sharing model for the grant period from January 1, 2025, to March 31, 2027, which has significant financial implications for Peel.
- Given IHAP changes and current asylum claimant levels, staff recommend reducing the service level from 1280 to 790 households, with accommodations for 680 individuals at the Peel Reception Centre (Spectrum Way) and 110 families initially in hotels.
- IHAP submissions were due by January 31, 2025. Peel's application was submitted with the caveat that it is subject to Regional Council approval. Peel's application includes funding for continued operations of the Peel Reception Centre, temporary accommodations, agency and program costs, capital acquisition and renovations of a location for asylum claimant families and regional administrative costs.
- Peel's IHAP application includes an estimated net cost of \$3.9 million in 2025, \$10 million in 2026 and \$2 million in Q1 of 2027 for a total of \$15.9 million. The 2025 cost can be funded from Regional reserves. The 2026 and 2027 funding will need to be determined through the annual budget process.
- Should Peel's IHAP application be approved, receipt of funding is contingent on the satisfactory negotiation and execution of a grant agreement with the federal government.
- Staff will continue to assess and report all risks. The risk associated with acquiring or leasing long-term assets without a long-term federal funding commitment can be mitigated by repurposing these assets to support other regional or community objectives.
- Staff is assessing the feasibility of several alternatives and will return to Council with recommendations as the longer-term intentions of the federal government become clearer.

DISCUSSION

1. Background

Since the spring of 2023, Peel Region has been actively assisting asylum claimants by providing emergency shelter, income and other supports. Funding has been received through the federal Interim Housing Assistance Program (IHAP). To date, under IHAP, 95% of Peel's eligible expenses have been reimbursed.

In December 2024, Immigration, Refugees and Citizenship Canada (IRCC) announced significant changes to the IHAP initiative, starting in January 2025. These changes allow municipalities to apply for upfront allocations instead of using the previous reimbursement model. From 2025 to 2027, municipalities will be required to fund an increasing share of the costs, with no federal funding available after March 2027.

This report outlines the changes to the IHAP grant initiative, presents the updated program directives (Appendix 1), and explains the new cost-sharing funding model, along with the related risks. Additionally, the report provides a summary of Peel's funding application to support its continued asylum claimant response.

Asylum Claimant Interim Housing Assistance Program Application and Impacts

2. IHAP

i) IHAP 2024 Claim Update

Currently, IHAP reimburses 95% of Peel’s eligible expenses, including hotel accommodations, shelter operations, and staff costs. Peel’s out-of-pocket expenses for January 2023 to March 2024 totalled \$1.8 million. On February 6, 2025, Peel submitted an expense claim to IHAP for the period of April 1 to December 31, 2024, totaling \$65 million for operating and capital. While the exact amount to be reimbursed is currently unknown, it is estimated that the net impact for Peel will be \$4.0 million, assuming a 95% reimbursement. Staff will provide an update to Council on the final amount in a report later this year.

ii) 2025-2027 Program Changes and Directives

The 2024 Federal Budget allocated \$1.1 billion nationally over three years to extend IHAP, transitioning from a reimbursement model to upfront funding for municipalities. The program supports cost-effective, sustainable housing solutions for asylum claimants, such as reception centres and transitional housing, instead of relying on hotels and shelters.

Under the updated IHAP directives, recipients must allocate part of their 2025-26 funding to "dedicated, permanent, and coordinated" activities to qualify for continued funding in 2026-27. The chart below outlines activities considered “sustainable and cost-effective” versus those that are not.

Table 1: Sustainable and Cost-Effective Activities vs. All Other Activities under IHAP

Sustainable and Cost-Effective Activities	All Other Activities
Establishment of a permanent reception centre	Room rentals associated with temporary accommodations (e.g., in hotels or motels)
Ongoing asylum specific case management services	Supporting asylum claimants through the general emergency shelter system
Development, implementation and governance of joint processes, practices and policies	Capital expenditures to increase interim housing capacity that have not secured long-term operating funding
Purchase and operation of new transitional housing sites for asylum claimants	

The directives also introduce a funding model that gradually reduces the program’s contribution toward eligible expenses in the coming years. As illustrated in the table below, by the 2026-2027 funding period, IHAP’s contribution will decrease from 95% to 75% for sustainable and cost-effective activities. Additionally, for hotel room rentals, which are not considered sustainable or cost-effective, the federal reimbursement rate will drop to just 50%. This shift will have a significant financial impact on Peel Region. The potential risks and challenges resulting from these changes are further explained in the risk implications section of the report.

Asylum Claimant Interim Housing Assistance Program Application and Impacts

Table 2: IHAP Funding Breakdown and Cost Sharing Requirements

IHAP Cost Sharing	Year	IHAP Funding Contribution (Federal)	Non-Federal Contribution Required (Peel Region)
Eligible activities that meet the “sustainable and cost-effective” criteria	2025-2026	95%	5%
	2026-2027	75%	25%
Eligible activities that do not meet the “sustainable and cost-effective” criteria	2025-2026	75%	25%
	2026-2027	50%	50%

IHAP 2025-2027 funding application submissions were due by January 31, 2025. Peel’s application was submitted with the caveat that its submission is subject to Regional Council approval. Peel’s application aims to operate a permanent reception centre, provide ongoing asylum-specific case management services, and acquire a new family site. These initiatives will address the immediate needs of asylum claimants and align with the program’s objectives. Additional details regarding Peel’s funding application are provided in the following section.

3. Proposed Direction

Due to federal immigration policy changes introduced in the fall of 2024, Peel is now serving fewer asylum claimants—400 households as of February 3, 2025, down from 1034 households in September 2024. With this reduction and the new cost-sharing model described above, maintaining current service levels of 1,280 asylum claimant households is no longer feasible nor necessary. As such, staff is seeking Council’s endorsement for reducing occupancy levels from 1280 to 790 households.

Single adult asylum claimants will be sheltered and supported at the new Spectrum Way site, and the existing site on Leanne Blvd will be closed before the end of April 2025. Peel and the landlord have both agreed to terminate the lease to the satisfaction of both parties.

For now, asylum claimant families will continue to be served in hotels. However, Peel’s IHAP application includes a request for \$38.8 million to acquire and renovate a dedicated site for families. Operating a dedicated family site is more cost effective and aligns to the goals of the new IHAP program. A dedicated family site also ensures specialized services in a safe, supportive environment, and separating families from singles follows best practices. Subject to receiving required funding, staff will proceed with acquiring a site and will present a future closed session report to Council with details regarding the property acquisition.

Overall, Peel’s IHAP 2025-2027 application totals \$121.5 million to sustain an asylum claimant program that can accommodate 790 households at any one time or 3,160 households per year, assuming an average shelter length of stay of 90 days. The \$121.5 million is further broken down as follows:

Asylum Claimant Interim Housing Assistance Program Application and Impacts

Item	\$ Millions
Peel Reception Centre operating and facility cost	\$37.0
Regional Admin	\$8.1
Temporary Accommodations (hotels)	\$20.4
Agency and program cost	\$11.3
Capital cost to purchase and renovate family site	\$38.8
Support to assist with finding permanent housing	\$5.9
Total	\$121.5

Peel's IHAP application, if approved, would result in a net cost to Peel of \$15.9 million for the IHAP funding period of January 1, 2025 to March 31, 2027. Cost impact estimates beyond that date, are further explained in the financial implications section of this report.

Provided Peel's IHAP application is approved, Peel will be required to negotiate and execute a grant agreement with the federal government for receipt of such funding. Any capital acquisitions funded through IHAP will continue to be the property of the Region and can be repurposed at our discretion at the conclusion of the IHAP program period after March 31, 2027.

RISK CONSIDERATIONS

As previously reported to Council, serving the growing needs of homeless asylum claimants comes with several risks.

The changes to the IHAP initiative present financial and resource challenges for Peel. Starting in 2025, IHAP will reimburse hotel room rentals at 75%, down from 95%. Since Peel's asylum claimant response is still operating in three hotels, the new cost-sharing arrangement leads to an increase in net costs. IRCC has also indicated that federal funding is limited and there is no guarantee of full reimbursement, meaning Peel will need to cover a larger share of the costs. Furthermore, even if Peel's application for IHAP funding is approved, funding in 2026-2027 is not guaranteed.

With reduced federal funding, Peel may need to cover a larger portion of the costs through its reserves and property tax revenues. Additionally, the possible end of federal funding in 2027 means Peel will need to be ready to pivot out of its current asylum claimant response.

As previously reported to Council, the risk associated with acquiring or leasing long-term assets without a long-term federal funding commitment can be mitigated by repurposing these assets to support other regional or community objectives. Staff is assessing the feasibility of several alternatives and will return to Council with recommendations as the longer-term intentions of the federal government become clearer.

While asylum claimant numbers in Peel are lower than they were previously, future immigration trends remain uncertain, particularly with potential changes in federal leadership and U.S. policies. Increased enforcement and restrictions on pathways to permanency could lead to a rise in asylum claimants, further straining resources.

Lastly, acquiring a new family site may face planning and development constraints, which could impact Peel's ability to find a suitable location. The site would also require renovations, meaning

Asylum Claimant Interim Housing Assistance Program Application and Impacts

Peel will continue relying on hotels for accommodation until the site is ready, adding additional costs. Proactive support from local municipalities will be critical to limiting costs.

Staff will continue to assess and report all risks, returning to Council in June 2025 with recommendations for Peel's ongoing role in serving homeless asylum claimants.

FINANCIAL IMPLICATIONS

Should Regional Council endorse the 2025-2027 request for IHAP grant funding, Peel's annual net cost is estimated to be \$3.9 million in 2025, \$10 million in 2026 and \$2 million in Q1 of 2027 for a total of \$15.9 million. The net cost of \$3.9 million in 2025 will be funded through reserves with \$1.3 million allocated from the Tax Supported Capital Reserve and \$2.6 million from the Tax Rate Stabilization Reserve. Peel's funding for the remaining net cost of \$12 million will be determined through the 2026 budget process.

Assuming a 100% Regionally funded program as of Q2 2027 the net cost is estimated at \$26.2 million in 2027 and \$33.4 million in 2028 to sustain a service level of 790 asylum claimants. Staff will be returning to Council with recommendations about Peel's ongoing role in supporting asylum claimants.

The projected net cost of \$15.9 million for the IHAP funding period of January 1, 2025 to March 31, 2027 is based on receiving 100% of the eligible funding requested through our IHAP application. Should Peel not receive the full amount of funding requested, staff will return to Council with updated projections and implications.

CONCLUSION

Peel has emerged as a national leader in responding to the growing volume of asylum claimants in need of emergency shelter and supports.

Staff recommend reducing service levels and acquiring a dedicated family site, which will help reduce reliance on hotels and better support asylum claimant families.

Peel Region remains committed to assisting asylum claimants and is actively working to clarify its role beyond 2027 in response to reduced federal funding and increased financial risk. A recommendation on Peel's ongoing involvement in supporting asylum claimants will be presented to Council in June 2025.

APPENDICES

Appendix I - Interim Housing Assistance Program - Program Directives



Steve Jacques, MScPI, MCIP, RPP, Commissioner of Human Services

Authored By: Christina Honvari, Housing Specialist

Program Directives – Interim Housing Assistance Program

1. Introduction

The Interim Housing Assistance Program (IHAP) is a grant and contribution based program that supports provinces/territories, municipalities, and non-profit organizations in providing interim housing to asylum claimants while they await determination of their claim. The program has provided funding to support costs incurred by partners since 2017.

Through Budget 2024, the federal government allocated \$1.1 billion of additional funding over three years, beginning in 2024-25 to extend the program with a renewed focus on developing long-term solutions to prevent asylum claimants from experiencing homelessness.

With an ultimate view to supporting asylum claimants in quickly achieving housing independence while awaiting determination of their claim, the renewed IHAP will provide funding to provinces/territories, municipalities and non-profit organizations to help:

- Adopt sustainable, cost-effective approaches to addressing the housing needs of asylum claimants; and,
- Build capacity to receive and address the housing needs of asylum claimants in jurisdictions across the country.

Under the program, the term “asylum claimant” refers to any individual who has made a claim for refugee protection in accordance with Section 99(3) of the [Immigration and Refugee Protection Act](#), and whose claim has not been determined.

Directives’ Application

The intent of these directives is to support recipients of the program’s grant funding stream (i.e., provinces, territories, municipalities) by providing additional guidance with regard to the use of program funding in accordance with the program’s Terms and Conditions.

These directives apply to activities undertaken by recipients of grant funding from January 1, 2025 onward.

2. Sustainable and Cost-effective Approaches

Under IHAP, the federal government is committed to supporting partners in developing more sustainable and cost-effective solutions to meeting the housing needs of asylum claimants now, and in the future.

Recognizing that asylum claimants have unique needs relative to other populations at risk of, or experiencing, homelessness, several jurisdictions have begun pursuing dedicated shelter spaces and other accommodations for claimants. A prominent application of this approach is through the introduction of reception centres, which aim to provide a single access point to receive claimants, assess their needs, coordinate referrals to available supports and services, and provide interim housing, where needed. Reports indicate that this integrated approach can lead to better outcomes for claimants, and can be more cost-effective in the long-term. Transitional housing has also been demonstrated as a cost effective alternative to the use of hotels or traditional shelters and can be effective in transitioning claimants into longer term housing and away from municipal shelters.

While the program recognizes that there is no “one size fits all model” across communities, IHAP can help jurisdictions adopt sustainable and cost-effective approaches that are appropriate for their region.

Assessing Whether an Activity is “Sustainable and Cost-Effective”

For the purposes of funding delivered under the program, the program defines “sustainable and cost-effective” as involving activities that are **dedicated**, **permanent**, and **coordinated**.

Dedicated	Permanent	Coordinated
<p>Under IHAP, dedicated refers to activities that are <u>targeted</u> to supporting the housing needs of asylum claimants.</p> <p>This differentiates from activities that support the broader population (e.g., general shelter system), given other supports in place for this purpose.</p>	<p>Under IHAP, permanent refers to activities that are intended to be an <u>ongoing part of the response</u> system, and that are not reliant on long-term federal funding to continue their operation.</p> <p>This differentiates from temporary interventions to respond to emergency needs (e.g., hotel rooms), even if they have been continued beyond their intended timeframe out of ongoing necessity.</p>	<p>Under IHAP, coordinated refers to activities that receive/send referrals through <u>an integrated and standardized assessment and triage process</u>.</p> <p>A coordinated process often involves agreed-upon assessment and prioritization criteria across service providers, to ensure that claimants are efficiently matched to the housing and services they need to achieve housing independence.</p>

To support recipients in determining whether an activity meets these criteria, illustrative examples of specific activities are included in the chart below.

Sustainable and Cost-Effective Activities	All Other Activities
<ul style="list-style-type: none"> • Establishment of a permanent reception centre – as a reception centre is intended to meet the interim needs of asylum claimants and serve as an access/referral point to other supports and services, this activity would be considered <u>dedicated</u>, <u>permanent</u>, and <u>coordinated</u> provided it is not reliant on federal funding for its continued operation • Ongoing asylum-specific case management services – as a service provided only to asylum claimants to support an assessment of housing and facilitate referral to appropriate supports and services, this activity would be considered <u>dedicated</u>, <u>permanent</u>, and <u>coordinated</u> • Development, implementation, and governance of joint processes, practices or policies – as activities related to permanently enhancing coordination across organizations to improve housing related services for asylum claimants, this activity would be considered <u>dedicated</u>, <u>permanent</u>, and <u>coordinated</u> • Purchase and operation of new transitional housing sites for asylum claimants – as an initiative to permanently increase capacity to support asylum claimants, this would be considered <u>dedicated</u>, <u>permanent</u>, and <u>coordinated</u>, provided spaces are filled through a coordinated process and the ongoing operation of these sites is not reliant on federal funding 	<ul style="list-style-type: none"> • Room rentals associated with temporary accommodations (e.g., in hotels or motels) – as room rentals are typically of limited duration, this activity would not be considered <u>permanent</u> • Supporting asylum claimants through the general emergency shelter system – as this activity leverages resources that are not targeted for asylum claimants, it would not be considered <u>dedicated</u> • Capital expenditures to increase interim housing capacity that have not secured long-term operating funding – as this activity has not secured long-term operating funding to ensure its continued operation, and therefore may be reliant on future federal funding in order to continue to serve asylum claimants, it would not be considered <u>permanent</u>

Appendix I

Asylum Claimant Interim Housing Assistance Program Application and Impacts

Should recipients have further questions about whether an activity they are pursuing would meet the criteria of "sustainable and cost-effective", they are asked to reach out to the program for clarification.

Cost-Sharing Requirements

As with previous iterations of the program, recipients of grant funding are required to demonstrate funding from provincial/territorial/municipal sources towards activities/projects carried out under their IHAP grant agreement. As stated in the Terms and Conditions, participating jurisdictions will be required to demonstrate the appropriate amount of matching funding in their results report.

In alignment with the program's new priority focus on sustainable and cost-effective approaches, the program cost-sharing requirement varies based on the activities pursued by recipients.

For program funding used towards activities that meets all three of the criteria for "sustainable and cost-effective" outlined above, the following requirements apply:

- In 2025-26, recipients must demonstrate a minimum of 5% in provincial/territorial/municipal funding (i.e., IHAP funding can be used to cover up to 95% of the cost of activities that meet the criteria of a sustainable and cost-effective approach).
- In 2026-27, recipients must demonstrate a minimum of 25% in provincial/territorial/municipal funding (i.e., IHAP funding can be used to cover up to 75% of the cost of activities that meet the criteria of a sustainable and cost-effective approach).

For all other uses of program funding (i.e., towards any eligible activities/projects that do not meet the criteria of a sustainable and cost-effective approach outlined above), the following requirements apply:

- In 2025-26, recipients must demonstrate a minimum of 25% in provincial/territorial/municipal funding (i.e., IHAP funding can be used to cover up to 75% of the cost of activities/projects that do not meet the criteria of a sustainable and cost-effective approach).
- In 2026-27, recipients must demonstrate a minimum of 50% in provincial/territorial/municipal funding (i.e., IHAP funding can be used to cover up to 50% of the cost of activities/projects that do not meet the criteria of a sustainable and cost-effective approach).

Mandatory Requirement to Support a "Sustainable and Cost-Effective" Approach

To ensure IHAP funding contributes to the adoption of sustainable and cost-effective approaches, recipients must demonstrate that they dedicated a portion of 2025-26 funding towards activities that meet the criteria of "sustainable and cost-effective approaches" in order to continue to receive funding in 2026-27.

3. Eligible Activities

This section provides specific examples of activities considered to be eligible under section 5.0 of the IHAP Terms and Conditions to help recipients guide the use of program funding. However, these are not necessarily exhaustive. Any distinctly ineligible activities are identified as such.

A. Interim Housing Provision

Activities that directly address the immediate housing needs of asylum claimants and their families (e.g., the provision of interim housing, shelter, or other housing interventions).

Eligible activities:

- Provision of interim housing/shelter for asylum claimants (e.g., maintenance, cleaning, security)
- Food related costs associated with the provision of interim housing or shelter
- Room rentals associated with temporary accommodations (e.g., in hotels or motels, shelter bed nights, transitional housing bed/room/unit nights, short-term leasing of units, home-share nights)

Appendix I

Asylum Claimant Interim Housing Assistance Program Application and Impacts

Ineligible activities:

- Activities related to provision of interim housing/shelter to individuals who are not asylum claimants

B. Housing Supports and Services

Activities that help claimants transition towards housing independence (e.g., services related to finding, securing, and maintaining more stable housing).

Eligible activities:

- Case management services and system navigation supports for claimants seeking and/or in interim housing, including referrals to supports and services not eligible under the program (e.g. brokering access to social assistance, child care, medical services, legal aid) and emergency housing assistance.
- Activities related to implementing intake and triage processes
- Basic needs related to housing claimants (e.g., clothing, groceries, footwear, blanket, personal hygiene, housing set-up costs beyond furniture costs already included under Capital activities)
- Homelessness prevention and shelter diversion activities (e.g., landlord liaison and other interventions to prevent eviction, referrals for family mediation, advice/guidance on budgeting)
- Transportation for move-in and move-out
- Information and orientation activities (e.g., with regard to local rental and labour market, recreational services in the community)
- Employment-related services such as job search assistance, interview preparation (if assessed to be a key barrier to housing independence)

Ineligible activities:

- Delivery of legal aid services
- Delivery of medical, health, or treatment services
- Ongoing transportation related costs (e.g., daily commute)
- Short-term housing assistance to claimants already in receipt of provincial, territorial, or municipal social assistance or rental assistance
- Mortgage payments related to privately owned property
- Long-term rental assistance

C. Coordination Activities

Activities related to establishing and/or enhancing the coordination of resources, data, and approaches for asylum claimants across jurisdictions, regions, and/or organizations.

Eligible activities:

- Development, implementation, and governance of joint processes, practices, and/or policies in a region (e.g., with regard to a coordinated intake, triage, and referral process), including engagement-related activities
- Data collection, analysis, monitoring, and/or alignment to enhance understanding of housing related needs and support local planning and decision-making

Appendix I

Asylum Claimant Interim Housing Assistance Program Application and Impacts

- Information technology infrastructure and support (e.g., hardware, software) required for the purpose of aggregating or aligning information in a secured manner
- Training and/or other capacity-building projects exclusively aimed at supporting the alignment of processes and/or standards across organizations (e.g., developing and disseminating promising practices and approaches)

Ineligible activities:

- Formal research projects beyond ongoing analysis of operational/project-related data
- Activities related to advocacy or public awareness campaigns

D. Housing Capital Activities

Activities related to increasing interim housing or shelter capacity for asylum claimants through capital expenditures.

Units/spaces supported through capital expenditures should be dedicated to serving asylum claimants, and not reliant on IHAP funding for ongoing operating and maintenance activities.

Eligible activities:

- Purchase or acquisition of land, buildings, or facilities for the creation of new interim housing or shelter spaces for asylum claimants
- Leasing of land, buildings, or facilities for the creation of new interim housing or shelter spaces for asylum claimants
- Construction/installation of new structures to provide interim housing or shelter for asylum claimants
- Retrofit of structures to provide interim housing or shelter for asylum claimants
- Renovations or repairs related to existing or new interim housing or shelter spaces for asylum claimants (e.g., related to upgrades, accessibility, environmental sustainability)
- Purchase of furniture or appliances to support the delivery of housing/shelter supports for asylum claimants
- Professional fees, such as consultants, audit, design, legal services related to capital developments for asylum claimants

Ineligible activities:

- Capital expenditures related to private personal property (e.g., renovations/repairs or down payments for housing owned, rented, or leased by individual claimants)

4. Reporting Requirements

As outlined in their grant agreement, recipients will be required to report on a semi-annual basis, using a template provided by the Department, on the results that have been achieved through the use of IHAP funding and their compliance with program requirements.

These reports will cover information across the four thematic activity areas, including but not limited to: number of clients/client households served, volume of capacity generated by capital costs, duration of stay or service, bed night information (or equivalent), demographics, and associated costs.

Recipients will also be asked to demonstrate the appropriate amount of funding from provincial/territorial/municipal sources according to the activities supported and whether they meet the criteria for sustainable and cost-effective.

REPORT TITLE: Outreach Contract Update

FROM: Steve Jacques, MScPI, MCIP, RPP, Commissioner of Human Services

RECOMMENDATION

- 1. That the contract (Document 2019-275P) awarded to the Canadian Mental Health Association Peel Branch for the Peel Outreach Program, be increased by an estimated amount of \$2,638,512 (excluding applicable taxes) for a new estimated total contract amount of \$5,379,960 (excluding applicable taxes) for the provision of an additional place-based outreach team for the period April 1, 2024 to March 31, 2025, pursuant to Procurement By-law 45-2023; and**
- 2. That the contract (Document 2019-275P) awarded to the Canadian Mental Health Association Peel Branch for the Peel Outreach Program be extended for required additional place-based outreach teams, for four optional 12-month terms, and increased by an annual estimated amount of \$3,609,369 (excluding applicable taxes) for each of the four optional 12-month terms, for a new estimated total annual contract amount of \$6,350,817 (excluding applicable taxes) subject to satisfactory performance, available budget, and escalation in accordance with the terms of the contract, pursuant to Procurement By-law 45-2023; and**
- 3. That the Director of Housing Services and the Director of Procurement be authorized to approve further extensions and increases to the contract between the Region of Peel and the Canadian Mental Health Association Peel Branch (Document 2019-275P), subject to available budget, pursuant to Procurement By-law 45-2023.**

REPORT HIGHLIGHTS

- Peel Region oversees and/or funds several essential services for the homeless.
- This includes the Peel Outreach program, which is contracted out to the Canadian Mental Health Association (CMHA) Peel Dufferin.
- In May 2023, Council approved the re-design of the Outreach Program to include dedicated place-based teams in homelessness hotspots. The 2024 Housing Support budget approved an additional \$6.5 million to fund the enhanced level of service.
- To date, three place-based teams have been established: one in Cooksville-Port Credit in Mississauga and two in Brampton, with positive impacts.
- This report seeks the procurement authority required to update, renew and/or extend service contracts with CMHA Peel Dufferin to continue to operate the place-based teams.

Outreach Contract Update

DISCUSSION

1. Background

Peel Region oversees and/or funds several essential services for the homeless. Peel's Outreach program for the homeless is contracted out to the Canadian Mental Health Association (CMHA) Peel Dufferin. Through this report, staff is requesting the procurement authority needed to renegotiate or update contracts to address evolving needs.

2. Adapting the Outreach Program to Address Growing and Changing Need

In February of 2020, Council approved an increase in service levels to the Peel Outreach program to address the complex needs of the homeless population in Peel. This included an award of services (Document 2019-275P) to the Canadian Mental Health Association (CMHA), which established two mobile outreach teams providing 84 hours of support per week, across Mississauga, Brampton, and Caledon.

In May 2023, Council approved a further enhancement to the outreach program, which included the addition of dedicated place-based teams in known homelessness hotspots throughout Peel. \$6.5 million was added to the Housing Support budget to fund the enhanced level of service in 2024.

The first place-based team was launched in the Cooksville and Port Credit neighbourhoods in Mississauga. Peel Region entered into a contract with CMHA to pilot the new place-based model, which included enhanced supports for the homeless and businesses in the area. A review of performance data reveals that the presence of the place-based team made a positive difference in this community, particularly for business owners impacted by homelessness. Overall, members of the Cooksville and Port Credit Business Improvement Associations (BIAs) who interacted with outreach reported a 93% satisfaction rate with the place-based team. Seventy-six percent (76%) of all survey respondents agreed that the team had a positive community impact.

In August 2024, after the removal of encampments in the Etobicoke Creek Trail in Brampton, a second place-based team was quickly created in Brampton to provide intensive case management and housing supports for encampment clients who were displaced. This team currently operates at one of Peel's contracted overflow hotels for 40 hours per week, serving over 80 unique clients. The services of this team are required on an ongoing basis to support these individuals moving towards permanent housing.

Most recently, in January 2025, a third place-based outreach team was launched in downtown Brampton. As with the place-based team focused on Cooksville and Port Credit, this team provides enhanced services and supports to the homeless and businesses impacted by homelessness, with expanded hours of service and response times.

RISK CONSIDERATIONS

To date, Peel's experience with place-based outreach teams has been very positive, improving supports to the homeless, while also reducing the negative impacts of homelessness on neighboring businesses. Once fully implemented, Peel's place-based outreach program, as approved by Council in 2023, will include place-based teams in downtown Brampton, Malton, Cooksville and along the lakeshore in Mississauga.

Outreach Contract Update

This report seeks the procurement authority needed to update, renew and/or extend service contracts with CMHA Peel Dufferin, to ensure there are no service interruptions to this important program.

FINANCIAL IMPLICATIONS

The Canadian Mental Health Association (CMHA) Peel Dufferin will provide the enhanced outreach services described in this report, at an additional cost of \$2,638,512 for April 1, 2024 to March 31, 2025 and \$3,609,369 for the remaining four optional 12-month extensions, which will be funded through the approved Housing Support budget, with no net impact.

CONCLUSION

Since 2020, Peel has been enhancing the outreach program to the homeless, to address growing and changing need.

Through this report, staff is requesting the procurement authorities need to update and/or renew contracts with the Canadian Mental Health Association, the agency that delivers Peel's outreach program. Funding for these contract changes is available within the Housing Supports budget.



Steve Jacques, MScPI, MCIP, RPP, Commissioner of Human Services

Authored By: Leslie Moreau, Manager, Housing Services

For Information

REPORT TITLE: **Feasibility of Hybrid Model for Water Bill Collection Process**

FROM: Patricia Caza, B.A., LL.B., Regional Solicitor and Commissioner of
Legislative Services
Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

OBJECTIVE

To respond to Regional Council's request for information regarding the feasibility of creating a hybrid model for the collection of water and wastewater arrears that would forego the existing process under the *Municipal Act, 2001* of adding arrears to the property tax roll where the arrears relate to a tenanted property.

REPORT HIGHLIGHTS

- Regional Council, having received a report on Peel's water bill collection process, requested information about the possibility of developing a separate process for the collection of arrears that apply to tenanted properties, which would forgo the current *Municipal Act, 2001* process of adding arrears to the property tax roll.
 - A hybrid model could be developed where arrears for certain tenanted water accounts would not be added to the tax roll but would be diverted to an alternative recovery option such as a collection agency or litigation.
 - Currently, approximately 46 per cent of water and wastewater accounts that receive a pre-tax notice that arrears will be added to the property tax roll are resolved prior to the transfer to the tax roll. Under the current collection model, 100 per cent of the amounts that are actually transferred to the tax roll are expected to be recovered.
 - Annually, there are approximately 1500 tenanted residential water and wastewater accounts that receive a pre-tax notice.
 - If Peel moved to a hybrid model that does not utilize the property tax roll collection process for tenanted properties, the rate of recovery for those approximately 1500 annual accounts would be drastically reduced from an expected 100 per cent recovery to less than 25 per cent.
 - Pursuing arrears through litigation of approximately 1500 collection files annually under a hybrid model, in lieu of adding to the property tax roll, is estimated to result in a minimum of \$1.5 million in additional unrecoverable legal costs annually.
 - As a hybrid model is likely to decrease the recovery rate of arrears and increase the cost to pursue the arrears, water rates will likely need to be increased to account for the increased costs to the program.
-

Feasibility of Hybrid Model for Water Bill Collection Process

DISCUSSION

1. Background

A report on the Regional Council meeting agenda of September 26, 2024, titled “Water Bill Collection Process”, provided an overview of the collection process, including the process of adding outstanding water bill charges to the property tax roll as provided for under the *Municipal Act, 2001*. Council asked staff to report back with information on the feasibility of creating a “hybrid model” with options to recover arrears using alternative recovery methods instead of having them added to the property tax roll, in cases where a tenant was being billed directly (Resolution # 2024-711).

This report summarizes the current process to recover water and wastewater arrears and sets out alternative recovery options that could be pursued to create a hybrid recovery process, as well as the related financial impacts. For clarity, the hybrid model discussed in this report involves the following process:

- i) Tenanted water accounts where a tenant is being billed directly would not be issued a pre-tax notice and arrears would not be added to the tax-roll of the property owner but would, instead, be diverted to an alternative recovery option involving a collection agency or litigation, as outlined further below.
- ii) All other accounts that have not been diverted to an alternative recovery model would continue under the current *Municipal Act, 2001* process of being issued a pre-tax notice and then having the arrears added to the property tax roll.

2. Current Recovery Process

The *Municipal Act, 2001* provides municipalities with the legislative authority to recover any unpaid utility fees and charges through the property tax roll and collect them in the same manner as taxes. Under this legislation, property owners are ultimately responsible to the municipality for water and wastewater charges, regardless of who may be occupying the property and any lease that may exist. It is Peel’s practice, consistent with that of other municipalities, that unpaid water, wastewater and stormwater fees and charges are transferred to the property tax roll. When water and wastewater arrears reach a certain threshold, Peel sends the property owner a pre-tax letter informing them of the arrears and that, if they are not paid by a set date, the arrears will be transferred to the property tax roll.

a) Property Tax Roll Recovery Process

Fees and charges added to the property tax roll are recovered in the same manner as unpaid municipal property taxes. The *Municipal Act, 2001* sets out what steps can be taken to recover these amounts, and it is a process that can take years to complete. Though the process takes time to complete, thereby affording the owner much time to settle the accounts, it is one that eventually enables an estimated 100 per cent recovery as the arrears are secured by the property.

b) Courtesy Tenant Billing Service

Peel offers property owners, as a courtesy and convenience, a tenant billing service which allows tenants to be billed directly for water, wastewater, and stormwater charges. Many of the large area municipalities in Ontario were surveyed and approximately 60 per cent (4 out of 7) of them offer a similar tenant billing service. Where this service is not offered in other municipalities, the property owner is billed directly for the tenant’s charges.

Feasibility of Hybrid Model for Water Bill Collection Process

When a tenant billing account is initially set up, both the tenant and the property owner sign a “*Tenant Billing Information for the Payment of Water, Wastewater, and Stormwater Charges*” form, in which the property owner acknowledges that they understand and accept that the property owner is ultimately responsible for the water, wastewater and stormwater charges. Water and wastewater charges that are added to the property tax roll represent an interest in the land and may be recovered as a debt due to the municipality from the owner of the property at the time the charges are added to the tax roll. In relying on the authority to transfer any debt to the property tax roll, Peel does not report water and wastewater arrears to a credit reporting agency and collects only limited personal information from the tenant and owner which consists of the service address, the tenant and owner names, telephone numbers, mailing addresses, and email addresses. If the *Municipal Act, 2001* process of adding arrears to the property tax roll were not used, tenants would be required to provide more personal information to allow for credit checks and to verify identity.

c) Arrears Recovery Data from 2018 to 2023

For the 6-year period of 2018-2023, Peel issued 55,577 pre-tax letters. Of those letters sent, 46 per cent of the accounts resolved the arrears prior to the date set for transfer to the tax roll. The arrears for the remaining 54 per cent, representing 28,417 water and wastewater accounts, were accordingly transferred to the property tax roll, representing a total debt of \$29,811,284.

Peel records reveal that, by November 2024, Peel had recovered \$26,392,835 of the \$29,811,284 in debt that was transferred to the tax roll during the period of 2018-2023. The average collection turnover is approximately 279 days. The data collected shows that, by November 2024:

- over 65 per cent of the debt added to the tax roll in 2023 had been recovered;
- over 87 per cent of the debt added to the tax roll in 2022 had been recovered; and
- over 95 per cent of the debt added to the tax roll in 2018-2021 had been recovered,

with recoveries remaining ongoing.

These trends show us that recovery of arrears on these accounts may take some time, but eventually 100 per cent of the arrears added to the property tax roll will be paid.

Whereas the data discussed above is representative of all water and wastewater accounts, it is estimated that 15 per cent of the accounts transferred to the tax roll from 2018-2023 were from properties where the account was set up to bill the tenant directly. Of these, an estimated 3 per cent of the accounts are for tenanted commercial properties and an estimated 12 per cent of the accounts are for tenanted residential properties. During this period, 7,347 pre-tax letters were issued to residential tenanted accounts, representing a total debt of approximately \$4,100,000. Prior to the charges being added to the tax roll, 41 per cent of the accounts paid their arrears in full, representing \$1,663,000. For the remaining 59 per cent of accounts whose debt was added to the tax roll, Peel has since recovered over 92 per cent of the debt, representing \$2,249,000, with recoveries remaining ongoing.

Feasibility of Hybrid Model for Water Bill Collection Process

Overall, the data shows that recovery of arrears through the property tax rolls is a highly effective recovery method which, over time, results in an estimated 100 per cent recovery.

d) Costs of the Recovery Program

To support the recovery and transfer to tax roll process in 2023, 4.15 FTE staff were required at a total cost of \$414,318.86. 75 per cent of this cost was offset by an administrative fee of \$40 which is applied to each account that is transferred to the property tax roll. The recovery and transfer to tax roll process does not generally require incurring legal costs, except in very rare situations. Accordingly, the net total staff expense for this process in 2023 was \$104,573.86.

e) Water Billing Software

The current water billing software is programmed to treat all accounts consistently based on the processes that Peel staff follow. The software is mostly automated and any changes to accommodate a hybrid recovery process would require hard costs to adjust the software. Based on previous system enhancements, it is estimated that it would cost approximately \$200,000 to update the CCBCS Billing System to accommodate a hybrid recovery process.

3. Alternative Recovery Options

If Peel were to use a hybrid model that shifts away from adding arrears to the property tax roll for tenanted properties, arrears could be pursued through either a collection agency or through litigation. Implications of each method are outlined below. With either method, Peel would become an unsecured creditor. Peel would need to collect more detailed personal information in order to run credit checks, properly identify account holders, obtain employment and other financial information, pursue account holders if debt is incurred, and to be able to report the debt to a consumer reporting agency.

If Peel elected to pursue a hybrid model of recovery where arrears on residential tenanted accounts were pursued through either a collection agency or litigation rather than through the tax rolls, based on the data from 2023, we would expect that approximately 1,500 accounts would be diverted to these alternative recovery methods annually.

a) Use of Collection Agency for Recovery in a Hybrid Model

Peel currently has a contract with a collection agency for Human Services overpayments, Long-Term Care accommodation arrears, and general recoveries for the Finance Department. In practice, the amount that is recovered through a collection agency is a modest percentage of the overall arrears. The amount is further reduced by the percentage of recovery that is retained by the collection agency as a fee for service. If Peel were to use a collection agency for arrears on tenanted accounts, based on Peel's experience with collection agency recoveries in other areas of the organization, the expectation is that the rate of recovery of those arrears would be drastically reduced and would be unlikely to surpass a recovery rate of 25 per cent. Using residential tenanted accounts as an example, in 2023, using the current tax roll recovery model, Peel issued 2,228 pre-tax letters with a total debt of \$1,069,474 and has since recovered \$962,300, with recovery ongoing. If a collection agency had been used for that debt, the recovery would likely not have exceeded \$267,000.

Feasibility of Hybrid Model for Water Bill Collection Process

b) Use of Litigation for Recovery in a Hybrid Model

As an alternative to a collection agency, litigation can be pursued for arrears owed, either in the Small Claims Court for arrears up to \$35,000 and in the Superior Court of Justice for arrears that exceed \$35,000. If litigation were pursued, the majority of the files would be in the Small Claims Court. While generally Peel would pursue all possible defendants to recoup monetary damages, which in these cases would include the tenant and the owner, in a hybrid model Peel would only pursue the tenant.

i) Small Claims Court

While legal costs to pursue litigation can vary, it is estimated that legal costs to pursue a Small Claims Court action may range from \$6,000 to \$30,000, based on the use of internal Legal staff. The variation in costs largely depends on whether a defendant opposes the claim, resulting in more procedural steps and possibly a trial. It is anticipated that Small Claims Court actions would generally be resolved within 2-4 years. In Small Claims Court actions, the successful party may seek payment of their legal costs but are limited to cost recovery of 15 per cent of the amount claimed (a maximum of \$5,250). Accordingly, even if successful, only up to 15 per cent of Peel's legal costs would be awarded.

ii) Superior Court

Actions commenced in the Superior Court of Justice (where the claim exceeds \$35,000) would incur increased costs and likely take longer to resolve as there are additional procedural steps that are required. It is estimated that the average legal costs through to trial for a Superior Court of Justice action may range from \$15,000 to \$100,000, based on the use of internal Legal staff and depending on the complexity and whether a defendant opposed the claim. It is anticipated that Superior Court of Justice actions would generally take from 2-8 years to resolve. In Superior Court of Justice actions, the successful party may seek payment of their legal costs, but costs are generally awarded only on a partial basis (often calculated between 40-60 per cent of the actual legal costs). Accordingly, even if successful, only a portion of Peel's legal costs would be awarded at best.

iii) Obtaining and Enforcing Judgment in a Hybrid Model

In litigation, when a judgment is obtained in favour of the plaintiff there are tools to enforce payment where the defendant does not pay the judgment. These options include garnishment of wages or bank accounts, for example, and a writ of seizure and sale against property owned by the defendant. These tools are only effective if the person is employed or owns property. In a residential tenancy situation, the tenant does not generally own property and the ability to garnish wages is uncertain, leading to considerable risk in the ability to recover arrears even if a judgment is obtained.

Additionally, Peel could be prevented from obtaining or enforcing a judgment if a tenant declares bankruptcy or files a consumer proposal. A stay of proceedings is automatically in effect the moment bankruptcy is declared or a consumer proposal is filed. Accordingly, even if successful at obtaining a judgment, there is considerable risk of the Region's ability to enforce the judgement and collect the arrears in a hybrid model as Peel would be an unsecured creditor. In contrast, bankruptcy is not a concern under the current process of transferring arrears to the tax rolls, as the arrears are given priority lien status under the legislation, which makes the Region a secured creditor with a priority interest in the land.

Feasibility of Hybrid Model for Water Bill Collection Process

c) Adding Arrears to the Tax Roll After Alternative Recovery Methods

Under the *Municipal Act, 2001* there is no time limit on when fees/charges may be added to the tax roll, therefore it is possible that water and wastewater arrears could be added to the tax roll at a later date after other attempts at recovery are pursued. Though this could be used as an ultimate last step where all other attempts at collection from the tenant have failed, it could be years down the road before the above collections methods have been exhausted (during which time interest on the arrears would continue to accrue and would be payable by the property owner), ownership of the property may have changed in the interim which further complicates recovery, and there would be no mechanism through which Peel could recover the costs related to the previous attempted recovery methods.

4. Water Shut Off

Section 81 of the *Municipal Act, 2001* authorizes municipalities to shut off the supply of a public utility such as water if fees or charges payable by the owners or occupants of the land to which water has been supplied are overdue. Peel staff only rarely exercise the authority to shut off water to a premises in response to arrears, considering that access to water supply is a necessity for basic human needs and adding arrears to the property tax roll is a cost effective and efficient process.

If a hybrid recovery model is implemented, Peel may have to take additional mitigation measures, including water shut off. In particular, water shut off may need to be relied on in the event tenanted properties are persistently accruing arrears despite other recovery measures. If water shut off were to become a regular enforcement measure to recover arrears, or to prevent further accumulation of arrears, additional staff may be required to complete this work.

BILL 112 RISKS AND IMPLICATIONS

On June 8, 2023, the Province passed Bill 112, the *Hazel McCallion Act (Peel Dissolution)*, 2023 and created a Transition Board to make restructuring recommendations to the Province. The Transition Board was dissolved on December 31, 2024 pursuant to O. Reg. 547/24. The Transition Board's recommendations have not been released to the Region.

On December 12, 2024, Bill 240, the *Peel Transition Implementation Act, 2024* was introduced. If passed, Bill 240 would have resulted in a transfer of regional services including all regional roads, and waste collection within the City of Mississauga, to the lower tiers on or about July 1, 2026.

On January 28, 2025, the 43rd Parliament of the Province of Ontario was dissolved and the issuance of writs for the general election were issued on January 29, 2025, naming February 27, 2025 as the date of Ontario's next general election. As a result, all parliamentary business, including consideration of Bill 240, has been terminated.

It is unclear at this time how the next provincial government will proceed following the general election. Staff will report back to Council when additional details become available.

FINANCIAL IMPLICATIONS

Operating a hybrid model that diverts the collection of arrears from tenanted accounts to either a collection agency or litigation process would result in the following financial implications:

- Hard costs estimated at \$200,000 to adjust the water billing software;

Feasibility of Hybrid Model for Water Bill Collection Process

- The need for additional water billing staff resources to support the hybrid model, including managing tenant intake, information and verification processes, water disconnection services and supporting recovery processes;
- Hiring a collection agency or additional Legal resources to pursue the recovery of approximately 1,500 arrears accounts annually through litigation processes;
- Using a collection agency will result in a significant reduction in the recovery rate for these arrears, reducing recovery from an eventual 100 per cent to a recovery figure that is likely to be less than 25 per cent. Based on 2023 arrears for all tenanted properties that received a pre-tax letter, and assuming recovery of less than 25 per cent, the unrecovered debt would have exceeded \$1.5 million had the arrears been diverted to a collection agency.
- While recovery rates using litigation have not been estimated, even if the rate of recovery of arrears is sufficient, there will be unrecoverable legal costs with each file. Assuming that, at minimum, the unrecoverable legal costs will be between \$1,000 and \$5,000 per matter, and assuming approximately 1,500 arrears accounts annually to be pursued, the Region could expect unrecoverable legal costs of at least \$1.5 million annually, and as high as \$7.5 million.
- There is a likelihood of judgments that cannot be enforced due to a tenant's lack of income or property, or due to bankruptcy proceedings impacting the tenant.

As any change to the current collection process will likely decrease the recovery rate of arrears and/or increase the cost to pursue the arrears, the water rates will likely need to be increased to account for increased costs to the program.

CONCLUSION

The current recovery model is efficient, cost effective, and results in a high rate of recovery with an annual write-off for uncollectible debt across all accounts amounting to less than \$50,000 per year. If a hybrid recovery model were implemented whereby arrears from tenanted accounts were diverted to a collection agency or litigation instead of adding charges to the tax roll, Peel would incur increased costs to maintain the model as outlined in the Financial Implications and the rate of recovery is likely to fall significantly. While a collection agency would likely be more cost effective than litigation as an alternative recovery method, based on 2023 figures for tenanted accounts, it is estimated that more than \$1.5 million in arrears annually would have to be written off due to inability to collect. Any increased costs to the program will likely result in increases to water rates.



Patricia Caza, B.A., LL.B., Regional Solicitor and Commissioner of Legislative Services



Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

Authored By: Jennifer Bruce, Senior Legal Counsel

For Information

REPORT TITLE: 2024 Region of Peel United Way Campaign

FROM: Davinder Valeri, CPA, CA, Chief Financial Officer and Commissioner of Corporate Services
Patricia Caza, B.A., LL.B., Regional Solicitor and Commissioner of Legislative Services

OBJECTIVE

To provide an update on the results of the 2024 Region of Peel Employee United Way Campaign.

REPORT HIGHLIGHTS

- The 2024 Region of Peel Employee United Way Campaign raised \$237,287 exceeding the \$230,000 goal.
 - Combined funds raised by the Region of Peel employees and Peel Regional Police resulted in a total contribution of \$252,632 to United Way Greater Toronto
 - Staff ran a successful 2024 hybrid model United Way Campaign
-

DISCUSSION

1. Background

United Way has been the Region's charity of choice for over 45 years. United Way Greater Toronto (UWGT) work is focused on fighting local poverty and equity as every person in every community deserves the opportunities, access, and connection they need to build a good life, regardless of their income, the neighbourhood they live in, or their social identity. They have built a network of agencies to do this work. UWGT does extensive research to understand how poverty works and acts on local solutions in collaboration with community members. They engage with all levels of government on solutions-focused approaches to address the most pressing issues faced in our communities.

Employees of the Region of Peel and Peel Regional Police have diligently continued to run a campaign annually to raise funds for United Way to support the local community of Peel Region and work towards the vision of Community for Life, where people's lives are improved in their time of need. In the last 15 years alone, the staff of Region of Peel have raised over \$4,000,000 for United Way.

2024 Region of Peel United Way Campaign

2. 2024 Campaign Objectives and Strategies

The main objectives of the 2024 Campaign were to:

- Raise \$230,000.
- Encourage the overall percentage of employees pledging.
- Increase awareness of United Way and strengthen social conscience among employees.
- Demonstrate the impact of donations on the well-being of the Peel community.
- Encourage the number of employees donating at all levels; and
- Continue progress on achieving Campaign administration efficiencies.

Poverty continues to be a complex and multi-dimensional issue across Peel with an increase in the cost of living disproportionately affecting vulnerable residents.

In Peel, 123,660 or 8.6 percent of the population live in poverty, including 27,900 or 9.5 children of 0-17 years (Statistics Canada, 2021).

The cost of goods and services has increased. Everyone needs to have access to what they need for a healthy life and a basic standard of living which includes housing, transportation, food as well as access to services like health care, which includes mental health care. Housing and food shortages have increased, and communities are struggling with increasing resource disparity.

The Campaign emphasizes the responsibility to contribute to community well-being. The donations made by our employees contribute to making an impact locally. A multimedia approach was used during the campaign to increase awareness of United Way and how the donations have assisted members of the Peel community living in poverty and how people's lives are improved in their time of need.

3. Campaign Committee

The Campaign Team comprised of leads and champions from the employee ambassador pool and the Core Committee, who worked diligently to contribute to the success of the Campaign. The Core Committee members included Leads, Treasurer, Deputy Treasurer, and United Way Campaign Chair.

4. Campaign Achievements

The Region ran a hybrid-model campaign in response to a changing work environment. This included virtual and in-person fundraising events to connect with staff who are working remotely and at regional worksites. The Campaign was successful in engaging employees through activities such as the campaign 'kick-off', lunch and learns, events, videos, and direct appeals from the campaign team.

Highlights of 2024 Campaign achievements are as follows:

- The Region of Peel surpassed its goal of \$230,000 by raising \$237,287 including \$12,286 from fundraising events.
- 15.2 percent of Region of Peel employees pledged to the 2024 campaign.

2024 Region of Peel United Way Campaign

- A total of 289 new pledges were received from employee donors (44 from first-time donors and 245 returning donors).
- 80 percent of staff who donated, opted for the automatic annual pledge rollover option.
- 54 employees donated at the leader-donor level of \$1,200 or above.
- \$79,562.18 of the funds raised by Region of Peel employees will be matched dollar for dollar doubling its impact.
- Early this year, in January, the Region of Peel was honoured as a “Local Leader” by UWGT for our 2023 contributions.
- The Peel Regional Police Campaign raised \$15,345 in support of the Peel community.

5. Recognition for Additional Social Responsibility Efforts by Employees

Employees from both the Region of Peel and Peel Regional Police continue to make an impact in their local communities by adapting to the changes, volunteering, and supporting causes for greater social change.

In addition to participating in the CN Tower ClimbUP for team building and raising funds, employees participated in other employee United Way fundraising events such as Samosa sales, Sale-A-Bration and other fundraising events to support local families in need. These efforts demonstrate their dedication to fostering social well-being and making a difference through charitable contributions and community engagement.

The Peel Regional Police 2024 fundraising events included the TK-Cup softball tournament, raffle draw, candy gram sales, pet costume contest, bingo, online auction, and payroll deductions raising \$15,345 in support of the UWGT.

Peel Paramedic Services employees, participated in the annual Sirens for Life challenge for Canadian Blood Services, securing 3rd place for a second consecutive year and registered the most stem cell donors. They also raised over \$22,000 for Movember and distributed 500 Christmas baskets to seniors in need within the Peel Community.

CONCLUSION

Staff from the Region of Peel and Peel Regional Police once again demonstrated their commitment to social responsibility and the Region of Peel values through fundraising and volunteering efforts that positively impact communities, including Peel.

Thanks to the generous participation and contribution of Region of Peel employees, the 2024 Campaign raised \$237,287. Combined with funds raised by Peel Regional Police a total of \$252,632 contributed to the United Way of Greater Toronto.

The Campaign will continue in 2025, with employees playing a vital role in advancing the shared goal of community wellbeing and the vision of a thriving Peel community.

2024 Region of Peel United Way Campaign

APPENDICES

Appendix I – 2024 UW Campaign Performance Measures



Davinder Valeri, CPA, CA, Chief Financial Officer and Commissioner of Corporate Services



Patricia Caza, B.A., LL.B., Regional Solicitor and Commissioner of Legislative Services

Authored By: Meena Pandit, Chair, Employee United Way Campaign 2024

Appendix I
2024 Region of Peel Employee United Way Campaign

2024 Campaign Performance Overview

Measure	Description	Goal	2024 Performance
Campaign efficiency	Measures the number of dollars raised for each volunteer hour expended. \$90 per hr of effort being the minimum	Year-over-year increase	 1022 hours were spent on the campaign. \$232.16 was raised per hour of effort in 2024. An increase of 8.21% over \$214.55 in 2023 making the overall efficiency rate the highest (158%) in the last 10 years.
Pledge participation rate.	Measures the percentage of employees who provide a pledge.	year-over-year increase-stable	 The 2024 campaign's pledge participation rate was 15%, slightly down from 16% in the 2023 campaign.
New pledgers	Measures the raw number of new employees pledging for the first time.	Net positive increase.	 44 first-time pledgers were added in 2024,
Pledge per Employee	Measures the average pledge amount per employee.	Year-over-year increase	 The average pledge increased slightly to \$237 in 2024, up slightly from \$226 in 2023.
Pledge escalators.	Measures the percentage of pledgers who increase their pledges from the year before.	Net positive increase.	 70 pledgers increased their pledges in 2024 from last year, down from 246 in 2023*.
Pledger replacement rate	Measures the number of new pledgers compared to employees who pledged in the past year but not in the most recent campaign year.	Year over year increase.	 The pledger replacement rate in 2024 was 32.35%, significantly down from 80.93% in 2023.
Union pledge rate	Measures the number of pledges coming from union employees.	Year over year increase.	 7.22% of unionized employees submitted pledges in 2024, a very insignificant change from 7.87% in 2023.
Leadership Giving Pledge rate	Measures the number of employees who pledge at a leadership level (\$1200 or more).	Year-over-year decrease	 54 leadership-level donations were received in 2024, up from 50 in 2023.

Appendix I

2024 Region of Peel Employee United Way Campaign

United Way 2024 Employee Campaign Performance Report

Summary

The 2024 United Way Employee campaign was successful and exceeded the goal.

Please see the breakdown below:

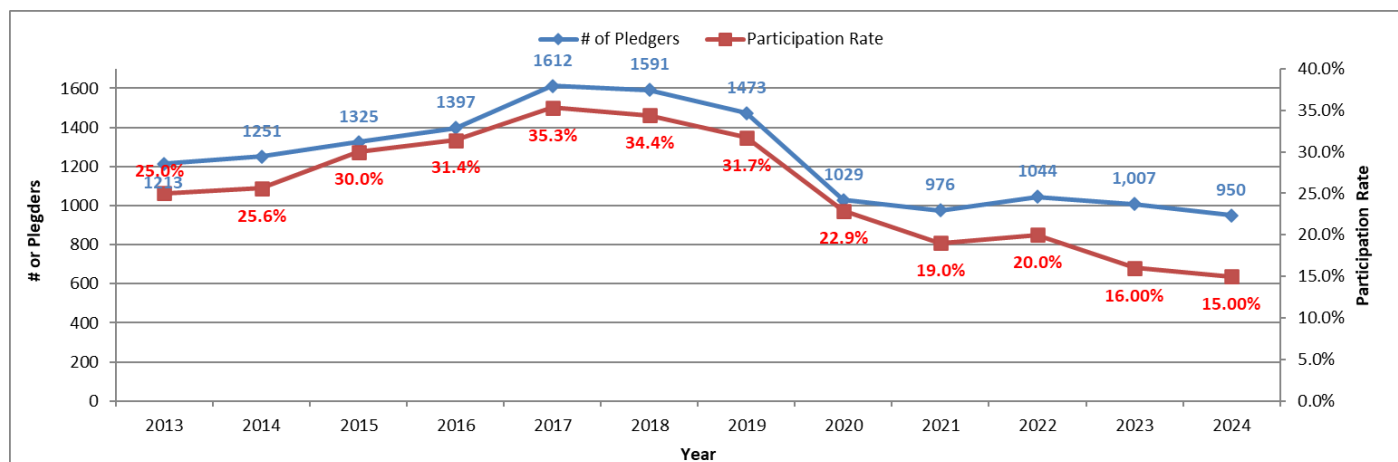
Table 1. Overall United Way Campaign Results, 2013-2024.

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total \$ Raised	\$333,901	\$378,628	\$371,075	\$293,962	\$337,530	\$338,367	\$302,132	\$234,182	\$227,799	\$242,758	\$239,227.00	\$237,287.00
Total \$ Pledged	\$218,031	\$231,894	\$246,002	\$270,021	\$303,448	\$311,383	\$282,808	\$230,921	\$227,799	\$236,727	\$227,423.00	\$225,001.00
Average \$ Pledge	\$180	\$185	\$186	\$193	\$188	\$196	\$192	\$224	\$233.00	\$227.00	\$226.00	\$237.00
% of Goal	102.70%	116.50%	123.70%	108.90%	120.50%	112.80%	100.70%	117.10%	114.00%	110.00%	102.00%	103.00%

Pledge participation rate

The percentage of employees submitting a pledge was 15.0%, lower by just 1% than last year. This may be a result of turnover due to Peel's originally proposed dissolution, the uncertainty surrounding the announcement at the time, and the ongoing review. Furthermore, the total number of employees pledging decreased slightly as well compared to last year.

Figure 1. Pledge participation rate and total pledgers, 2013-2024



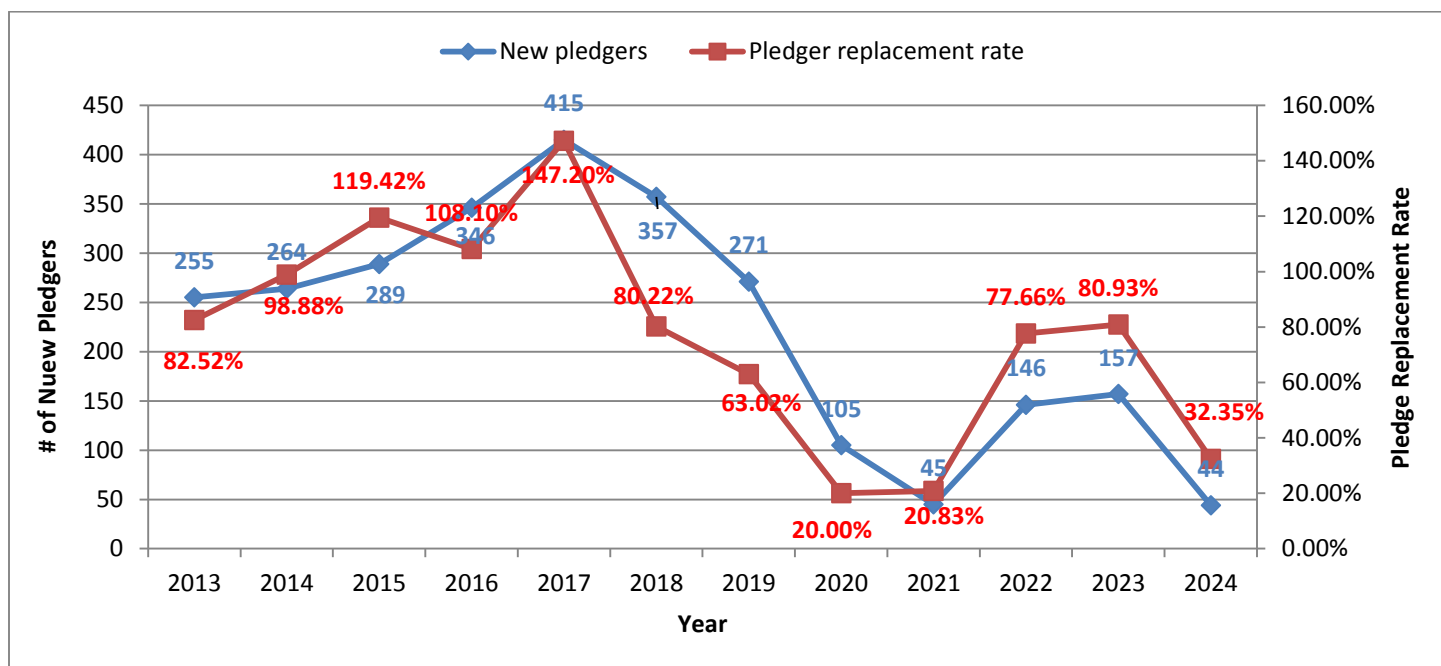
Appendix I

2024 Region of Peel Employee United Way Campaign

New pledgers and Pledge Replacement Rate

The 2024 campaign achieved a higher pledge replacement rate, reflecting our success in addressing donor attrition. While the number of new pledgers was lower than in the previous year, this contributed to a proportional increase in the pledge replacement rate. This outcome highlights the resilience of our campaign in sustaining its donor base amidst turnover and economic challenges, ensuring its continued impact.

Figure 2. New pledgers and pledge replacement rate, 2013-2024



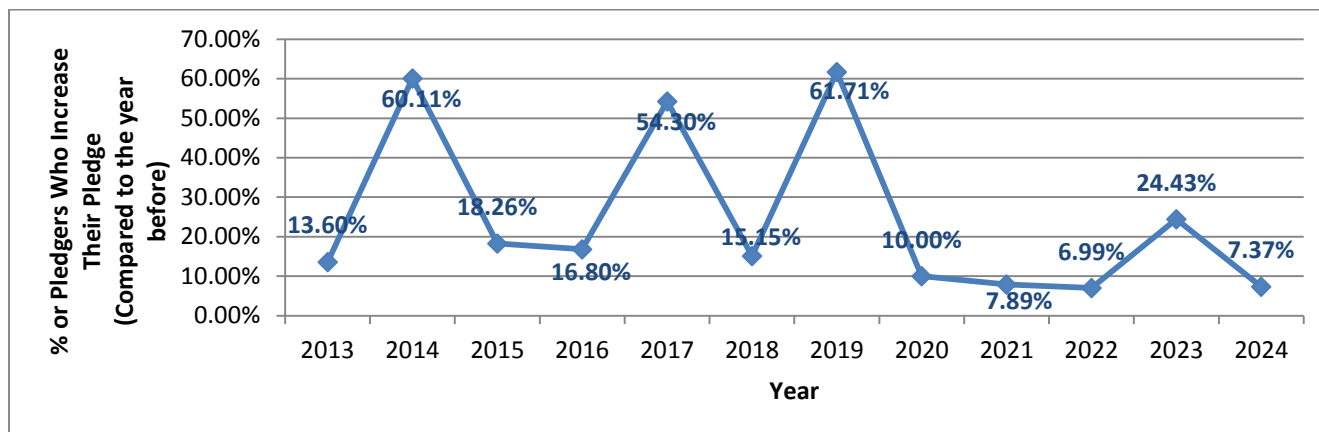
Pledge Escalators

The percentage of 2024 pledgers who increased their donated amount decreased from the 2023 campaign, from 24.43% to 7.37%. It should be noted that the minimum eligible pledge amount was increased in 2014, 2017, and 2023, which accounts for the significant increases in those years. While 2024 saw a smaller percentage increase, our employees' commitment to supporting causes remains commendable, even amid the challenges of ongoing organizational reviews and economic uncertainty.

Appendix I

2024 Region of Peel Employee United Way Campaign

Figure 3. Pledge escalators and total pledged amount, 2013-2024.



*In 2014, 2017 and 2023 the minimum eligible pledge amount was increased

Leadership Pledgers

Leadership pledgers increased from 2023 to 2024 with 54 pledges.

Table 2. Total leadership pledges received, and cumulative amount donated, 2014-2024.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
# leadership pledgers	51	55	56	67	73	63	57	60	60	50	54
\$ leadership pledgers	\$79,041	\$83,960	\$95,572	\$102,496	\$106,011	\$84,451	\$81,523	\$84,601	\$85,806	\$76,343.00	\$82,315.00

Union Pledge Support

The percentage of pledges from unionized employees decreased very slightly in 2024.

Table 3. Percentage of unionized employees providing payroll pledge, 2014-2024. *

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
% of union employees	8.80%	8.80%	11.40%	17.20%	19.10%	18.28%	12.01%	4.55%	5.91%	7.81%	7.19%
# of employees	238	246	326	510	1125	1095	1047	744	747	260	253
% of all employees	6.50%	8.20%	11.70%	8.80%	*** % of all Employees will not be reported on in 2018 and forward						

*Drawn from payroll pledge data only.

** The formulas were reviewed and enhanced in 2018

*** % of all Employees will not be reported on in 2018 and forward

REPORT TITLE: **Proposed Surplus and Transfer of Permanent Easement Interests Over a portion of a 0.3-metre Reserve Located Between the Bovaird Drive East Right of Way (Regional Road 10) and 210 Great Lakes Drive – City of Brampton, Ward 9**

FROM: Patricia Caza, B.A., LL.B., Regional Solicitor and Commissioner of Legislative Services

RECOMMENDATION

- 1. That a permanent easement interest over a portion of lands described as Part of Lot 11, Concession 3, East of Hurontario Street, designated as Part 2 on Reference Plan 43R-41609, City of Brampton (Geographic Township of Chinguacousy), Regional Municipality of Peel, be declared surplus to the needs of The Regional Municipality of Peel and transferred gratuitously to Bell Canada; and**
- 2. That The Regional Municipality of Peel, as Vendor, enter into an Offer to Sell Agreement with Bell Canada, as a Purchaser, for the gratuitous transfer of a permanent easement interest over a portion of lands described as Part of Lot 11, Concession 3, East of Hurontario Street, designated as Part 2 on Reference Plan 43R-41609, City of Brampton (Geographic Township of Chinguacousy), Regional Municipality of Peel; and**
- 3. That a permanent hydro easement interest over a portion of lands described as Part of Lot 11, Concession 3, East of Hurontario Street, designated as Part 2 on Reference Plan 43R-41609, City of Brampton (Geographic Township of Chinguacousy), Regional Municipality of Peel, be declared surplus to the needs of The Regional Municipality of Peel and transferred gratuitously to Alectra Utilities Corporation; and**
- 4. That The Regional Municipality of Peel, as Vendor, enter into an Offer to Sell Agreement with Alectra Utilities Corporation, as a Purchaser, for the gratuitous transfer of a permanent hydro easement interest over a portion of lands described as Part of Lot 11, Concession 3, East of Hurontario Street, designated as Part 2 on Reference Plan 43R-41609, City of Brampton (Geographic Township of Chinguacousy), Regional Municipality of Peel; and**
- 5. That the Regional Solicitor and Commissioner of Legislative Services be authorized to complete any and all transactions, including the execution of all agreements, documents, affidavits, statutory declarations, and undertakings required.**

Proposed Surplus and Transfer of Permanent Easement Interests Over a portion of a 0.3-metre Reserve Located Between the Bovaird Drive East Right of Way (Regional Road 10) and 210 Great Lakes Drive – City of Brampton, Ward 9

REPORT HIGHLIGHTS

- The Regional Municipality of Peel is the registered owner of a 0.3-metre reserve abutting Bovaird Drive East Right of Way (Regional Road 10) and 210 Great Lakes Drive, in the City of Brampton.
 - The owner of the property located East of Highway 410, west of Great Lakes Drive, and on the north side of Bovaird Drive East (Regional Road 10), municipally known as 210 Great Lakes Drive, Brampton would like to connect Tesla Charging Stations on their property to the grid.
 - As a result of the installation of the new Tesla Charging Stations, Alectra Utilities Corporation will need to run cabling from within the Bovaird Drive East (Regional Road 10) Right-of-Way and over a portion of the Region's 0.3-metre reserve to supply power to the Tesla Charging Stations on the abutting property.
 - Alectra Utilities Corporation has requested a permanent easement interest over a portion of the Region's 0.3-metre reserve to complete this work and to have future access to their infrastructure.
 - Through an external utility circulation, Bell Canada identified existing infrastructure which also requires the reservation of a permanent easement interest over a portion of the Region's 0.3 metre reserve.
 - Regional Council approval is required to declare a permanent easement interest as surplus and to transfer the permanent easement interest gratuitously to Bell Canada and Alectra Utilities Corporation.
-

DISCUSSION

Background

The Regional Municipality of Peel (the “**Region**”) is the owner of a 0.3-metre reserve abutting Bovaird Drive East Right-of-Way (Regional Road 10), and 210 Great Lakes Drive, in the City of Brampton and legally described as Part of Lot 11, Concession 3, East of Hurontario Street, designated as Part 2 on Reference Plan 43R-41609, City of Brampton (Geographic Township of Chinguacousy), Regional Municipality of Peel, (part of PIN 14226-2020 (LT)), (the “**Subject Lands**”).

Tesla, on behalf of the owner, Riotrin Properties (Brampton) Inc. (the “**Owner**”), of the property located on the east of Highway 410, west of Great Lakes Drive and on the north side of Bovaird Drive East (Regional Road 10) (PIN: 14226-2106 (LT)), contacted Alectra Utilities Corporation (“**Alectra**”) regarding the installation of new Tesla Charging Stations on the Owner's property.

Alectra expressed interest to the Region in obtaining a permanent easement over the Subject Lands, to install and maintain its line of electrical power and service wires, cables, equipment, and all related appurtenances and accessories to supply power to the Tesla Charging Stations, as shown in red on “Appendix I – Aerial - Location Map.”

Staff completed internal circulations to determine if there were any objections to the surplus and transfer of a permanent easement interest to Alectra. No objections were received.

Proposed Surplus and Transfer of Permanent Easement Interests Over a portion of a 0.3-metre Reserve Located Between the Bovaird Drive East Right of Way (Regional Road 10) and 210 Great Lakes Drive – City of Brampton, Ward 9

Staff also completed external utility circulations to determine if there were any objections to the surplus and transfer of a permanent easement interest to Alectra. Bell Canada identified existing infrastructure which also requires permanent easement protection.

Regional Council approval is required to declare surplus, dispose, and transfer a permanent easement interest over the Subject Lands to Alectra and to Bell Canada, gratuitously.

Regional By-Law 23-95 establishes procedures governing the sale and disposition of real property. Pursuant to By-law 23-95, the following shall apply to the Subject Lands.

1. In accordance with Subsection 3(a), the Subject Lands have no general demand or market.
2. In accordance with Subsection 4(a), the Subject Lands are exempt from the requirement to obtain an appraisal.
3. In accordance with Section 4(b), the only transferee is Alectra Utilities Corporation and Bell Canada.

Notice to the public of the proposed transfers will be given by posting of a Public Notice from February 24, 2025 to February 27, 2025 inclusive on the Notice Page of the Region's website, as designated by the Regional Clerk.

RISK CONSIDERATIONS

The transfer of permanent easement interests in the Subject Lands described in this report poses no risk to the Region.

BILL 112 RISKS AND IMPLICATIONS

On June 8, 2023, the Province passed Bill 112, the *Hazel McCallion Act (Peel Dissolution)*, 2023 and created a Transition Board to make restructuring recommendations to the Province. The Transition Board was dissolved on December 31, 2024 pursuant to O. Reg. 547/24. The Transition Board's recommendations have not been released to the Region.

On December 12, 2024, Bill 240, the *Peel Transition Implementation Act, 2024* was introduced. If passed, Bill 240 would have resulted in a transfer of regional services including all regional roads, and waste collection within the City of Mississauga, to the lower tiers on or about July 1, 2026.

On January 28, 2025, the 43rd Parliament of the Province of Ontario was dissolved and the issuance of writs for the general election were issued on January 29, 2025, naming February 27, 2025 as the date of Ontario's next general election. As a result, all parliamentary business, including consideration of Bill 240, has been terminated.

It is unclear at this time how the next provincial government will proceed following the general election. Staff will report back to Council when additional details become available.

Proposed Surplus and Transfer of Permanent Easement Interests Over a portion of a 0.3-metre Reserve Located Between the Bovaird Drive East Right of Way (Regional Road 10) and 210 Great Lakes Drive – City of Brampton, Ward 9

FINANCIAL IMPLICATIONS

As the Subject Lands have no general demand or market and the interest being gratuitously transferred to Bell Canada and Alectra are permanent easement interests, there are no financial implications to the Region.

APPENDICES

Appendix I - Aerial - Location Map



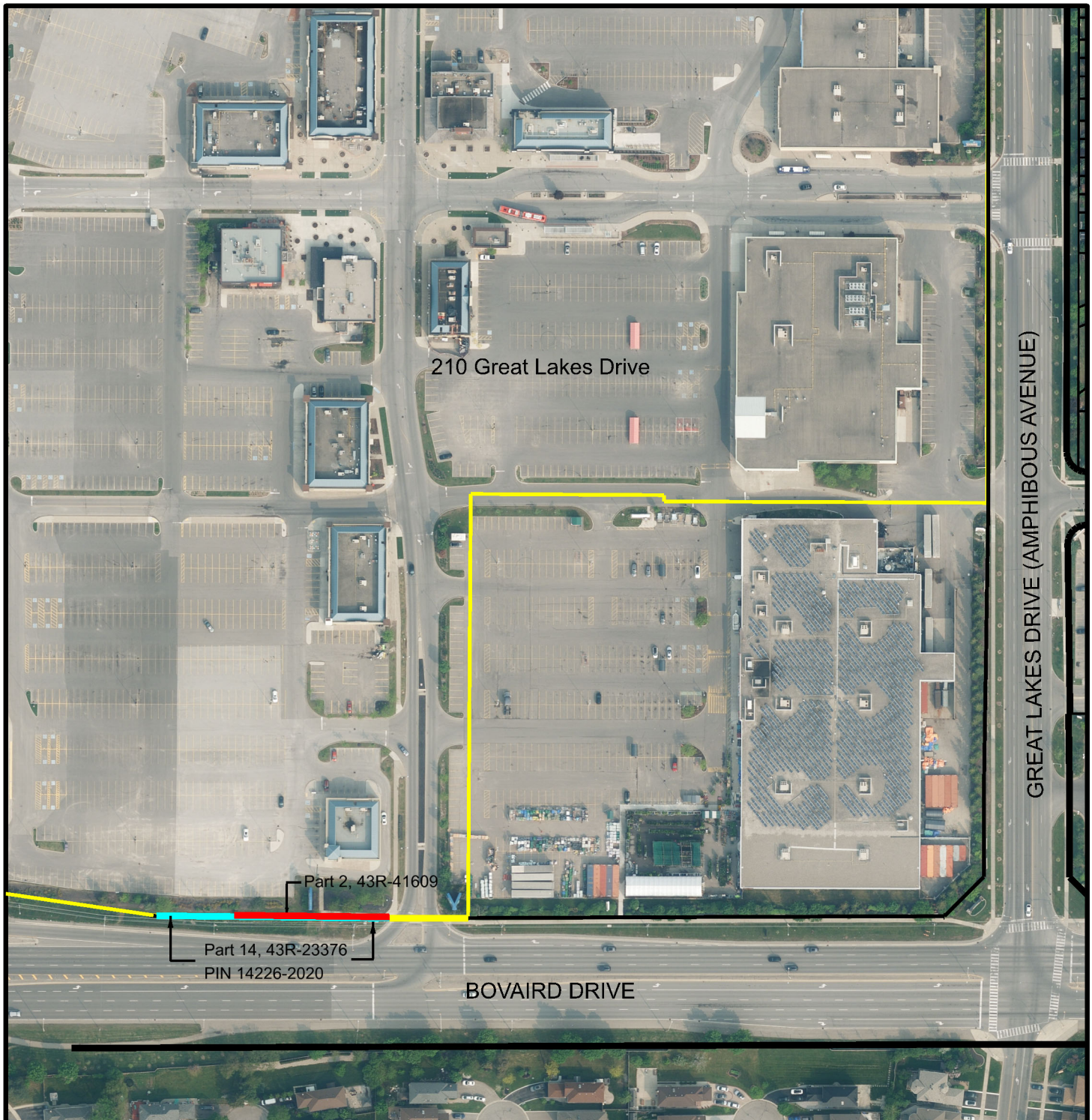
Patricia Caza, B.A., LL.B., Regional Solicitor and Commissioner of Legislative Services

Authored By: Lori-Ann Thomsen, Manager, Real Property and Facility Acquisitions
ROS- 25020

Appendix I - Aerial - Location Map



**Proposed Surplus and Transfer of Permanent Easement Interests over a portion of a 0.3 metre Reserve located between the Bovaird Drive East Right of Way (Regional Road 10) and 210 Great Lakes Drive
City of Brampton, Ward 9**





THE REGIONAL MUNICIPALITY OF PEEL
REGIONAL COUNCIL POLICIES AND PROCEDURES
COMMITTEE MINUTES

Members Present:	C. Early N. Iannicca	C. Parrish P. Vicente
Members Absent:	P. Brown D. Damerla A. Groves	M. Medeiros G.S. Toor
Staff Present	G. Kent, Chief Administrative Officer D. Valeri, Chief Financial Officer and Commissioner of Corporate Services P. Caza, Regional Solicitor and Commissioner of Legislative Services A. Adams, Regional Clerk	J. Jones, Committee Clerk J. Coley, Legislative Technical Coordinator S. MacGregor, Legislative Technical Coordinator K. Cordick, Audio Visual Specialist

1. CALL TO ORDER/ROLL CALL

Councillor Early, Committee Vice-Chair, called the Regional Council Policies and Procedures Committee meeting to order on February 6, 2025 at 1:30 p.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

*Councillor Damerla was absent due to a personal matter.
Councillor Medeiros was absent due to a leave of absence.*

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. APPROVAL OF AGENDA

RECOMMENDATION PPC-1-2025:

That the agenda for the February 6, 2025 Regional Council Policies and Procedures Committee meeting, be approved.

4. DELEGATIONS

Nil.

5. REPORTS

5.1 Designated Enhanced Voting Member During Certain Vacancies on Regional Council

RECOMMENDATION PPC-2-2025:

1. *That notice be given of Council's intention to adopt a by-law pursuant to section 218(3) of the Municipal Act, 2001 to designate members entitled to cast additional votes during certain vacancies on Regional Council; and*
2. *That a public meeting to consider the matter of Council's intention to adopt the proposed by-law be scheduled for 9:00 a.m. on March 20, 2025; and*
3. *That the proposed process for implementing the Designated Enhanced Voting Member By-law described in the report of the Regional Solicitor and Commissioner of Legislative Services titled "Designated Enhanced Voting Member During Certain Vacancies on Regional Council", listed on the February 6, 2025 Policies and Procedures Committee agenda, be endorsed.*

6. COMMUNICATIONS

Nil.

7. OTHER BUSINESS

7.1 Discussion Regarding Seven Day Notice Requirement for Motions

(Oral)

Received

In response to a request from Councillor Parrish, the Regional Clerk provided an overview of the rules of procedure regarding timing and deadlines to add items to a Regional Council meeting agenda, including motions, communications and delegation requests that are received after a draft agenda has been distributed.

The Regional Clerk answered questions of clarification regarding mechanisms available to manage the duration of number of delegations.

The Regional Clerk undertook to report back to a future Regional Council Policies and Procedures Committee meeting with benchmarking information from other regional municipalities regarding processes to manage delegations and late submissions.

7.2 Election of the Chair and Vice-Chair of the Regional Council Policies and Procedures Committee

RECOMMENDATION PPC-3-2025:

That Councillor Early be elected Chair of the Regional Council Policies and Procedures Committee, for a term ending November 14, 2026, or until a successor is appointed.

RECOMMENDATION PPC-4-2025:

That Councillor Vicente be elected Vice-Chair of the Regional Council Policies and Procedures Committee, for a term ending November 14, 2026, or until a successor is appointed.

8. CLOSED SESSION

Nil.

9. NEXT MEETING

Thursday, May 1, 2025
1:30 p.m. – 3:00 p.m.
Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

Please forward regrets to Jill Jones, Committee Clerk, at jill.jones@peelregion.ca.

10. ADJOURNMENT

The meeting adjourned at 1:44 p.m.



January 29th, 2025

RECEIVED
February 20, 2025

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Region of Peel
Nando Iannicca, Regional Chair
10 Peel Centre Drive
Brampton, ON L6T 4B9

Re: Notice of 2025 Appointment of a Representative to the RAWF Board of Governors

Dear Mr. Iannicca,

The Board of Governors of the Royal Agricultural Winter Fair Association of Canada will meet for The Royal's Annual General Meeting, on Thursday, April 10th, 2025. As a member association of The Royal Agricultural Winter Fair, Region of Peel may name one (1) representative to The Royal's Board of Governors for the 2025 year.

Your representative, together with other appointed Governors and representatives, will constitute the Board of Governors of the Association for 2025. Governors are invited to raise issues pertinent to the interests of their respective organizations as they relate to the business of the Association. Governors will also be updated on financial matters and the strategic directions of the Fair as well as participate in the election of the Board of Directors.

Please complete and return the accompanying form as confirmation of your membership in the Association and your representative's appointment to the Board of Governors for 2025. If you fail to notify us, your organization will not be entitled to membership in the Association for the current fiscal year. Please submit the name of a representative, as appointed by your organization, **no later than March 14th, 2025**, so that we may notify your representative of the upcoming Annual General Meeting.

We look forward to your support and participation.

Sincerely,

Ray Stanton
President and Chairman

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____ ✓
RECEIPT RECOMMENDED _____



The Royal Agricultural Winter Fair Association

NOTICE OF APPOINTMENT OF REPRESENTATIVE – 2025

PLEASE RETURN BY MAIL OR EMAIL BY MARCH 14, 2025, TO

JENNIFER TATTERSALL, Secretary to The Board
The Royal Agricultural Winter Fair Association
39 Manitoba Drive, Exhibition Place,
Toronto, ON M6K 3C3
EMAIL: jtattersall@royalfair.org

We have appointed the following representative from

Organization Name: _____

To The Board of Governors of The Royal Agricultural Winter Fair Association of Canada for 2025:

PLEASE PRINT CLEARLY

Name: _____

Address: _____

City: _____ Postal Code: _____

Telephone (with area code): _____

E-mail address: _____

CERTIFIED BY (Organization Official):

Name: _____

Address: _____

Telephone (with area code): _____

E-mail address: _____

Dated: _____