



# COUNCIL INFORMATION PACKAGE

Friday, January 17, 2025

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**MEMORANDUM**

**TO: Members of Welland City Council**

**FROM: Lina DeChellis, Director, Economic Development & Strategic Initiatives**

**DATE: January 14, 2025**

**SUBJECT: Strategic Plan Update**

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I am pleased to provide an update on the progress of Welland's Strategic Plan. The "Charting our Future: Welland Strategic Plan," was adopted by Council on June 6, 2023. This plan outlines the priorities and objectives that will guide our initiatives over the next few years.

In January and February, staff will conduct workshops to align departmental plans with the strategic objectives.

The Economic Development department will oversee the implementation and progress of the strategic plan. To ensure transparency and accountability, by April 2025 we will be launching a public dashboard to track the implementation's progress. This dashboard will provide residents with real-time updates on:

- Milestones achieved
- Key performance indicators (KPIs)
- Upcoming initiatives and projects

The dashboard will be accessible through the City's website and will be updated frequently. Prior to the dashboard being available on the website, staff will ensure that members of council are made aware of the launch date.

Staff will also provide Council with strategic plan progress reports periodically.

The strategic plan represents a shared vision for Welland's future. Its successful implementation depends on the collective efforts of Council, City staff, and the community.

We look forward to working together to achieve the goals outlined in this plan and to ensuring that Welland continues to thrive.

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## MEMORANDUM

**TO: Welland City Council**

**FROM: Dave Steven – Manager of Parks, Forestry and Cemeteries**

**DATE: January 17, 2025**

**SUBJECT: Update on Parkland Infrastructure and Enhancements**

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This memo is in response to staff direction, Council Resolution 2019-615/ Reference NO. 99-99 from September 12, 2019, and will provide a completed response to the notice of motion for an update on parkland infrastructure and enhancements for the Merritt Island Park renewal as an outcome of the Niagara Region Water Plant project.

On September 3, 2019, Welland City Council passed a motion (Resolution No 2019-615/ Reference No. 99-99 – Attachment 1), to begin the process on the design of a new park area due to the pending construction of the expanded Water Treatment Plant inclusive of the reconstruction of the park, replanting of trees, replacement of washrooms and a new facility to replace the currently used and occupied Merritt Island facility. The previous motion by Welland Council was issued to ensure that the Niagara Region is aware of the City of Welland's requirements and supports all associated costs related to this park renewal.

On August 18, 2022, Welland City council passed another motion (Resolution No 2022-290, Attachment 2) to approve the preliminary design and costing for the Merritt Island renewal project as shown in previous report CS-2022-62 (Attachment 3). Also, to provide the design, costing, and subsequent council resolution to the Niagara Region, requesting full cost recovery and overall project coordination of Merritt Island Park to be included as part of the Niagara Region Water Treatment Plant project.

In summary, all items included with Council Resolution 2019-615/ Reference NO. 99-99 from September 12, 2019, have been addressed as part approved report CS-2022-62 (Attachment 3).

Attachment 1 – res. No 99-99 & Ref. No. 2019-615

Attachment 2 – Motion 99-99 Res. 2022-290 – Merritt Island Park Renewal

Attachment 3 – CS 2022-26 – Merritt Island Park Renewal



FILE COPY

FROM THE OFFICE OF THE CITY CLERK

RESOLUTION NO: 2019-615

REFERENCE NO. 99-99

September 12, 2019

Dear Sir or Madam:

Welland City Council passed the following motion

on

September 03, 2019

"THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to start a public consultation process on the design of a new park area and that a report come to General Committee by the end of 2019; and

THAT the report include replacement of the current park infrastructure and enhancements due to the loss of parkland; and

THAT Welland City Council requests the Niagara Region to pay all associated costs, which include, public notice, public consultation and reconstruction of the park, enhancements to compensate for the loss of parkland, parking and full replacement of washrooms and new facility to replace former Merritt Island building; and further

THAT Welland Council requests the Niagara Region to pay for the replanting of the 150th Canada Legacy Memorial trees."

CR:cap

G. Long, Chief Administrative Officer  
c.c - T. Fitzpatrick, Acting General Manager of Infrastructure & Development  
- S. Zorbass, General Manager, Corporate Services/ Chief Financial Officer/ Treasurer

From

Deputy Clerk



# RESOLUTION

RESOLUTION NO. 2019-615

**MOVED BY:** Green

**SECONDED BY:** Spinosa

COUNCILLORS	YEAS	NAYS
LAROUCHE		
GREEN		
SPECK		
CHIOCCHIO		
MCLEOD		
DIMARCO		
RICHARD		
GRIMALDI		
SPINOSA		
FOKKENS		
MOOTE		
VAN VLIET		
MAYOR CAMPION		

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to start a public consultation process on the design of a new park area and that a report come to General Committee by the end of 2019; and

THAT the report include replacement of the current park infrastructure and enhancements due to the loss of parkland; and further

THAT Welland City Council requests the Niagara Region to pay all associated costs, which include, public notice, public consultation and reconstruction of the park, enhancements to compensate for the loss of parkland, parking and full replacement of washrooms and new facility to replace former Merritt Island building.

FOLLOWING THE VOTE ON THE AMENDING MOTION, THE MAIN MOTION WAS PUT AS AMENDED AND .....



**CARRIED**

**LOST**

**NOT PUT**



# RESOLUTION

RESOLUTION NO. 2019-615

**MOVED BY:** Fokkens

**SECONDED BY:** McLeod

THAT Welland Council add “and replanting of 150th Canada Legacy Memorial trees”.

COUNCILLORS	YEAS	NAYS
LAROUCHE		
GREEN		
SPECK		
CHIOCCHIO		
MCLEOD		
DIMARCO		
RICHARD		
GRIMALDI		
SPINOSA		
FOKKENS		
MOOTE		
VAN VLIET		
MAYOR CAMPION		



CARRIED

LOST

NOT PUT



# RESOLUTION

RESOLUTION NO. 2019-615

MOVED BY: Green

SECONDED BY: Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to start a public consultation process on the design of a new park area and that a report come to General Committee by the end of 2019; and

THAT the report include replacement of the current park infrastructure and enhancements due to the loss of parkland; and further

THAT Welland City Council requests the Niagara Region to pay all associated costs, which include, public notice, public consultation and reconstruction of the park, enhancements to compensate for the loss of parkland, parking and full replacement of washrooms and new facility to replace former Merritt Island building.

COUNCILLORS	YEAS	NAYS
LAROUCHE		
GREEN		
SPECK		
CHIOCCHIO		
MCLEOD		
DIMARCO		
RICHARD		
GRIMALDI		
SPINOSA		
FOKKENS		
MOOTE		
VAN VLIET		
MAYOR CAMPION		

*→ public consultation w/o having a budget.*

*amendment.  
① FOKKENS / MCLEOD.  
& replanting of ~~enhancements~~ trees.*

*Canada legacy memorial 150<sup>th</sup> trees.*

CARRIED   
LOST   
NOT PUT

**PRESENTED TO  
COUNCIL**  
  
 SEP 03 2019  
  
**CITY OF WELLAND**





Ref. No. 99-99



## NOTICE OF MOTION

*PRESENTED BY COUNCILLOR GREEN*

***This Notice of Motion is to be considered at the August 6, 2019 Regular Council Meeting.***

WHEREAS Merritt Island park is a destination park in the City of Welland, and a gateway to our trail system containing a parking lot, restrooms, multiuse building and a playground; and

WHEREAS land space is limited, and the parking lot typically at capacity.

THEREFORE IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to start a public consultation process on the design of a new park area and that a report come to General Committee by the end of 2019; and

THAT the report include replacement of the current park infrastructure and enhancements due to the loss of parkland; and further

THAT Welland City Council requests the Niagara Region to pay all associated costs, which include, public notice, public consultation and reconstruction of the park, enhancements to compensate for the loss of parkland, parking and full replacement of washrooms and new facility to replace former Merritt Island building.

N. of Motion

Cindy Viger

From: Tara Stephens  
Sent: July 17, 2019 3:44 PM  
To: Cindy Viger  
Cc: Carmela Radice  
Subject: Notice of Motion

Hi Cindy:

Below is a notice of motion for the August 6, 2019 agenda from Councillor Green:

**WHEREAS Merritt Island park is a destination park in the City of Welland, and a gateway to our trail system containing a parking lot, restrooms, multiuse building and a playground; and WHEREAS land space is limited, and the parking lot typically at capacity; THEREFORE IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to start a public consultation process on the design of a new park area and that a report come to General Committee by the end of 2019; and THAT the report include replacement of the current park infrastructure and enhancements due to the loss of parkland; and further THAT Welland City Council requests the Niagara Region to pay all associated costs, which include, public notice, public consultation and reconstruction of the park, enhancements to compensate for the loss of parkland, parking and full replacement of washrooms and new facility to replace former Merritt Island building.**

Thank you.



**Tara Stephens**  
Acting General Manager, Human Resources & Legislative Services/City Clerk  
Legislative Services  
Office of the City Clerk  
Corporation of the City of Welland  
60 East Main Street, Welland, Ontario L3B 3X4  
**Phone:** (905)735-1700 Ext. 2159 **Fax:** (905)732-1919  
**www.welland.ca**



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FROM THE OFFICE OF THE CITY CLERK

RESOLUTION NO: 2022-290

REFERENCE NO. 99-99

August 25, 2022

Dear Sir or Madam:

Welland City Council passed the following motion

on

August 18, 2022

"THAT THE COUNCIL OF THE CITY OF WELLAND approves the preliminary design and costing as shown in this report and appendices (CS-2022-26) for Merritt Island Park renewal as an outcome of the Niagara Region Water Treatment Plant project; and further THAT Welland City Council directs staff to provide the design, costing and subsequent council resolution as shown in this report to the Niagara Region, requesting full cost recovery and overall project coordination of Merritt Island Park to be included as part of the Niagara Region Water Treatment Plant project."

TS:rb

R. Axiak, Director of Community Services  
c.c. - S. Zorbas, Chief Administrative Officer

From

  
City Clerk

**SPECIAL COUNCIL**  
**COMMUNITY SERVICES DEPARTMENT**  
**PARKS & FORESTRY DIVISION**

APPROVALS	
DIRECTOR	VA
CFO	
CAO	

99-99  
**REPORT CS-2022-26**  
**AUGUST 18, 2022**

**SUBJECT: MERRITT ISLAND PARK RENEWAL PROJECT**

**AUTHOR AND APPROVING: ROB AXIAK, DIRECTOR OF COMMUNITY SERVICES**

**DIRECTOR AND APPROVING: STEVE ZORBAS, CAO**

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**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND approve the preliminary design and costing as shown in this report and appendices (CS-2022-26) for Merritt Island Park renewal as an outcome of the Niagara Region Water Treatment Plant project; and further

That Council direct staff to provide the design, costing and subsequent council resolution as shown in this report to the Niagara Region, requesting full cost recovery and overall project coordination of Merritt Island Park to be included as part of the Niagara Region Water Treatment Plant project.

**ORIGIN AND BACKGROUND:**

On September 12<sup>th</sup>, 2019, Welland City Council passed a motion (Resolution No 2019-615, Appendix A) to begin the process on the design of a new park area due to the pending construction of the expanded Water Treatment plant inclusive of the reconstruction of the park, replanting of trees, replacement of washrooms and a new facility to replace the currently used and occupied Merritt Island facility. The previous motion (Appendix A) by Welland Council was issued to ensure that the Niagara Region is aware of the City of Welland's requirements and supports all associated costs related to this park renewal.

**COMMENTS AND ANALYSIS**

In 2022, City Staff through use of the MBTW Group have completed a preliminary design and costing for this project. Given the size and scope of the Niagara Region water treatment plant project and its encroachment into the parking lot and parkland, staff had completed a preliminary scope of the City's requirement, to include:

Site Demolition

#### Site Servicing

- Stormwater / Sanitary / Water / Electrical

#### New Parking Lot

- 50 Parking Spaces +/-, including accessible parking

#### New Community Hub Building

- Current Multi-Use Space / Pope Francis Centre as precedent program – spatial requirements to be duplicated
- 595 square metres / 6,400 square feet
- AODA Compliant

#### New Playground

- Equipment / Structures Suitable for all Ages
- Fall Protection Safety Surface
- Accessible / Inclusive
- Designed CSA Safety Standards

#### Water Access / Dock

- Small, Non-Motorized, Boat Launch / Dock Area

#### Landscape Features

- Accessible Pathways / Walkways
- Site Furniture – benches / seating, shade canopies / structures, waste receptacles, bicycle parking.
- Bicycle Repair Station
- Site Lighting Upgrades / Replacement

#### Site Signage / Wayfinding

- Park Entry Sign
- Trails Map / Markers
- Municipal By-law / Safety Signs

#### Public Art

- Temporary removal, storage, and re-installation of existing elements.
- Heritage Conservation
- New opportunities / initiative

#### Restoration / Canopy Enhancement

- Tree Planting (establish a Tree Canopy Target)
- Relocation of all Memorial Tree's impacted

Shown in Appendix B is the illustration of the full scope of the City's requirements including a site map. This includes the expected encroachment of the new water treatment plant, including the relocation of the parking lot, playground, and facility. These related assets are planned to

be sized as like-for-like replacements brought up to present codes, standards, and service requirements.

### **Financial Summary**

Shown in Appendix C is the preliminary costing for the Merritt Park renewal project. As noted in the motion by Welland City Council, it is expected that this project to be fully recoverable by the Niagara Region. As related to the preliminary costed completed by the MBTW Group, a few highlights should be noted:

- These are preliminary costs. Once detailed drawings are produced, costs would be further updated.
- Costs are noted in 2022 dollars. Escalation of costs will increase each year and will be based on the timing of construction of the water treatment plant.
- Costs shown include soft costs (e.g., design fees) which are typically 10% of the total cost of a project.
- Total cost includes a construction contingency of 20% in anticipation of any unknowns.

The total estimated cost of this project is noted in Appendix C as **\$6,065,140**.

### **OTHER DEPARTMENT IMPLICATIONS:**

Engineering Services will continue to be the lead department working with the Niagara Region on the Water Treatment plant. Community Services, Parks & Forestry Division will look to coordinate efforts, needs and timing on the park renewal portion of this project.

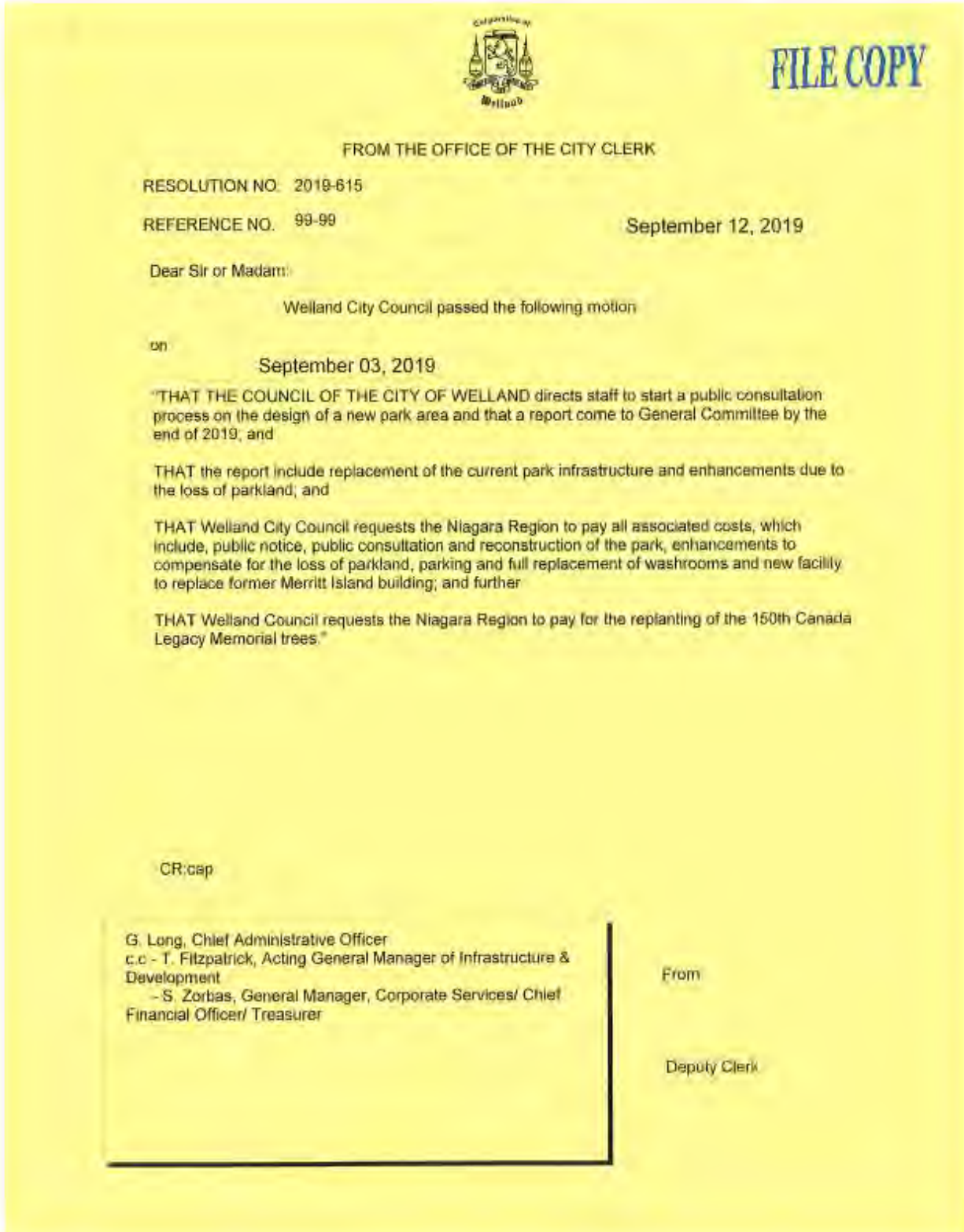
### **SUMMARY AND CONCLUSION:**

The details captured in this report represent the next step of the passed motion by Welland City Council as related to the encroachment of the Niagara Region Water Treatment Plant and its' impact on Merritt Island Park and Facility. Subject to the approval of this report, staff will ensure the City of Welland requirements as noted in CS-2022-26 are forwarded to the Niagara Region to include as part of their planning and preparation of the water treatment plant project.

### **ATTACHMENTS**

Appendix A:	Resolution No: 2019-615
Appendix B:	Merritt Island Park – Conceptual Design
Appendix C:	Preliminary Cost Estimate

Appendix A



Appendix B



Niagara Region Public Works – New Plant Area  
Merritt Island Park



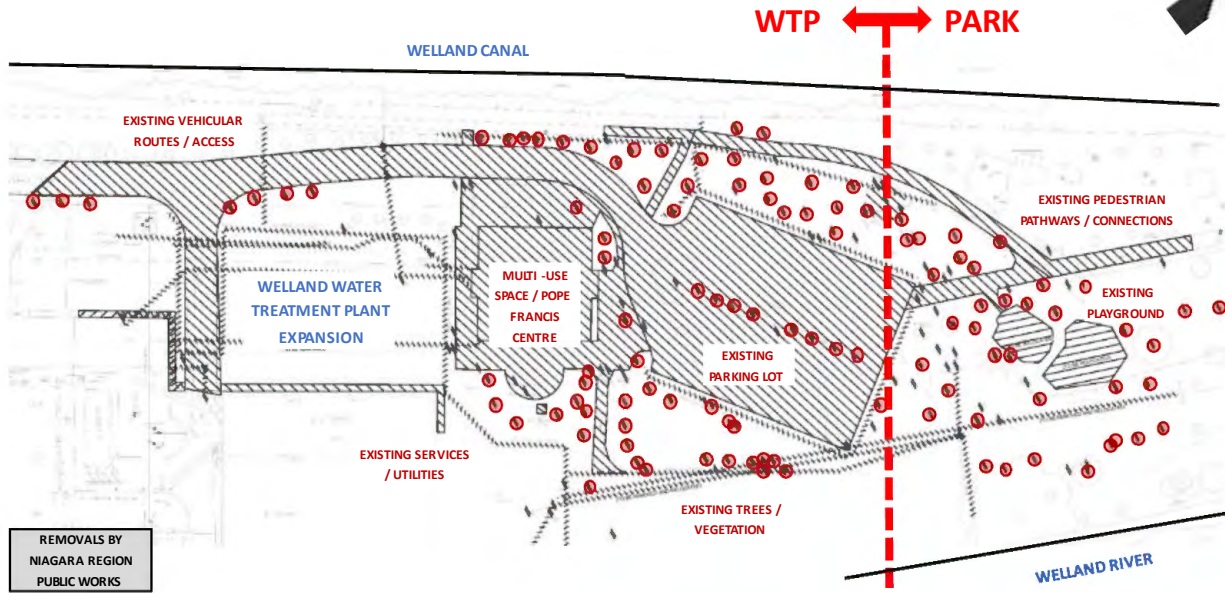
**PRELIMINARY PARK REDEVELOPMENT PROGRAM:**

- SITE DEMOLITION
- SITE SERVICING – Stormwater / Sanitary / Water / Electrical
- NEW PARKING LOT
  - 50 Parking Spaces +/-, including accessible parking
- NEW AMENITY BUILDING
  - Washrooms / Day Facility / Storage
- RELOCATED PLAYGROUND
- LANDSCAPE FEATURES

*Images from 'Moving Water Forward – Welland Water Treatment Plant Upgrades: Phase 1 and 2 Land Requirements', as prepared by Niagara Region Public Works.*



### Niagara Region Public Works – Removals Plan Merritt Island Park



3

### Existing Conditions – Approach and Entry Merritt Island Park



5

**Existing Conditions – Welland River Frontage  
Merritt Island Park**



6

**Existing Conditions – Welland Canal Frontage  
Merritt Island Park**



7

Existing Conditions – Family Zone  
**Merritt Island Park**



8

Existing Conditions – Heritage Elements  
**Merritt Island Park**



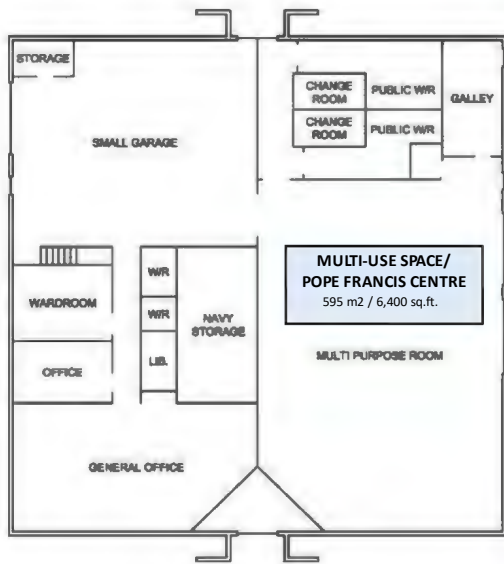
9

Existing Conditions – Site Features  
Merritt Island Park



10

Existing Conditions – Multi-Use Space / Pope Francis Centre  
Merritt Island Park



NOTE: Building area / program as per Building Condition Assessment prepared by CCI Group – dated June 15, 2017.



11

### Site Program Confirmation Merritt Island Park

- PRELIMINARY PARK REDEVELOPMENT PROGRAM:**
- **SITE DEMOLITION**
  - **SITE SERVICING**
    - Stormwater / Sanitary / Water / Electrical
  - **NEW PARKING LOT**
    - 50 Parking Spaces +/-, including accessible parking
  - **NEW AMENITY BUILDING**
    - Washrooms / Day Facility / Storage
  - **RELOCATED PLAYGROUND**
  - **LANDSCAPE FEATURES**



- PROPOSED PARK REDEVELOPMENT PROGRAM:**
- **SITE DEMOLITION**
  - **SITE SERVICING**
    - Stormwater / Sanitary / Water / Electrical
  - **NEW PARKING LOT**
    - 50 Parking Spaces +/-, including accessible parking
  - **NEW 'COMMUNITY HUB' BUILDING**
    - Current Multi-Use Space / Pope Francis Centre as precedent program – spatial requirements to be duplicated
    - 595square metres / 6,400 square feet
    - AODA Compliant
  - **NEW PLAYGROUND**
    - Equipment / Structures Suitable for all Ages
    - Fall Protection Safety Surface
    - Accessible / Inclusive (Annex H – CAN/CSA - Z614)
    - Designed CSA Safety Standards
  - **WATER ACCESS / DOCK**
    - Small, Non-Motorized, Launch / Dock
  - **LANDSCAPE FEATURES**
    - Accessible Pathways / Walkways
    - Site Furniture – benches / seating, shade canopies / structures, waste receptacles, bicycle parking.
    - Bicycle Repair Station
    - Site Lighting Upgrades / Replacement
  - **Site Signage / Wayfinding**
    - Park Entry Sign
    - Trails Map / Markers
    - Municipal By-law / Safety Signs
  - **Public Art**
    - Temporary removal, storage and re-installation of existing elements.
    - Heritage Conservation
    - New opportunities / initiative
  - **Restoration / Canopy Enhancement**
    - Tree Planting (establish a Tree Canopy Target )
    - Memorial Tree Replanting

### Demonstration Plan #1 Merritt Island Park



**LEGEND:**

1. Parking Area – 50 spaces (includes 2 barrier free spaces); to be confirmed with zoning / use requirements
2. Arrival Node
3. 'Community Hub' Building– 600m<sup>2</sup> / 6,458 sq.ft. (as per current MultiUse Space / Pope Francis Centre); 2Storey Structure
4. Shade Canopy – integrated with building
5. Seating Terrace (building support space)
6. Playground (Nature Inspired)– approximately 350m<sup>2</sup>
7. Seating Node with Shade
8. Small, Non-Motorized, Launch / Dock
9. Connections to the Existing Trail System

**Playground Area**  
**Merritt Island Park**



Appendix C

MERRITT ISLAND PARK - REDEVELOPMENT					the mbt group	
CITY OF WELLAND						
July 6, 2022						
PRELIMINARY ORDER OF MAGNITUDE COST ESTIMATE						
ITEM NO	DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	NOTES / COMMENTS
<b>1.0 SITE PREPARATION</b>						
1.1	Mobilization and Demobilization	1	LS	\$ 20,000.00	\$ 20,000.00	
1.2	Layout and Staking	1	LS	\$ 10,000.00	\$ 10,000.00	
1.3	Supply, Installation, Maintenance and Removal of 1.8m Height Modular Construction Fence	365	lm	\$ 45.00	\$ 16,425.00	COC001 / TO4039 - AROUND LIMIT OF WORK
1.4	Supply, Installation, Maintenance and Removal of Heavy Duty Sediment Control Fence	365	lm	\$ 20.00	\$ 7,300.00	COC001 / TO4039 - AROUND LIMIT OF WORK
1.5	Supply, Installation Maintenance and Removal of Mud Mat	1	ea	\$ 5,000.00	\$ 5,000.00	AT CONSTRUCTION ENTRANCE
1.6	Supply and Installation of Tree Protection Fencing	1	allow	\$ 5,000.00	\$ 5,000.00	AT SELECT LOCATIONS - ADDITIONAL PROTECTION
1.7	Existing Tree Removals (within park area)	1	allow	\$ 15,000.00	\$ 15,000.00	INC - WTP REMOVALS BY NIAGARA REGION
1.8	Existing Site Servicing Removals / Adjustments	1	LS	\$ -	\$ -	INC - BY NIAGARA REGION
1.9	Demolition and Removals (Miscellaneous)	1	LS	\$ 25,000.00	\$ 25,000.00	
				<b>SUBTOTAL 1.0 =</b>	<b>\$ 103,725.00</b>	
<b>2.0 EARTHWORKS</b>						
2.1	Topsoil Stripping and Stockpiling (0.15m depth existing)	370	m <sup>3</sup>	\$ 7.50	\$ 2,775.00	PLACEHOLDER: 245x12 X 0.15
2.2	Removal and Disposal of Excess Soil Materials Off-Site	1	allow	\$ 100,000.00	\$ 100,000.00	PLACEHOLDER: REQUIRES DETAILED GRADING PLAN
2.3	Subgrade Cut to Fill and Preparation to Design Grades	3030	m <sup>2</sup>	\$ 12.00	\$ 36,360.00	PLACEHOLDER: 600x12 X 0.3m avg depth
2.4	Rough Grading	6900	m <sup>2</sup>	\$ 3.00	\$ 18,180.00	COC001
				<b>SUBTOTAL 2.0 =</b>	<b>\$ 157,315.00</b>	
<b>3.0 SITE ELECTRICAL</b>						
3.1	Existing Hydro Pole relocation / rerouting, including all components	1	allow	\$ -	\$ -	INC - BY NIAGARA REGION
3.2	Power Supply and Distribution	1	allow	\$ 30,000.00	\$ 30,000.00	PLACEHOLDER
3.3	Parking Lot Lighting	3	ea	\$ 15,000.00	\$ 45,000.00	STANDARD SPACING - MIN. FC T80
3.4	Pathway Lighting	5	ea	\$ 10,000.00	\$ 50,000.00	STANDARD SPACING - MIN. FC T80
3.5	Shade Structure Lighting	1	ea	\$ 1,500.00	\$ 1,500.00	UNDER BLDG CANOPY
3.6	Power Pedestal	2	ea	\$ 5,000.00	\$ 10,000.00	LOCATION TBD
				<b>SUBTOTAL 3.0 =</b>	<b>\$ 136,500.00</b>	
<b>4.0 SITE SERVICING</b>						
<b>Water</b>						
4.1	Connection from WTP Lands to Park Lands, including all required fittings	1	allow	\$ -	\$ -	INC - BY NIAGARA REGION
4.2	Fire hydrant complete with 150mm dia. secondary valve, and cathodic protection.	1	allow	\$ 7,500.00	\$ 7,500.00	AT BLDG FRONT
4.3	Watermain - 150mm dia. PVC DR18 CL150	10	lm	\$ 300.00	\$ 3,000.00	TO4039
4.4	150mm dia. water valve and valve boxes	1	allow	\$ 3,000.00	\$ 3,000.00	
4.5	Water Commissioning Plan, including pressure and disinfection testing.	1	LS	\$ 1,500.00	\$ 1,500.00	
<b>Sanitary</b>						
4.6	Connection from WTP Lands to Park Lands, including all required fittings	1	allow	\$ -	\$ -	INC - BY NIAGARA REGION
4.7	Sanitary Sewer - 150mm dia. PVC SDR5 - existing sewer to Amenity Building	72	lm	\$ 225.00	\$ 16,200.00	INC - BY NIAGARA REGION
4.8	Sanitary sewer flushing, video inspection, air testing and manhole testing by a third party contractor.	72	lm	\$ 30.00	\$ 2,160.00	TOTAL LENGTH OF SANITARY SEWER x UNIT RATE
<b>Storm</b>						
4.9	Connection from WTP Lands to Park Lands, including all required fittings	1	allow	\$ -	\$ -	INC - BY NIAGARA REGION
4.10	Storm Structure - CB	1	ea	\$ 7,500.00	\$ 7,500.00	PLACEHOLDER - PER NIAGARA REGION PRELIM. SERVING
4.11	Storm Structure - CB/SM	2	ea	\$ 7,500.00	\$ 15,000.00	PLACEHOLDER - PER NIAGARA REGION PRELIM. SERVING
4.12	Storm Service - 200mm Dia. PVC SDR-35	25	lm	\$ 220.00	\$ 5,500.00	PER NIAGARA REGION PRELIM. SERVING (COC001)
4.13	Storm Service - 250mm Dia. PVC SDR-35	45	lm	\$ 250.00	\$ 11,250.00	PER NIAGARA REGION PRELIM. SERVING (COC001)
4.14	Storm Service - 300mm Dia. PVC SDR-35	30	lm	\$ 280.00	\$ 8,400.00	PER NIAGARA REGION PRELIM. SERVING (COC001)
4.15	Storm Service - 375mm Dia. PVC SDR-35	25	lm	\$ 330.00	\$ 8,250.00	PER NIAGARA REGION PRELIM. SERVING (COC001)
4.16	Proposed Outfall #2	1	LS	\$ 10,000.00	\$ 10,000.00	PER NIAGARA REGION PRELIM. SERVING
4.17	Culverts (300mm Dia.)	20	lm	\$ 400.00	\$ 8,000.00	
				<b>SUBTOTAL 4.0 =</b>	<b>\$ 125,260.00</b>	
<b>5.0 IRRIGATION SYSTEM</b>						
5.1	General Landscape (Quick Couplers)	1	ea	\$ 15,000.00	\$ 15,000.00	P.O.C. AT PROPOSED BUILDING MEP ROOM
				<b>SUBTOTAL 5.0 =</b>	<b>\$ 15,000.00</b>	
<b>6.0 COMMUNITY HUB BUILDING</b>						
6.1	Building Construction	600	m <sup>2</sup>	\$ 5,000.00	\$ 3,000,000.00	
6.2	Building Canopy Construction (100m <sup>2</sup> )	1	allow	\$ 150,000.00	\$ 150,000.00	2-STORY; REPLICATES SQUARE FOOTAGE OF EXISTING
				<b>SUBTOTAL 6.0 =</b>	<b>\$ 3,150,000.00</b>	
<b>7.0 PLAYGROUND AREA</b>						
7.1	Supply and Install Concrete Flush Curb	85	lm	\$ 140.00	\$ 11,900.00	TO4039
7.2	Supply and Install Perforated 100mm dia. Polyethylene Drain Pipe (incl. Stone Trench)	100	lm	\$ 60.00	\$ 6,000.00	COC001
7.3	Supply and Install Solid 150mm dia. PVC (SDR-35), incl. Connection to Storm Sewer System	40	lm	\$ 140.00	\$ 5,600.00	
7.4	Supply and Install Fiber Fabric and Drainage Course	350	m <sup>2</sup>	\$ 25.00	\$ 8,750.00	
7.5	Supply and Install Fire Equipment	1	allow	\$ 200,000.00	\$ 200,000.00	NATURAL MATERIALS, PREFABRICATED (NOT CUSTOM)
7.6	Supply and Install Rubberized Safety Surface	350	m <sup>2</sup>	\$ 325.00	\$ 113,750.00	
				<b>SUBTOTAL 7.0 =</b>	<b>\$ 346,000.00</b>	
<b>8.0 HARD SURFACES - GENERAL AREAS</b>						
8.1	Supply and Install Asphalt Paving - Vehicular	1,850	m <sup>2</sup>	\$ 80.00	\$ 148,000.00	
8.2	Supply and Install Asphalt Paving - Medium Duty	670	m <sup>2</sup>	\$ 70.00	\$ 46,900.00	
8.3	Supply and Install Concrete Barrier/Flush Curb (Parking Lot)	280	lm	\$ 100.00	\$ 28,000.00	TO4039
8.4	Supply and Install Concrete Curb Ramps	1	ea	\$ 3,000.00	\$ 3,000.00	
8.5	Supply and Install Concrete Paving	610	m <sup>2</sup>	\$ 100.00	\$ 61,000.00	
8.6	Supply and Install Tactile Walking Surface Indicator (TWSI)	1	ea	\$ 500.00	\$ 500.00	
8.7	Supply and Install Parking Lot Line Marking	1	LS	\$ 5,000.00	\$ 5,000.00	
				<b>SUBTOTAL 8.0 =</b>	<b>\$ 285,400.00</b>	
<b>9.0 SITE FURNISHINGS &amp; STRUCTURES - GENERAL AREAS</b>						
9.1	Supply and Install 4-Seat Metal Table and Chair with Umbrella	3	ea	\$ 6,000.00	\$ 18,000.00	TO4039
9.2	Supply and Install 3-Seat Metal Table and Chair with Umbrella	3	ea	\$ 6,000.00	\$ 18,000.00	TO4039
9.3	Supply and Install Park Bench with Back	2	ea	\$ 2,800.00	\$ 5,600.00	
9.4	Supply and Install Standard Picnic Tables	3	ea	\$ 3,500.00	\$ 10,500.00	
9.5	Supply and Install Accessible Picnic Tables	3	ea	\$ 4,000.00	\$ 12,000.00	
9.6	Supply and Stacking Stoves	8	ea	\$ 12,000.00	\$ 96,000.00	PREFABRICATED CONCRETE
9.7	Supply and Install In-Ground Trash Recyclables	2	ea	\$ 6,000.00	\$ 12,000.00	MOULD OR EQUIVALENT - (1) GARBAGE / (1) RECYCLING
9.8	Supply and Install Bike Repair Station	1	ea	\$ 5,000.00	\$ 5,000.00	
9.9	Supply and Install Bicycle Rack	3	ea	\$ 1,800.00	\$ 5,400.00	RACK STYLE FOR MULTIPLE BICYCLES
9.10	Supply and Install Parking Lot Accessible Signs	2	ea	\$ 1,000.00	\$ 2,000.00	
9.11	Supply and Install Park Signage Features	1	allow	\$ 20,000.00	\$ 20,000.00	ALLOWANCE
9.12	Supply and Install Shade Sails	4	ea	\$ 12,000.00	\$ 48,000.00	
9.13	Boat Launch Upgrades	1	allow	\$ 30,000.00	\$ 30,000.00	STRUCTURAL INTEGRITY OF EXISTING LAUNCH TBD
9.14	Public Art / Heritage Conservation Allowance	1	allow	\$ 50,000.00	\$ 50,000.00	REMOVAL / STORAGE / RELOCATION
				<b>SUBTOTAL 9.0 =</b>	<b>\$ 247,500.00</b>	
<b>10.0 SITE RESTORATION</b>						
10.1	Topsoil Load / Haul / Spread from Site Stockpile (150mm depth)	2,455	m <sup>3</sup>	\$ 6.00	\$ 14,730.00	
10.2	Topsoil Fine Grading	2,455	m <sup>2</sup>	\$ 1.00	\$ 2,455.00	
10.3	Supply and Install Sod	2,455	m <sup>2</sup>	\$ 6.50	\$ 15,957.50	
10.4	Supply and Install 60cm Cal. Deciduous Tree	49	ea	\$ 400.00	\$ 19,600.00	
10.5	Supply and Install 200cm H. Coniferous Tree	27	ea	\$ 375.00	\$ 10,125.00	
10.6	Supply and Install Ornamental Shrub Planting	465	ea	\$ 35.00	\$ 16,275.00	250mm <sup>2</sup> = avg 0.75m oc spacing @ 835 / item
				<b>SUBTOTAL 10.0 =</b>	<b>\$ 78,792.50</b>	
<b>11.0 OTHER</b>						
11.1	All other items of work required to complete the contract in its entirety, which includes but is not limited to the following: any additional item / items not specified in the BID FORM but specified in the contract, drawings and/or specifications, including permits, fees, etc. OR required to complete the project.	1	LS	\$ -	\$ -	
11.2	Material Testing Allowance	1	LS	\$ 20,000.00	\$ 20,000.00	
				<b>SUBTOTAL 11.0 =</b>	<b>\$ 20,000.00</b>	
				<b>PHASE 1 SUBTOTAL (ITEMS 1.0 - 11.0) =</b>	<b>\$ 4,665,492.50</b>	
<b>SUMMARY</b>						
1.0	SITE PREPARATION				\$ 103,725.00	
2.0	EARTHWORKS				\$ 157,315.00	
3.0	SITE ELECTRICAL				\$ 136,500.00	
4.0	SITE SERVICING				\$ 125,260.00	
5.0	IRRIGATION SYSTEM				\$ 15,000.00	
6.0	COMMUNITY HUB BUILDING				\$ 3,150,000.00	
7.0	PLAYGROUND AREA				\$ 346,000.00	
8.0	HARD SURFACES				\$ 285,400.00	
9.0	SITE FURNISHINGS & STRUCTURES				\$ 247,500.00	
10.0	SITE RESTORATION				\$ 78,792.50	
11.0	OTHER				\$ 20,000.00	
					<b>SUBTOTAL (ITEMS 1.0 - 11.0) =</b>	<b>\$ 4,665,492.50</b>
					<b>SOFT COSTS (10%) =</b>	<b>\$ 466,549.25</b>
					<b>CONSTRUCTION CONTINGENCY (20%) =</b>	<b>\$ 933,098.50</b>
					<b>TOTAL ESTIMATED COST =</b>	<b>\$ 6,065,140.25</b>

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## MEMORANDUM

**TO: Welland City Council**

**FROM: Nicole Pilote – Supervisor of Aquatics and Recreation Programs**

**DATE: January 15, 2025**

**SUBJECT: Updates to Ontario Pool Reg. 565**

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This memorandum is intended to provide City Council an update on the changes to Ontario Regulation 565: Public Pools, effective January 1, 2025. This communication also includes the City's approach to ensuring compliance across all city facilities.

The regulation includes three items impacting City of Welland facilities in sections relating to: operation, water quality and notices and markings.

### **Operation:**

The updated regulation requires a black disk to be permanently affixed at the deepest part of each pool. To comply, we propose either painting or bolting a disc securely to the pool floor at the required outdoor locations. This will ensure visibility and durability, meeting the regulation's standards and be completed prior to filling the pools in the summer of 2025.

### **Water Quality:**

The updated regulation mandates that pool alkalinity be maintained between 60 ppm and 180 ppm. To implement this new standard, staff have been informed of the new acceptable range during training sessions for both operations and programming staff and the Pool Chemistry Standard Operating Procedure (SOP) has been updated.

### **Notices and Markings:**

The updated regulation requires each pool facility to have two 7-point safety





## Community Services Department

Nicole Pilote  
Supervisor of Aquatics and Recreation Programs  
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signs, with at least one sign visible per pool. At two of our four City pools, Maple Park pool and Rosie Smith Memorial Pool, signage adjustments will be made to ensure one sign is prominently displayed on each pool deck. This approach will meet the notice requirement without unnecessary duplication. This adjustment will be completed prior to opening the pools in the summer of 2025.

The updates to Regulation 565 represent essential steps to enhance safety and operational standards in public pools across the Province of Ontario. These changes will help ensure our City of Welland facilities remain compliant and continue to provide high-quality services to the community.

**PENDING MOTION REFERRAL/DEFERRAL SUMMARY  
AS OF JANUARY 14, 2025**

<b>CLERKS REF. NO.</b>	<b>DIVISION RESPONSIBLE FOR ITEM</b>	<b>DATE APPROVED BY COUNCIL</b>	<b>SUBJECT/ACTION</b>	<b>STATUS OF THE ITEM</b>	<b>COMMENTS/ COMPLETION INFORMATION</b>
02-85 16-26	Infrastructure Services	July 19, 2016	Draft Sidewalk Policy that focuses on the creation of new sidewalks and the improvement and maintenance of existing sidewalks.	<b>Status:</b> In progress  <b>To Complete:</b> Quarter 4, 2024	
99-99	Community Services	May 3, 2016	Report regarding potential alternatives to expand the use of waterway by the general public. Defers Report R&C-2017-08: Public Consultation Process - 'Go Quiet By-law' & Alternative Uses of the Waterway to the General Committee meeting on September 26, 2017.	<b>Status:</b> In progress  <b>To Complete:</b> R&C-2017-06 - October 4, 2017 was received for information.	
17-2	Planning & Development Services Traffic & By-laws	September 19, 2017	Refers back to staff for report regarding Section 8 Schedule 3 Food Vehicle, Section 7 Schedule 2 Food Premises and Exemption Section 10 Schedule 4 Hawker and Peddler from By-law 2011-173. Went to the May 15th Council Meeting to be deferred to staff for a report to a General Committee meeting.	<b>Status:</b> In progress  <b>To Complete:</b> Report coming back July 2024.	
09-152 18-2	Planning & Development Services and Fire Department	June 5, 2018	Report on an education strategy to the public, tenants and landlords regarding rental housing.	<b>Status:</b> In progress  <b>To Complete:</b> Fire and Planning to provide an update report in 2024.	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
19-28	Planning & Development Services	March 5, 2019	Request for a Community Teaching Garden to staff for study and review.	<b>Status:</b> In progress <b>To Complete:</b> To be brought to the Green Advisory Committee for consideration in 2024.	
19-28	CAO	July 9, 2019	Report regarding a partnership between all 4 Service Clubs to a General Committee meeting. (Kiwanis, Lions, Optimist and Rotary Clubs).	<b>Status:</b> Completed <b>To Complete:</b>	Memorandum on January 10/25 in Council Information Package on Jan. 14/25
19-88	CAO	July 9, 2019	Create a "Downtown Vacancy Mitigation Action Plan" between the City, Business, Community and applicable stakeholders that addresses vacancy rates in our downtown areas.	<b>Status:</b> In progress <b>To Complete:</b> To be included in the upcoming Downtown Revitalization Strategy 2024 work.	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
99-99	Community Services	September 3, 2019	Staff to start a public consultation process on the design of a new park area and that a report to include public replacement of the current park infrastructure and enhancements due to the loss of parkland come to General Committee by the end of 2019.	<b>Status:</b> Completed <b>To Complete:</b>	Memorandum on January 17/25 in Council Information Package on Jan. 17/25
17-19	Planning & Development Services	September 17, 2019	Staff to consult with public, agencies and other stakeholders regarding tree preservation.	<b>Status:</b> Staff in process of drafting the guidelines. <b>To Complete:</b>	
19-103	Planning & Development Services	September 17, 2019	Report on possible enhancements to the public notification process for Committee of Adjustment hearings. Went to the October 1, 2019 Council meeting requesting that subsequent report be provided outlining costs for the two options provided.	<b>Status:</b> In progress <b>To Complete:</b> 3 <sup>rd</sup> Quarter in 2024	
08-48	Planning & Development Services	February 18, 2020	Refers back to staff a report regarding an Occupancy Standards By-law.	<b>Status:</b> In progress <b>To Complete:</b> 2 <sup>nd</sup> Quarter 2024.	
19-94	Planning & Development Services	February 18, 2020	Refers back to staff matter regarding the petition from residents from 155 Gadsby Avenue, there be no change to the zoning, which is currently zoned as open space, in order to protect wild life.	<b>Status:</b> In progress <b>To Complete:</b> Ontario Land Tribunal matter at this time.	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
20-77	Infrastructure Services	June 16, 2020	WHEREAS due to the recent pandemic the City of Welland is not able to provide services that they normally would perform do to the safety of its employees; and further WHEREAS if residents did in fact require a service that is normally provided by the City, in this case being a sewer related service and had to act immediately and contact an outside contractor and in resolving the issue a fee was paid. NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to create a report to reimburse part or all of the fee paid by the owner (with guidelines similar to the rodent control program to be adhered to) and the amount be capped and for a certain period to time.	<b>Status:</b> In progress <b>To Complete:</b>	
20-106	Planning & Development Services	October 6, 2020	Signed petition from the residents of Caithness Drive regarding turning an established residential area from a single family homes to duplexes and refers this petition to Planning staff for review.	<b>Status:</b> In progress <b>To Complete:</b> Will be considered as part of update to City's Official Plan in 2024.	
20-19	Planning & Development Services	October 20, 2020	Refers to staff for report the notice of motion regarding 113 Michael Drive, redesignates this area as Open Space and proceed with an RFP to have a park with playground equipment be installed at this location.	<b>Status:</b> In progress <b>To Complete:</b> Approval for Park Development and will be amended to Open Space in the updated to the City's Official Plan.	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
20-82	Planning & Development Services	March 2, 2021	Report regarding a Municipal Comprehensive Review, under section 4.3.3.1 of the Official Plan, for the property outlined in Report P&B-2021-08 for an Employment Land conversion from Gateway Economic Centre to Agriculture.	<b>Status:</b> In progress <b>To Complete:</b> To be considered as part of the update to the Official Plan in 2024.	
21-58	CAO & Planning & Development Services	March 2, 2021	Report regarding Brownfield Employment Lands that are non-employment producing within the city limits.	<b>Status:</b> In progress <b>To Complete:</b> Will be included in 2024 update to the Brownfield CIP.	
21-59	CAO & Economic Development	March 2, 2021	Report on a strategy to aggressively pursue the acquisition of seaway lands from the Federal government, to discuss with them an accelerated process to declare such lands surplus and enter into discussions for the acquisition of identified properties and review options for "lease to own" such lands until such time as they become available. Staff identify Seaway lands of interest and develop servicing plans and other strategies as may be required and further staff identify other lands within and/or adjacent to employment lands identified in Welland's official plan that would be strategic acquisitions for the purpose of industrial/employment use and see if owners are interested in selling those lands to the municipality. If they are not interested the city would not pursue expropriation. In relation to all of the above staff would prepare strategies and associated costs to service lands so that they would be "shovel ready".	<b>Status:</b> In progress <b>To Complete:</b> Update report to come in 2024 through Economic Development.	
06-156	Planning & Development Services	April 20, 2021	Report as part of the Official Plan Review detailing what Urban Farming initiatives Council should consider accommodating.	<b>Status:</b> In progress <b>To Complete:</b>	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
21-92	Planning & Development Services	July 6, 2021	Report regarding petition by residents of Seaway Pointe Condominium at 330 Prince Charles Drive regarding parking space for the Evertrust Development at 350 Prince Charles Drives.	<b>Status:</b> In progress <b>To Complete:</b> Applications were approved and building is currently under construction.	
07-144	Economic Development	January 31, 2023	Dissolution of the Welland Development Commission (WDC) referred back to staff for further information.	<b>Status:</b> In process. <b>To Complete:</b> 4 <sup>th</sup> quarter of 2024.	
05-50	Planning & Development Services	March 7 & 28, 2023	Refers back to staff regarding changes to the Municipal Heritage Register from the Town of Grimsby and Report P&B-2023-06.	<b>Status:</b> In process <b>To Complete:</b> 2 <sup>nd</sup> Quarter 2024.	
02-160	Planning & Development Services	March 27, 2023	Staff report re: having Council representation or staff on the Committee of Adjustment, Grants and Programs and Property Standards Committee.	<b>Status:</b> In process <b>To Complete:</b> 2 <sup>nd</sup> Quarter 2024.	
22-152	Planning & Development Services	March 27, 2023	Develop content for residents, simplifying and explain the process to provide a better understanding for interested parties, and to freely provide these resources to members of the public by posing online on the City website.	<b>Status:</b> In Progress <b>To Complete:</b> 3 <sup>rd</sup> Quarter 2024.	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
23-22	Planning & Development Services Traffic and By-laws Division	May 16, 2023	Refers back to staff Report P&B-2023-15: Cash In Lieu of parking Policy. Went to the July 18, 2023 Council Meeting to consult with the development community and public with regards to the proposed Cash-In-Lieu Parking By-law with a final By-law for consideration.	<b>Status:</b> In progress <b>To Complete:</b>	
21-79	Planning & Development Services	June 6, 2023	Refers back to staff Report P&B-2023-22 Application for Official Plan Amendment and Zoning By-law Amendment for 368 Aqueduct Street and 155 Gadsby Avenue.	<b>Status:</b> In progress <b>To Complete:</b> At Ontario Land Tribunal due to decision from Council.	
22-137	Planning & Development Services	June 6, 2023	Refers back to staff Report P&B-2023-20 Application for Official Plan Amendment and Zoning By-law Amendment for 50 Bruce Street.	<b>Status:</b> In progress <b>To Complete:</b> At Ontario Land Tribunal due to decision from Council. Went to CW on April 23/24.	
02-160	CAO	September 5, 2023	Refers back to staff notice of motion re: shall be notified in camera if any entity including but not limited to committees, commissions, agencies or boards that the city funds, or approves members or places members of council on, if this entity experiences any litigation involving its members.	<b>Status:</b> <b>To Complete:</b>	
02-160	Clerks Division	September 19, 2023	Refers back to staff Report CLK-2023-19: Amendment to Hybrid Model – Meeting of Council.	<b>Status:</b> In progress. <b>To Complete:</b>	



CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
23-122	Clerks Division	September 19, 2023	Refers back to staff Notice of Motion regarding the Truth and Reconciliation Commission Report recommendation #57.	<b>Status:</b> City Clerk is exploring training opportunities. <b>To Complete:</b>	
21-121	Engineering Division/Planning Division	November 21, 2023	Report to increase the funding for SWAP Program to soften costs to the homeowner.	<b>Status:</b> <b>To Complete:</b>	
23-28	Community Services	December 19, 2023	Presentation re: Crimestoppers Program and refers matter to staff for report.	<b>Status:</b> <b>To Complete:</b>	
99-99	Community Services	January 9, 2024	Prepare a report in regards to creating and allowing family caping along the west side of the former Welland Canal.	<b>Status:</b> <b>To Complete:</b>	
23-22	Infrastructure Services	January 9, 2024	Report that would address parking at Chippawa Park from the pavilion on First Avenue north to Laughlin Avenue on the park property which is currently grass/open space similar to Bugar Park.	<b>Status:</b> <b>To Complete:</b>	
24-36	Planning & Development Services	March 19, 2024	Petition from residents of the City of Welland opposing the planning application for the zoning at 44 Heron Street.	<b>Status:</b> <b>To Complete:</b>	
23-29	Clerk's Division	April 9, 2024	Staff to prepare a report for Council to consider a "Councillor Information Report".	<b>Status:</b> <b>To Complete:</b>	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
24-14	Clerk's Division	April 9, 2024	<p>Staff to provide council with options on a reduced council size, with the sole objective to reduce the cost on to the taxpayer and to conduct a public engagement strategy for input from residents regarding a reduction of council size.</p> <p>September 3<sup>rd</sup> – Report CLK-2024-11 – referred back to staff with direction to conduct public engagement regarding reducing the number of councillors with residents.</p>	<p><b>Status:</b> Complete.</p> <p><b>To Complete:</b></p>	<p>CLK-2025-01 January 14, 2025</p>
24-22	Planning & Development Services Traffic and By-laws Division	April 23, 2024	Report to consider amending the City's Zoning By-law 2017-117 to include a requirement for visitor parking, as well as reviewing the parking requirements spaces per dwelling units in the surrounding municipalities.	<p><b>Status:</b></p> <p><b>To Complete:</b></p>	
21-121	Infrastructure Services	May 7, 2024	Refers back to staff Report ENG-2024-13: Increasing Sewage Water Alleviation Program (SWAP) Grant Allocations.	<p><b>Status:</b></p> <p><b>To Complete:</b></p>	
24-22	Planning & Development Services Traffic and By-laws Division	May 14, 2024	Directs staff to create a report on increasing the maximum yearly eligible amount per resident under the Roden Rebate program.	<p><b>Status:</b></p> <p><b>To Complete:</b></p>	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
24-22	Planning & Development Services Traffic and By-laws Division	July 9, 2024	Refers back to staff Report TRAF-2024-07: Update to Traffic and Parking By-law 89-2000 for investigation of removing the bicycle lanes and having parking only on one side.	<u>Status:</u> <u>To Complete:</u>	
05-51	Finances Division	July 30, 2024	Refers back to staff Report FIN-2024-18: Purchasing Policy Update.	<u>Status:</u> <u>To Complete:</u>	
02-160	Clerk's Division	August 13, 2024	Code of conduct for members of Council Section 4.1 – Staff report back to Council on the working of this section in regards to its contradictory nature and how it would apply to freedom of expression and communicating individual councillors political positions to constituents.	<u>Status:</u> <u>To Complete</u>	
24-26	Infrastructure Services	September 3, 2024	Staff engage with the Region of Niagara to have sidewalks installed on South Pelham Road between Foss and Thorold Roads.	<u>Status:</u> <u>To Complete:</u>	
24-78	Infrastructure Services	September 3, 2024	Refer to staff petition from residents of Coyle Creek Park opposing implementing the buffer zone around the perimeter of the pond.	<u>Status:</u> <u>To Complete:</u>	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
24-78	Infrastructure Services	September 3, 2024	Staff to provide a comprehensive report regarding the storm management pond at Coyle Creek. Report detail the city's responsibility and history to the maintenance of the surrounding park like setting over the past 10 years.	<u>Status:</u> <u>To Complete:</u>	
24-26	Infrastructure Services	September 10, 2024	Staff engage with the Region of Niagara to discuss road upgrades on South Pelham between Webber Street and Thorold Road..	<u>Status:</u> <u>To Complete:</u>	
24-19	Planning & Development Services	September 17, 2024	Staff to prepare a policy in conjunction with the Green Advisory Committee, in accordance with the Municipal Act, Section 270(1)-7 The manner in which the municipality will protect and enhance the tree canopy and natural vegetation in the municipality for Council's review and approval and that this policy be incorporated into the Official Plan being revised for 2024.	<u>Status:</u> <u>To Complete:</u>	
24-90	Community Services	October 22, 2024	Refer back to staff Report CS-2024-16: Neighbourhood Association Policy Options from the General Committee Meeting of October 22, 2024.	<u>Status:</u> <u>To Complete:</u>	
02-160	Human Resources Services	October 29, 2024	Directs staff to seek legal advice and report to Council for employment matters within Policy HR 005 to align with the authority that Council maintains outside of the strong mayor powers under the Municipal Act 284.6 by Dec 10th, 2024.	<u>Status:</u> <u>To Complete:</u>	
08-48	Planning & Dev. Services Traffic and By-laws Division	October 29, 2024	Directs staff to conduct a study and report back on potential regulations for nuisance lighting between residential properties.	<u>Status:</u> <u>To Complete:</u>	

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
21-30	Planning & Development Services	November 26, 2024	Refers back to staff the notice of motion regarding increases in the number of encampments near public, private and business properties.	<u>Status:</u> <u>To Complete:</u>	
21-30	Planning & Development Services	December 10, 2024	Refers Report PB-2024-30: 184 Denistoun Street – Proposed Niagara Regional Housing Project back to staff.	<u>Status:</u> <u>To Complete:</u>	
24-22	Planning & Dev. Services Traffic and By-laws Division	December 10, 2024	Report TRAF-2024-09: Updates to the Parking By-laws: Administrative Penalties, Parking Permits, Private Property and Fire Route Enforcement back to staff.	<u>Status:</u> <u>To Complete:</u>	
24-101	Infrastructure Services	December 10, 2024	Directs staff to coordinate with the Legion and explore potential funding partners to develop a suitable design and identify an appropriate location for the installation of a Veterans' Memorial Sidewalk and Benches.	<u>Status:</u> <u>To Complete:</u>	
24-22	Planning & Dev. Services Traffic and By-laws Division	December 17, 2024	Prepare a report for a signalized school crossing on First Avenue for Quaker Road School. Report to include costs and location.	<u>Status:</u> <u>To Complete:</u>	
02-160	Human Resources Services/Clerks' Division	January 14, 2025	Prepare a report as to why Councillor DiMarco has not been attending council meetings in person in council chambers for a legal opinion.	<u>Status:</u> <u>To Complete:</u>	

02-160/ 24-14	Clerk's Division	January 14, 2025	Directs staff to conduct a ward boundary review.	<u>Status:</u> <u>To Complete:</u>	
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# NOVÆ RES URBIS

## GREATER TORONTO & HAMILTON AREA

WEDNESDAY,  
JANUARY 15, 2025

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No. 3

- 2 PREPARING FUTURE ADMINISTRATORS FOR CITY HALL  
Western U Marks 50th Anniversary of its Local Government Program
- 4 BUILDING UP ON AN URBAN SPINE  
Proposed Mid-rise Would Bring Much-Needed Housing to Oshawa Arterial

■ WHITBY INTRODUCES POLICY TO PERMIT AND INCENTIVIZE THE DEVELOPMENT OF ADDITIONAL DWELLING UNITS

# EXPANDING HOUSING OPTIONS

**Matt Durnan**

The Town of Whitby has introduced new policy to help expand housing options in its established residential neighbourhoods. The new policy will permit residential property owners to accommodate up to four dwelling units as-of-right on all ground-related residential lots within Whitby’s urban centres—consisting of the principal residence and up to three additional residential units. The Town will also be using a portion of its allotted federal Housing Accelerator Fund (HAF) dollars to incentivize homeowners seeking to build additional residential units on their property.

At its January 8 meeting, Whitby council adopted official plan and zoning by-law amendments to permit up to three additional dwelling units (ADUs) on parcels of urban residential land. For

residential sites that are located on Greenbelt land on the Oak Ridges Moraine, one additional dwelling unit is permitted.

“With Bill 108 (*More Homes, More Choices Act, 2019*) and Bill 23 (*More Homes Built Faster Act, 2022*), there were some legislative changes to allow two additional dwelling units. Our by-laws in the town were very antiquated and we had a struggle just to get

one additional dwelling unit in singles and semis. So our by-laws were very outdated and we’re going through a comprehensive review of our by-law,” Town of Whitby director of planning **John Taylor** told *NRU*.

Like many other Ontario municipalities that have introduced policy to permit up to four units as-of-right in neighbourhoods, Whitby’s move

to make this policy change was prompted largely by its application for the **Canada Mortgage and Housing**

CONTINUED PAGE 9 ■

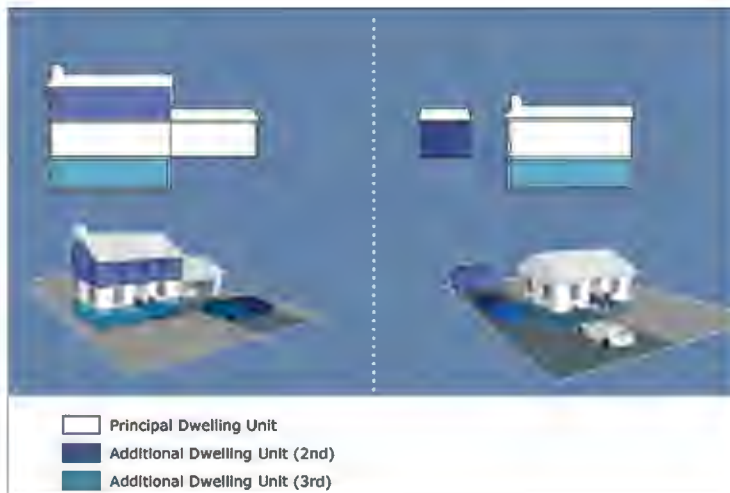


Illustration showing two configurations of additional dwelling units (ADUs) that the Town of Whitby will permit to be developed as of right in established residential neighbourhoods through its new zoning by-law. The illustration on the left shows three units (the principal unit, a basement suite and a suite upstairs) within a single-detached home. The illustration on the right shows one ADU in the form of an accessory dwelling unit (detached garden suite) and one additional (basement suite) unit within a principal residence. The Town of Whitby recently updated its zoning by-law to permit four dwelling units as-of-right on all ground-related residential properties within the town’s urban boundary. The by-law would permit two additional units within the principal dwelling and an accessory dwelling unit outside of it, or three additional units within a principal dwelling where no accessory dwelling unit exists.

SOURCE: TOWN OF WHITBY

## UPCOMING DATES

### JANUARY

- 15 Barrie Council, 7:00 p.m.
- Brampton Committee of Council, 9:30 a.m.
- Durham Region Committee of the Whole, 9:30 a.m.
- Georgina Council, 9:00 a.m.
- Hamilton General Issues Committee, 9:30 a.m.
- Innisfil Council, 7:00 p.m.
- Mississauga Council, 9:30 a.m.
- Richmond Hill Committee of the Whole, 9:30 a.m.
- Whitchurch-Stouffville Council, 1:00 p.m.
- 16 York Region Committee of the Whole, 9:00 a.m.
- 20 Ajax Council, 1:00 p.m.
- Clarington Planning & Development Committee, 5:00 p.m.
- Halton Hills Council, 3:00 p.m.
- Hamilton General Issues Committee (Budget), 3:00 p.m.
- Newmarket Council, 1:00 p.m.
- Oakville Planning & Development Council, 6:30 p.m.
- Uxbridge General Purpose & Administration Committee, 10:00 a.m.
- Whitby Committee of the Whole, 7:00 p.m.
- 21 Aurora Public Planning, 7:00 p.m.
- East Gwillimbury Committee of the Whole Council, 2:00 p.m.



## WESTERN UNIVERSITY CELEBRATES 50TH ANNIVERSARY OF ITS LOCAL GOVERNMENT PROGRAM

# PREPARING FUTURE ADMINISTRATORS FOR CITY HALL



Lana Hall

In 2024, Western University's local government program (LGP) marked its 50<sup>th</sup> anniversary, celebrating a program designed to enhance both hard and soft skills for mid-career municipal government staff. As municipal governments take on more responsibilities and see their city hall operations grow increasingly complex, shaping the skills and perspectives of senior public administrators will become more important than ever, say some.

Established in 1974, Western's Local Government Program (LGP) offers both a master of public administration (MPA) program, and a graduate diploma in public administration (GDPA) program. Its MPA degree is the

only MPA program in Canada focused on local government public administration.

The original LGP program was rolled out at a time when, according to Western University political science professor Zack Taylor, Ontario's regional municipalities were being asked to take on more responsibilities than ever before. Then-City of Halifax Mayor Allan O'Brien was recruited to set up the LGP, which originally ran as a six-week "summer school" diploma program for working municipal staff, some of who had little

formal education beyond high school.

"It was kind of a big moment at the time, a sense that local government was becoming increasingly important and we needed to increase its capacity," says Taylor.

In the ensuing years, parts of the program have evolved. An early course that taught participants "how to use the computer," for example, was eventually scrapped as technology use became more ubiquitous. In

CONTINUED PAGE 2

It was kind of a big moment at the time, a sense that local government was becoming increasingly important and we needed to increase its capacity.

- Zack Taylor

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# PREPARING FUTURE ADMINISTRATORS FOR CITY HALL

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1991, the program began offering a Masters in Public Administration (MPA) in addition to its diploma program.

The COVID-19 pandemic caused some curriculum changes as well, including a shift to exclusively online delivery of the diploma program. The LGP's partnerships with the **City of Toronto**, the **City of London** and the municipalities of **York Region** are no longer offered on-site.

But ultimately, says Taylor, despite 50 years of municipal governance education, decades which have seen some significant changes to the way municipalities operate, the LGP's themes have remained fairly consistent. Its students, most of whom are actively employed by municipal governments, learn about municipal finances and operations, how municipal policies are created, team management and organizational behaviour.

"In a classroom, I look out at a librarian and a cop and an IT manager, someone who manages Ontario Works, a

planner, and a City solicitor," says Taylor. "It's really quite astonishing. And what those specialists want is to become generalists as they move up the ladder within their employment setting."

Over the past 30 years, the challenges facing local governments across Ontario have become increasingly complex, says **Urban Land Institute (ULI)** executive director **Richard Joy**.

"I think the severity of the challenges around things like affordable housing and gridlock are greater than they were 20 or 30 years ago," Joy told *NRU* in a previous interview. "The challenges are greater, the resources to deal with those are less, and the interference of other levels of government [colliding] with the policy interests of the City is perhaps more severe than we've ever seen before."

All of that, says Joy, means that municipal staff require a blend of education that touches on both hard and soft skills, which is where post-secondary education comes in.

"Sometimes theory and practice are not completely

aligned, so it's good to have both. Exposure to the city hall environment, hopefully, will instill an understanding of just how challenging it is to work with the endless dynamics that one has to wrestle with in a city hall environment. You're dealing with lots of different community stakeholders. You're dealing with very different political mindsets elected across the City. You're dealing with severely constrained budgets and resources that make doing anything at City Hall ever more challenging ... I think for people who are looking to get into any aspect of city building from any discipline, to have an understanding of that dynamic at city hall is going to be to their [benefit]."

For his part, Taylor anticipates some elements of the local government program will evolve with the realities of modern day governance. Social media, for example, is becoming a critical tool for municipalities to communicate with the public. Taylor says there is also a growing appetite for classes about public data and research methods. Communication skills are also in demand, he notes, something that will no doubt be helpful in navigating the competing priorities that continue to consume some local governments.

Ultimately, says Taylor, while municipal politics may not always make the headlines, it's local governments that most people rely on for day-to-

day services.

"I think the focus is important because most public employees across the country are actually employed by municipal governments—there's over 3,500 municipal governments across the country. Local governments spend an awful lot of money. They perform a lot of essential functions that affect people's lives every day, and not just property-related services like in the old days. Creating opportunities to increase the perspective and skills of senior public administrators is really important, even though it isn't always as glamorous as national politics or provincial politics." 🌸

# BUILDING UP ON AN URBAN SPINE



**Matt Durnan**

**A** mid-rise residential building proposed for a site located along one of Oshawa's key east-west arterial roads would bring more housing options to an area of the city that is largely characterized by large single-family homes, aligning with Oshawa's vision to bring more housing density to the city's major thoroughfares.

At its November 4 meeting, Oshawa economic development services committee members received an informational presentation regarding 1619321 Ontario Limited's official plan and zoning by-law amendment applications for a site at 1251

Taunton Road East, which would permit the development of a 10-storey, 74-unit apartment building.

The vacant site at 1251 Taunton Road East once accommodated a single-

detached residence, which has since burned down and been demolished. The site is located at almost the easternmost boundary in Oshawa, just west of the boundary between Oshawa and the Municipality of

Clarington.

The roughly 0.25-hectare site is designated Residential under Oshawa's official plan, more specifically as Medium Density II Residential under

CONTINUED PAGE 5



Aerial image showing the location of the site at 1251 Taunton Road East in Oshawa where 1619321 Ontario Limited is seeking to develop a 10-storey, 74-unit apartment building. Previously, the site accommodated a single-detached residence that was destroyed by a fire and has since been demolished.

SOURCE: CITY OF OSHAWA

Photo image of the site at 1251 Taunton Road East in Oshawa where 1619321 Ontario Limited is seeking to develop a 10-storey, 74-unit apartment building. The site is currently vacant. Directly to the west of the site (right side of image) is the Harmony Hill retirement community. Much of the developed area around the site is occupied by large single-family homes.

SOURCE: GOOGLE



# BUILDING ON URBAN SPINE

CONTINUED FROM PAGE 4

the Pine Crest Part II Plan, a chapter under the city's official plan that sets the land use designations for the lands south of Taunton Road East from Wilson Road North to the west and Townline Road North to the east.

"[The applicant is seeking] a category that we call 'High Density Residential II' which is the highest residential density category that we have. The Pinecrest Part II Plan is along the easternmost stretch of Taunton Road in the city and Taunton is a 'Type A' arterial, which is kind of the most intensive, highest volume, highest capacity arterial road category we have in the city," **City of Oshawa** director of planning **Tom Goodeve** told *NRU*.

"If you went much further east you'd be in the Municipality of Clarington. In terms of residential designation along this particular stretch, it's also shaped by an overlay which we identify as a 'regional corridor'. So it's residential, but the regional corridor overlay is kind of pointing you in the direction of what kinds of residential built forms and density. We're not really looking for singles and semis, and probably the lowest density would be townhouses, going all the way up to mid-

rise apartment buildings."

The proposed mid-rise development is a fairly significant departure from what currently exists on most of the surrounding sites, with a subdivision of single-detached homes located to the north across Taunton Road, agricultural lands located directly to the south of the site, and more single-detached homes located further south.

To the east of the site is a small scattering of single-detached homes and a veterinary clinic, while further east is Clarington. West of the site is the Harmony Hill retirement community—a four-storey retirement home and long-term care facility.

Moving southwest of the retirement community, there are two eight-storey apartment buildings

"It just so happened that the north side of [Taunton Road East] was built out before the current policy framework was in place. I think in today's climate, if someone came forward with an application for what was built back in the day, with all singles, we would raise our eyebrows," Goodeve said.

A total of 74 dwelling units are proposed within a 10-storey apartment building, comprising 15 studio units, 22 one-bedroom units, 15 one-bedroom plus den units, along with 15 two-bedroom units and seven three-bedroom units. The applicant is seeking an official plan amendment that would permit a net residential density of 350 dwelling units per hectare, a slight increase from the 300 units per hectare

permissions associated with the High Density Residential II designation being sought.

"These lands are currently zoned 'Residential (R1-A)' which only permits single-family dwellings. The purpose of this zoning by-law amendment is to change the zoning designation to rezone the lands from R1-A to 'Residential (R6-D)' and to implement a series of site-specific provisions to permit such standards as front yard setbacks, permitted encroachments, and the proposed parking rate," **KLM Planning Partners** senior planner **Aidan Pereira** said during a presentation to committee members at the November 4 meeting.

The proposal also includes 106 total vehicle parking spaces and 48 bicycle parking spaces, most of which would be accommodated within a single-

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Rendering of 1619321 Ontario Limited's proposed 10-storey apartment building at 1251 Taunton Road East in Oshawa. The proposed mid-rise would accommodate 74 new residential units, and would be one of the highest-density developments in this area of the city, which is largely characterized by single-family, ground-related housing.

SOURCE: CITY OF OSHAWA  
PLANNER: KLM PLANNING PARTNERS

# BUILDING ON URBAN SPINE

CONTINUED FROM PAGE 5

level parking lot below grade.

When it comes to the concerns expressed by residents around the proposal, most focused on the prospect of increased vehicle traffic in the area and potential shadowing that the building could cause on neighbouring properties.

One significant concern raised however will be cause for the applicant to take a closer look at the proposed design and location of the building on the site itself, as there was something of an oversight in the current plan with respect to planned widening of Taunton Road East.

“There are a few issues that we are working out. For example, the balconies are projecting into the road allowance. The **Region of Durham** has said they don’t want any encroachments into the road allowance, and there are going to have to be some design changes to accommodate that,” Goodeve said.

“What happened was they [the applicant] designed a plan without knowing exactly what the Region’s road widening requirements are, and then the Region came and said ‘We need X metres of widening’. And when you go back that number

of metres, all of the balconies are within that. There’s going to have to be some back and forth in terms of looking at the design to make sure there isn’t that encroachment in the future when it’s actually built.”

The site of the proposed development is still in a mostly car-dominant area of the city, albeit there is still a measure of walkability and transit availability, with a central transit hub anchored by a big box shopping centre roughly a 15-minute walk from the site, at the intersection of Taunton Road East and Harmony Road North.

That shopping centre is essentially the eastern terminus of a transit spine that runs along Taunton Road. “The previous Regional official plan identified this as a transit spine, but the most recent plan that we inherited a few weeks ago no longer identifies this stretch of that corridor as a regional transit spine,” Goodeve said.

“That section of road identified as a high-frequency transit corridor kind of ends at Harmony Road, which is kind of centred on that large central hub area.”

Overall, the proposal represents something of a transformation from the norm that has existed in this part of


Oshawa for a number of years, but it is a trend that has been occurring across the Region of Durham and an important step towards the city reaching its housing pledge of building 23,000 new homes by 2031.


“Certainly this is coming in at a density that exceeds anything that is currently permitted in the Pinecrest Part II Plan, so this whole idea of density relative to the size of the site and what the developer wants to do here is something that we’re evaluating as we speak,” Goodeve said.

“I wouldn’t say this is unusual though, being along a regional corridor and given the type of product that is occurring throughout

Oshawa and really throughout the Region of Durham on arterial roads with this type of apartment development.”




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# INCENTIVIZING STUDENT-FOCUSED HOUSING



Lana Hall

**N** iagara Region is moving forward with a plan to prioritize housing development for its post-secondary student population. With 30,000 post-secondary students across four major post-secondary institutions in the region, the demand for local student housing is at an all-time high, and without stronger policies and funding models that encourage this type of housing, pressure will build on Niagara's general housing market, say regional staff.

At its meeting on December 4, Niagara Region's planning and economic development committee endorsed a regional post-secondary student housing strategy designed to address the growing housing needs of this demographic. With **Brock University, Niagara College, the University of Niagara Falls, and Sheridan College at Canadian College of Technology and Trades (CCTT)** all within the boundaries of Niagara Region, local municipalities are scrambling to house their students. The strategy focuses on five areas: collecting data about student housing need,

increasing the supply of student housing (both on-campus and off-campus), securing funding from other levels of government, creating effective student housing policies, and building partnerships.

Under the 'increasing student housing supply' category, most of the strategy's action items include encouraging the development of buildings suitable for students, including broader rental construction, which could be encouraged by implementing financial incentives for developers, removing process barriers or encouraging co-location of student housing within larger rental developments.

Another action item involves exploring the conversion of under-utilized buildings or underused sites in the region for student housing development, such as strip malls, parking lots, hotels, or office buildings.

The strategy also recommends exploring funding models used by other cities and regions across Canada to get more student housing built, and to advocate for more support from other levels of government in creating on-campus housing.

While the strategy addresses the specific needs of Niagara's post-secondary students, it could also help open up more housing options for other groups in the community who are struggling to find housing, say regional staff.

"Anything that is going to facilitate more rental, especially affordable and attainable, is going to be a help to anyone. You know, the rising tide lifts all boats," says Niagara Region development industry and housing consultant **Marian Bannerman**.

"We estimate that approximately 90 per cent of the demand for rental units in Niagara is for small units. Obviously, that's something students are interested in, but increasingly, other people are too, as they find affordability for single-detached homes challenging."

Niagara Region's strategy comes at a time when private sector organizations and governments alike are sounding the alarm about the shortage of student housing across Canada and its impact on the general housing market. A report released by **Desjardins** in September 2024 found that in Canada, residence beds are typically only available for one in 10 students, meaning approximately 1.2 million Canadian students rent in the communities surrounding their post-secondary institutions. This decreases housing availability generally and can drive up rental prices for everyone, including low-income families and young professionals.

In decades past, many colleges and universities built their own housing, often with financial support from other

CONTINUED PAGE 1 ■

There really hasn't been any consistent funding since that time, so we're very aware that that money is behind a lot of these barriers, and will be key to a lot of the solutions. None of this is cheap.

-Marian Bannerman

# INCENTIVIZING STUDENT-FOCUSED HOUSING

CONTINUED FROM PAGE 7

levels of government. As that funding has been reduced and post-secondary institutions have had to re-prioritize their resources, development of purpose-built student housing has largely fallen to the private sector.

But the private sector faces multiple barriers to building for the student demographic, including, in some Ontario municipalities, zoning restrictions that limit the number of unrelated persons who can live together in a single housing unit, limit the development of secondary suites in campus-adjacent neighbourhoods, or divert student housing projects to suburban areas.

**Western University** research scientist and **Town and Gown Association of Ontario** (TGAO) president **Alexander “AJ” Wray** says policies like Niagara’s student housing strategy could help alleviate some of those roadblocks in the development of purpose-built student housing.

“[At TGAO] we actively work on finding solutions to these problems, and I think policies like this are one way to do that,”

Wray told *NRU*. “I think in a lot of cases there’s very little political will until the problem actually reaches a point in which they’re ready to actually have these conversations and engage in this type of policy making ... From my perspective, any city that hosts a post-secondary institution should have a strategy like this.”

For their part, Niagara Region staff say their regional zoning policies don’t permit “people-zoning,” but say a regional student housing strategy will encourage consistency in zoning across the region’s 12 municipalities, particularly as it pertains to “happy co-existence” between student housing and other forms of housing.

However, zoning by-laws aren’t the only barrier for private sector developers that may want to develop student housing, says **SVN Rock Advisors** CEO **Derek Lobo**. These projects struggle with many of the same challenges that plague any kind of apartment developments, including rising costs and prolonged approval processes. Lobo tells

*NRU* he thinks municipalities should offer incentives, such as accelerated development application approvals, and waiving or deferring taxes and development charges for student housing proposals. In doing this, says Lobo, municipalities could also work with post-secondary institutions to make sure any requests for proposals (RFPs) seeking student housing developers aren’t too “onerous,” for developers to take on.

Lobo points to **McMaster University**, for example, which worked with **Knightstone Capital Management** to build a 30-storey student rental building in Hamilton last year and **York University** in Toronto, which recently leased some of its own land to developer **Campus Suites**, to build an 812-bed student housing residence.

“It’s because they understand developers’ needs,” says Lobo of the universities that are successful in working with the private sector to build student housing. “Oftentimes they assume developers are

sitting on scads of money and are lining up to build student housing. They’re not. You gotta incentivize them,” says Lobo.

At Niagara Region, Bannerman agrees that securing funding for student housing is a critical part of the regional student housing strategy, in part because of recent provincial and federal policies rolled out in the past few years, some of which impact post-secondary enrolment and tuition figures. These policies include a provincial tuition freeze in 2019.

“There really hasn’t been any consistent funding since that time, so we’re very aware that that money is behind a lot of these barriers, and will be key to a lot of the solutions,” she says. “None of this is cheap.” 🌱



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# EXPANDING HOUSING OPTIONS

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**Corporation's (CMHC) Housing Accelerator Fund.** The HAF stipulates that municipalities must have policies in place to permit up to four units as-of-right on residential sites in established neighbourhoods in order to be eligible for funding.

"When the HAF funding became available, our council took a proactive approach in December of 2023 to go on record saying they wanted a staff report back on permitting up to three additional units, four units in total, in ground-related dwellings," Taylor said. "We didn't have many zoning regulations for ADUs [at the time]. We had some, but again, they were a bit antiquated. This gave us the opportunity to review those and bring them into conformity with all of the [provincial] legislation that has come through."

One of the more substantial changes brought on by the zoning by-law amendment pertains to building standards for additional residential units within accessory buildings separate from the main residence, such as garden suites. Accessibility and safety considerations are at the forefront of the zoning changes permitting the development of a separate (or accessory) dwelling unit on a residential

property, with Town of Whitby introducing larger setback requirements for these types of residences.

"We needed to look at accessibility, because these units are meant to be lived in, so we wanted to make sure that you could access it if it's a separate unit in a backyard. We wanted to make sure that you could safely access it and that there wouldn't be emergency concerns," Taylor said.

"We set a minimum side yard setback to facilitate construction and more importantly, emergency access. Before this, while we were trying to catch up to the legislation, you could be two feet from the property line. We have increased that to four feet, but it was meant for firefighting and *Building Code* purposes." Accessory structures were a key focal point in the creation of the zoning by-law, both in terms of how they may be constructed and in terms of the permitted configurations for adding dwelling units to a residential property.

Under the new zoning by-law, ADUs may be configured as either a maximum of two additional units within the principal dwelling and one ADU within an accessory structure; or, as a maximum of three additional units

within the principal dwelling where there is no accessory structure. Accessory buildings may contain no more than one residential unit.

Implementing the ADU policy in Whitby wasn't necessarily as straightforward as it may have been for other, more urban municipalities, as the *Oak Ridges Moraine Conservation Plan* area—an environmentally-sensitive landform that is part of the Greenbelt—occupies much of the area near Whitby's northern boundary.

For this reason, Whitby's ADU zoning by-law could not simply be a blanket policy applicable to all residential properties in the town, as there are residences that fall within the Oak Ridges Moraine.

"We also opened up some of the rural areas where we didn't allow any accessory dwelling units and the provincial legislation said that it's up to the municipality if they want to do this in their non-service areas," Taylor said.

"So we said that we'll do it, but it doesn't apply to the four [units], it applies to one additional unit. In the rural areas, you are permitted as long as you receive permits from **Durham [Region]** for water and sewer. In the urban boundary where you're connected to service, it's up to four units, but when you are in the Oak Ridges Moraine and Greenbelt, you're allowed one additional because you're not connected to municipal services. You would have to run

that by the Region, and that's all in the by-law that this is subject to regional approval."

Town of Whitby has seen a steady increase in the number of approved ADUs year over year since 2019, when the Town approved just 45 ADUs, to 2024 when it approved 249. Those numbers however are largely for additional units to be created within the principal dwelling structure. By contrast, the uptake for the development of accessory buildings for additional dwelling units has been minimal, with Taylor noting that of the close to 300 ADUs approved this year, maybe 10 have been for accessory buildings.

"Whitby is growing rapidly, and with that growth comes the responsibility to ensure everyone has access to a place to call home. By permitting up to four residential units, we are taking significant steps to increase housing supply, offer more affordable options, and meet the needs of our growing population," Whitby Mayor **Elizabeth Roy** told *NRU*.

"These additional dwelling units provide diverse housing choices within established neighborhoods, supporting families of all sizes and income levels. They also promote sustainable communities by maximizing urban density and reducing urban sprawl. This decision also supports Whitby's commitment to the Province to facilitate the development of 18,000 new homes by 2031."

The Town will be

CONTINUED PAGE 1

# EXPANDING HOUSING OPTIONS

CONTINUED FROM PAGE 9

incentivizing ADUs, thanks to the allotment of nearly \$25 million in HAF funding, with a portion of those funds being used to cover the costs of building permits for anyone looking to build an ADU, whether internal to the principal dwelling or external.

In an effort to make the process of building external units even easier, the Town of Whitby is partnering with the **City of Pickering** on what is something of an ADU-

focused version of the federal government's housing design catalogue (See: *"Laying the Foundations", Novae Res Urbis GTHA, November 27, 2024*).

"Whitby has actually partnered with City of Pickering and we're making a shopping list of pre-approved architectural drawings and that should be released very shortly. So rather than going out and hiring your own architect and designing something in your backyard, you can pick from a

suite of units," Taylor said.

"It's a joint effort with Pickering, because if we're both doing this, why don't we see if we can come up with some pre-approved plans because that's going to cut down on the review period when it comes to our building department. We'll have models that are already pre-approved and we can give it a quick review rather than going over every Building Code issue, and we're hoping that can spur development of the accessory units." 🍀

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# IN BRIEF

## [Markham seeking public input on its official plan review](#)

The **City of Markham** is undertaking review of its official plan to align with new regional and provincial policies while addressing the changing needs of the community. Members of the public are invited to attend a special meeting on Thursday, January 23 at 7:00 p.m. in person in council chambers at the Markham Civic Centre (101 Town Centre Blvd., Markham) or virtually by joining the meeting livestream. Public feedback

collected at the meeting will help staff to identify key issues and priorities on matters ranging from housing and transportation to environmental sustainability and economic development. To learn more about the City of Markham's official plan review, please visit the City website [here](#).

## [Mississauga holding virtual community meeting on proposed new official plan](#)

The **City of Mississauga** is working to finalize its new official plan that will guide the

City's growth until 2051. The proposed plan introduces more housing options, envisions complete communities with improved walking, cycling and public transit networks, supports job growth and local business development, introduces more robust environmental protections, and seeks to nurture culture, heritage and inclusion while aligning with recent provincial planning changes. Members of the public are invited to attend a virtual community meeting on the proposed new official plan for Mississauga on Thursday, January 23 from 6:00 pm to

7:30 pm. At the meeting, staff will provide updates on the proposed new official plan. To register for the virtual public meeting on Mississauga's proposed new official plan, please visit the City's webex platform [here](#). To learn more about the City of Mississauga's official plan review, please visit the City website [here](#).

## [City of Vaughan holding in-person open houses on draft official plan](#)

The **City of Vaughan** is inviting members of the public to drop

CONTINUED PAGE 12

# Safe Harbour

IN THE TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

CBRE LAND SERVICES GROUP

CBRE's Land Services Group, on behalf of TDB Restructuring Limited as the court-appointed receiver, is pleased to offer for sale a portfolio of 13 blocks comprising a total of 36 acres that is part of the approved and registered draft plan of subdivision known as the Burnham Meadows Subdivision in the Township of Otonabee-South Monaghan. The portfolio is being offered for sale with the opportunity to purchase the blocks either together or separately.

The Burnham Meadows Subdivision received draft plan of subdivision approval on July 21, 2022 and the agreement was registered on title on August 8, 2022. Of the 13 blocks in this offering, 3 blocks are zoned for commercial uses, 2 blocks are zoned for residential uses, 5 blocks contain a total of 57 serviced lots, 1 block is zoned to permit an access driveway to the abutting lands, and 1 block is zoned as environmental protection. In addition to the serviced lots, one lot contains a partially built detached bungalow with a walkout basement located at 18 Veterans Road.

The portfolio represents a landmark opportunity to develop a range of housing types from single detached to townhouse units and commercial uses in a tranquil community with close proximity to Downtown Peterborough.

**CBRE'S LAND SERVICES GROUP:**

**Lauren White\***  
Executive Vice President  
+1 416 495 6223  
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**Emelie Rowe\***  
Senior Sales Associate  
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Vice Chairman  
+1 416 495 6257  
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**Evan Stewart\***  
Senior Sales Associate  
+1 416 495 6205  
evan.stewart@cbre.com

**CLICK TO VIEW BROCHURE & CA**

**MLS#: X10412771**  
*Please refer to the brochure for the individual MLS's per block*

\*Sales Representative \*\*Broker | www.cbre.ca/mclsg

OFFERS DUE: WEDNESDAY, JANUARY 29<sup>TH</sup>, 2025 BY 3PM (EST)

- Residential Blocks
- Commercial Blocks
- Partially Built Detached Bungalow
- Residential Serviced Lots
- Environmental Protection & Service Block
- Properties for Sale

BLOCKS MAY BE PURCHASED TOGETHER OR SEPARATELY

All outlines and information to be verified by purchaser | All outlines are approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

# IN BRIEF

CONTINUED FROM PAGE 11

in and attend one of two in-person open houses to learn more about Vaughan's draft new official plan on Monday, January 27. Once approved, the new official plan will replace the existing Vaughan official plan 2010, to guide growth and development in Vaughan until 2051. The open houses will take place on Monday, January 27 at Vaughan city hall (2141 Major Mackenzie Drive) in the Vaughan room from 8:30 a.m. to 4:00 p.m. (open house #1) and from 6:00 to 9:00 p.m. (open house #2). To

learn more about the City of Vaughan's official plan review, please visit the Vaughan website [here](#).

## Region of Waterloo launches lobbyist registry

The **Region of Waterloo** launched its online lobbyist registry earlier this week. The purpose of the registry is to set clear rules for lobbyists and to ensure transparent documentation of lobbying activities with Region of Waterloo councillors, commissioners, and directors.

Under the Region's new lobbyist registry by-law, all individuals, organizations, businesses or interest groups engaging with government officials to influence decisions, policies or laws must register their communications with public office holders through the online registry. For more information on the Region of Waterloo's new lobbyist registry, or to register as a lobbyist, please visit the Region's website [here](#). 🍀

EXCELLENT OPPORTUNITY FOR A PREMIER INVESTOR / OWNER TO ACQUIRE LARGE SCALE INDUSTRIAL LAND WITH ± 64 ACRES NET DEVELOPABLE

HERITAGE ROAD  
BRAMPTON, ONTARIO  
± 98 ACRES

<b>Gross Land Area</b>	+ 98 acres (+ 64.00 acres est. net developable area)
<b>Official Plan</b>	Industrial (Existing)
<b>Draft Official Plan</b>	Employment
<b>Secondary Plan</b>	Standard Industrial & Valleyland
<b>Zoning</b>	A - Agricultural Zone

**Click to View: MARKETING BROCHURE**

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\*Sales Representative   •   CBRE Limited, Real Estate Brokerage   •   www.cbre.ca   •   All outlines approximate

# COMMITTEE AGENDAS



## DURHAM

### Policy amendments proposed for Oshawa PMTSAs

At its January 13 meeting, **Oshawa Economic & Development Services** Committee considered a [staff report](#) regarding proposed amendments to the City's official plan and zoning by-law to implement Protected Major Transit Station Area (PMTSA) delineations for Thornton's Corners and for Central

Oshawa. The two PMTSAs correspond to the locations of the planned Thornton's Corners and Central Oshawa GO stations. The proposed amendments will undergo further analysis and public consultation prior to a final recommendation being brought forward.

### OPA recommended for Whitby GO PMTSA

At its January 13 meeting, **Whitby Committee of the Whole** considered a [staff report](#) recommending that council adopt Official Plan Amendment

(OPA) 138 to delineate and implement a policy framework for the Whitby GO Protected Major Transit Station Area (PMTSA). The proposed OPA would facilitate permissions for greater building heights and densities within the PMTSA, with policies providing for appropriate transition to nearby established uses and residential areas in Port Whitby and Lynde Shores.

### OPA recommended for Whitby Strategic Growth Areas, Nodes & Corridors

At its January 13 meeting,

**Whitby Committee of the Whole** considered a [staff report](#) recommending that council adopt Official Plan Amendment (OPA) 139 to establish new policies to support increased building heights and densities within the Town's Strategic Growth Areas, Nodes, and Corridors.

CONTINUED PAGE 14

**WITHIN THE APPROVED MAJOR TRANSIT STATION AREA (MTSA) SECONDARY PLAN • + 1 KM FROM ALDERSHOT GO**

1020 Emery Ave

1020

Emery

AVENUE

BURLINGTON, ONTARIO • + 3.627 ACRES

PLAINS RD W

EMERY AVE

WATERDOWN RD

Aldershot GO

Highway 403

LAKESHORE WEST GO LINE

**PROPOSED CONCEPT PLAN**

**4 Towers**  
19-STOOREYS  
11-STOOREYS

**617,997 SF**  
TOTAL GFA

**646**  
UNITS

Click to View:  
**MARKETING BROCHURE**

Click to View:  
**PROPERTY VIDEO**

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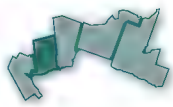
• www.cbre.ca

• All outlines approximate

**CBRE** | **LAND SPECIALISTS**

# COMMITTEE AGENDAS

CONTINUED FROM PAGE 13



## HALTON

### [Burlington short-term accommodation by-law recommended](#)

At its January 13 meeting, **Burlington** Committee of the Whole considered a [staff report](#) recommending that council adopt the Short-Term Accommodation By-law to meet the eligibility criteria of the recently announced Short-Term Rental Enforcement Fund, offered by **Housing, Infrastructure & Communities Canada**.

### [Burlington OPA to increase housing options recommended](#)

At its January 13 meeting **Burlington** Committee of the Whole considered a [staff report](#) recommending that council adopt Official Plan Amendment (OPA) 3 to permit four units as-of-right through the additional residential unit policies contained within the City's official plan. The OPA would also remove density requirements applicable to the *Residential Neighbourhood Area* (prescribed maximums

and ranges) to support gentle ground-oriented intensification.



## PEEL

### [Two-tower development proposed near Brampton GO](#)

At its January 13 meeting, **Brampton** Planning & Development Committee considered an [information report](#) and [public meeting presentation](#) regarding official plan and zoning by-law amendment applications by **Amdev Property Group** for 17, 19, 21, 23, 25, 27 & 29 Mill Street North and 53 Nelson Street West. The applicant proposes to develop two towers of 45 and 48 storeys respectively, containing a total of 840 square metres of retail space and 915 residential units.

### [Gore Meadows development proposed](#)

At its January 13 meeting, **Brampton** Planning & Development Committee considered an [information report](#) and a [public meeting presentation](#) regarding applications by **West Humber**

**Developments** for official plan and zoning by-law amendments and draft plan of subdivision for 10350 The Gore Road. The applicant proposes to develop the 17.8-hectare Gore Meadows property with:

- Two towers of between 20-22 storeys containing a total of 419 apartment units;
- Two four-storey mixed-use buildings containing a total of 120 residential units;
- Sixteen back-to-back and 45 standard condominium townhouses;
- Sixty-eight back-to-back and 123 standard freehold townhouses;
- A public road network;
- A stormwater management pond; and
- Two public parks.



## YORK

### [Heritage designation recommended for 48 Newmarket properties](#)

At its January 13 meeting, **Newmarket** Committee of the Whole considered a [staff report](#) recommending that 48 properties across the Town be designated under Part IV of the *Ontario Heritage Act*. In response to Bill 23: *More Homes, Built Faster Act*, which mandates that non-designated heritage properties be removed from municipal heritage registers by January 1,

2027, unless a formal Notice of Intention to Designate is issued for those properties, the Town retained **Archaeological Research Associates Ltd.** to assess 367 non-designated heritage properties. Arising from this review, 48 properties are now being recommended for Part IV designation. 🌿

# OLT NEWS

## BURLINGTON WATERFRONT TOWERS REFUSED

In an October 2024 decision, OLT Member **Sharon Dionne** dismissed appeals by **Burlington 2020 Lakeshore Inc.** against the **City of Burlington's** refusal of its official plan and zoning by-law amendment applications for 2020 Lakeshore Road in [Burlington](#) with further written reasons to follow.

On January 8, the full decision was released, outlining the Tribunal's detailed reasons for dismissing the appeals. The appeals relate to Burlington 2020's proposal to redevelop the Lakeshore Road site, which presently contains a six-storey hotel and surface parking lot, with a new two-tower mixed-use development containing retail, office, hotel and residential uses.

In December 2021, Burlington 2020 submitted applications to the City of Burlington proposing to redevelop the lakefront property with two towers of 30 and 35 storeys. The development would accommodate a total of 4,445 square metres of commercial-retail space, 4,438 square metres of office space, a 122-suite hotel, and 556 residential units.

Around the same time the applications were filed, the City of Burlington initiated the Waterfront Hotel Planning Study (WHPS) to establish a

master plan to guide future development on the site. The completed WHPS envisioned that the site should be redeveloped with two towers having maximum heights of 21 and 22 storeys.

In April 2022, Burlington city council adopted staff recommendations to refuse Burlington 2020's applications for the site. At the same meeting, city council received the final WHPS.

Burlington 2020 appealed council's refusal of its applications, and a 10-day merit hearing was held in April-May 2024. The appeals were opposed by the City and by neighbouring landowner to the east, **Bridgewater Hospitality Inc.** and **The Pearle Hotel & Spa Inc.** Both neighbouring landowners felt that the proposal being advanced by Burlington 2020 did not represent good planning.

On behalf of Burlington 2020, the Tribunal heard evidence from planner **David Falletta** and urban designer **Tom Kasprzak (Bousfields)**, from landscape architect **Mario Patitucci (adesso design)**, from wind engineer **Dan Bacon (RWDI)**, from transportation planner **Stew Elkins (Paradigm Transportation)** and from land economist **Daryl Keleher (Keleher Planning & Economic Consulting)**.

On behalf of the City of

Burlington, the Tribunal heard evidence from planner **Adrian Smith (LandSmith)**, from urban designer **Catherine Jay (SGL Planning & Design)**, and from transportation planner **Anil Seegobin (Transportation Plan)**. Planner **Lincoln Lo (Malone Given Parsons)** provided evidence on behalf of Bridgewater/Pearle.

The primary areas of dispute between Burlington 2020 and the City and Bridgewater/Pearle related to what should be considered an appropriate height for the towers; the appropriate location and configuration of parkland dedication; wind impacts on the public realm and on the location of the pick-up/drop-off area for Bridgewater/Pearle's adjacent hotel; in addition to the absence of parking for the hotel and office uses.

Burlington 2020's witnesses opined that the proposed two-tower 30 and 35-storey development was appropriate given the site's landmark

location within Downtown Burlington, and in the context of recent tall building approvals in the vicinity of up to 26 storeys. They stated that the proposal implements the policy framework which mandates an "intensification first" approach to growth management. In the witnesses' opinions, the proposal is well-designed and would result in appropriate interfaces to the site's adjacencies along Lakeshore Road, Elizabeth Street, and Spencer Smith Park.

The City and Bridgewater/Pearle witnesses, in contrast, opined that Burlington 2020's proposal represents overdevelopment of the site. The City maintained that it has made a concerted effort to redefine its urban structure such that Downtown Burlington is now a secondary growth node to the City's new urban growth centre around Burlington GO station. They argued that the

CONTINUED PAGE 14

HAVE A STORY TIP OR IDEA RELATED TO YOUR MUNICIPALITY?

Send an email to [pressrelease@nrupublishing.com](mailto:pressrelease@nrupublishing.com)



CONTINUED FROM PAGE 15

proposal is over-scaled, fails to adequately mitigate wind impacts, inappropriately imposes transition on the adjoining public lands, and inappropriately imposes on the surrounding streetscapes due to the removal of existing trees and the reliance on in-street lay-by parking to support the proposed hotel use.

Bridgewater/Pearle's objections related to the east tower's obstruction of views from Bridgewater/Pearle's hotel and spa facility to Lake Ontario and Spencer Smith Park, as well as to wind and traffic impacts on its Elizabeth Street hotel entrance and pick-up/drop-off facilities.

The Tribunal ruled that in its current form, Burlington 2020's proposal does not represent good planning and fails to conform to, or be consistent with, the applicable policy framework. Notwithstanding, the Tribunal noted that the evidence supports a finding that the site is capable of accommodating two tall buildings in the range of 25-27 storeys, subject to detailed assessment to confirm no adverse wind impacts on pedestrians.

In light of its finding that there remains "much more work to be done" on refining the proposal to address its highlighted concerns, the Tribunal dismissed the appeals and refused the

official plan and zoning by-law amendments.

Solicitors involved in this decision were **David Bronskill, Matthew Lakatos-Hayward** and student-at-law **Emily Groper (Goodmans)** representing Burlington 2020 Lakeshore Inc., **Chris Barnett and Evan Barz (Osler)** representing the City of Burlington, **Ira Kagan (Kagan Shastri DeMelo Winer Park)** representing Bridgewater Hospitality Inc. and The Pearle Hotel & Spa Inc., and **Kelly Yerxa** representing Halton Region. [See *OLT Case No. OLT 22-000066*]

## SETTLEMENT APPROVED FOR WARDEN-HWY 7 MULTI-TOWER DEVELOPMENT

In a January 10 decision, OLT Member **Daniel Best** allowed appeals, in part, by **Markham Suites Hotel Ltd.** against the **City of Markham's** failure to make a decision on its official plan and zoning by-law amendment applications for 8500 Warden Avenue.

The Warden Avenue property contains the Hilton Toronto/Markham Suites Conference Centre & Spa. In September 2020, Markham Suites submitted applications to the City proposing to redevelop the property with six towers ranging in height from 45 to 55 storeys. The development would contain a total of 14,917

square metres of office space, 6,775 square metres of retail space, 40,614 square metres of hotel and convention centre space, and 3,552 residential units. A total of 1,940 square metres of parkland dedication was proposed for the site, inclusive of a strip of City-owned land located between the northern edge of the site and Highway 7.

The City did not make a decision on the applications within the *Planning Act* timeframes, and Markham Suites appealed to the OLT. Subsequently, Markham Suites and the City reached a settlement based on various revisions to the proposal, including a reduction in the number of new buildings, as well as an increase to the proposed parkland area, among other changes.

The settlement proposal consists of five towers ranging in height from 40 to 55 storeys. The proposal contemplates a total of 9,369 square metres of office space, 3,369 square metres of retail space, and 39,074 square metres of retained hotel and conference centre space, in addition to 3,049 residential units.

The settlement also proposes a 5,160-square-metre of parkland dedication—3,144 square metres to be conveyed from the Markham Suites property, and 2,016 square metres from the City-owned lands to the north.

The Tribunal convened a settlement hearing and heard evidence from planner **David**

**Charezenko (Bousfields)** in support of the settlement proposal. He contextualized the significance of the proposal within the Markham Centre, a strategic growth area and Major Transit Station Area, and opined that the proposal represents good planning.

The Tribunal accepted Charezenko's uncontroverted planning evidence and allowed the appeals, in part, on an interim basis and subject to the fulfillment of various conditions being met prior to a final order being issued.

Solicitors involved in this decision were **Pitman Patterson and Katie Butler (Borden Ladner Gervais)** representing the City of Markham, **Joseph Hoffman and David Bronskill (Goodmans)** representing Markham Suites Hotel Ltd., and **Russell Cheeseman (Municipal Law Chambers)** representing York Region Standard Condominium Corporation No. 1122. [See *OLT Case No. OLT 21-000000*]





**TOWNSHIP OF  
BRUDENELL, LYNDOCH AND RAGLAN**

42 Burnt Bridge Road, PO Box 40  
Palmer Rapids, Ontario K0J 2E0  
TEL: (613) 758-2061 • FAX: (613) 758-2235

January 8, 2025

The Honourable Doug Ford, Premier of Ontario  
Premier's Office  
Room 281, Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

**RE: Requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding**

Dear Mr. Ford,

Please be advised that at the Regular Council Meeting on January 8<sup>th</sup>, 2025, Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution, supporting the resolution from the Township of Russell requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

**Resolution No: 2025-01-08-14**  
**Moved by: Councillor Banks**  
**Seconded by: Councillor Keller**

**"Be it resolved that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the resolution passed by the Township of Russell requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding;**

**And further that this resolution be forwarded to the Prime Minister Justin Trudeau, the Honourable Doug Ford, Premier of Ontario, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and all 444 Municipalities in Ontario."**

**Carried.**

Sincerely,

Tammy Thompson  
Deputy Clerk  
Township of Brudenell, Lyndoch and Raglan



# TOWNSHIP OF RUSSELL

## CERTIFIED RESOLUTION

Date: October 28, 2024 Item(s) no.: 10 a

Subject: Motion to request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Moved by: Marc Lalonde

Seconded by: Lisa Deacon

**WHEREAS** municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

**WHEREAS** the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

**WHEREAS** the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

**WHEREAS** the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

**WHEREAS** redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

**WHEREAS** a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

**1. NOW THEREFORE BE IT HEREBY RESOLVED THAT** the Corporation of the Township of Russell Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

**2. BE IT FURTHER RESOLVED THAT** the Corporation of the Township of Russell Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and



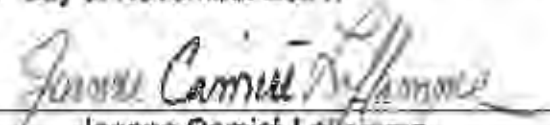
3. **BE IT FURTHER RESOLVED THAT** this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

4. **BE IT FURTHER RESOLVED THAT** copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

5. **BE IT FURTHER RESOLVED THAT** copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy

**MOTION APPROVED**

I, Joanne Camiré Laffamme, Clerk of the Corporation of the Township of Russell, hereby certify that the foregoing is a true copy of the resolution adopted by the Council of the Corporation of the Township of Russell on the 12<sup>th</sup> day of November 2024.

  
Joanne Camiré Laffamme  
Clerk



**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

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January 15, 2025

Via email: [Peter.Bethlengalvy@pc.ola.org](mailto:Peter.Bethlengalvy@pc.ola.org)

Ministry of Finance  
Frost Building South  
7<sup>th</sup> Floor  
7 Queen's Park Crescent  
Toronto, ON M7A 1Y7

Dear Peter Bethlengalvy,

**Re: TAPMO Letter Regarding Pre-Budget Announcement**

---

Please be advised that South Huron Council passed the following resolution at their January 13, 2025 Regular Council Meeting:

**Motion:** 15-2025

**Moved:** M. Vaughan

**Seconded:** T. Oke

**Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;**

**Whereas the Ministry of Finance's plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;**

**Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the**

**systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;**

**Whereas there is significant concern that the government's actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario's legal and tax frameworks;**

**Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;**

**Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited the aggregate industry, and the new property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;**

**Therefore be it resolved that the Council of the Municipality of South Huron strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:**

**Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.**

**1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.**



**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

322 Main Street South P.O. Box 759

Exeter Ontario

NOM 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

[www.southhuron.ca](http://www.southhuron.ca)

---

**2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.**

**3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.**

**4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.**

**5. Further, be it resolved that the Council of the Municipality of South Huron supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and**

**Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school boards, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.**

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator

Municipality of South Huron  
[kwebster@southhuron.ca](mailto:kwebster@southhuron.ca)  
519-235-0310 x. 232

Encl.

cc: Minister of Municipal Affairs and Housing, Hon. Paul Calandra, [Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org); Avon Maitland District School Board, [info@amdsb.ca](mailto:info@amdsb.ca); Huron-Perth Catholic District School Board, [info@huronperthcatholic.ca](mailto:info@huronperthcatholic.ca); MPP Huron-Bruce, Hon. Lisa Thompson, [Lisa.Thompson@pc.ola.org](mailto:Lisa.Thompson@pc.ola.org); AMO, [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca); ROMA, [roma@on.ca](mailto:roma@on.ca); MPAC, [John.Young@mpac.ca](mailto:John.Young@mpac.ca); TAPMO, [info@tapmo.ca](mailto:info@tapmo.ca), All Ontario Municipalities



Finance Minister Chrystia  
Freeland  
VIA EMAIL:  
[chrystia.freeland@parl.gc.ca](mailto:chrystia.freeland@parl.gc.ca)

Hon. Paul Calandra  
VIA EMAIL:  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0  
[www.puslinch.ca](http://www.puslinch.ca)

December 13, 2024

Association of Municipalities  
of Ontario (AMO)  
VIA EMAIL:  
[amo@amo.on.ca](mailto:amo@amo.on.ca)

Top Aggregate Producing  
Municipalities of Ontario  
(TAPMO)  
VIA EMAIL:  
[info@tapmo.ca](mailto:info@tapmo.ca)

Rural Ontario Municipalities  
Association (ROMA)  
VIA EMAIL:  
[roma@roma.on.ca](mailto:roma@roma.on.ca)

Hon. Ted Arnott, MPP  
VIA EMAIL:  
[ted.arnottco@pc.ola.org](mailto:ted.arnottco@pc.ola.org)

RE: TAPMO Letter regarding Pre Budget Announcement

Please be advised that Township of Puslinch Council, at its meeting held on November 27, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

**Resolution No. 2024-430:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That the Consent Agenda items listed with the exception of items 6.10, 6.11, and 6.12 for NOVEMBER 27, 2024 Council meeting be received for information; and**

**Whereas the Township of Puslinch Council supports the information provided by TAPMO to member municipalities of TAPMO; and**

**Whereas the Township of Puslinch Council sees the value and significance of circulating this information provided by TAPMO to all Ontario municipalities;**



**Therefore, that Council directs staff to forward items 6.10, 6.11, and 6.12 to all Ontario municipalities; and**

**That Council direct staff to forward the following resolution to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation:**

**Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;**

**Whereas the Ministry of Finance’s plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;**

**Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;**

**Whereas there is significant concern that the government’s actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario’s legal and tax frameworks;**

**Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;**

**Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited then aggregate industry, and the new**



**property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;**

**Therefore be it resolved that the Council of the Township of Puslinch strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:**

**Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.**

**1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.**

**2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy, and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.**

**3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.**

**4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.**

**5. Further be it resolved that the Council Township of Puslinch supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and**

**Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA,**





**Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.**

**CARRIED**

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston  
Municipal Clerk

CC: All Ontario Municipalities, Municipal Property Assessment Corporation (MPAC), Local school board trustees



Top  
Aggregate  
Producing  
Municipalities of  
Ontario

Sent via email

November 1, 2024

Premier Doug Ford  
Legislative Building  
Quenn's Park  
Toronto, ON M7A 1A1

Minister of Finance Peter Bethlenfalvy  
Ministry of Finance  
Frost Building South, 7<sup>th</sup> Floor  
7 Queen's Park Crescent  
Toronto, ON M7A 1Y7

Dear Premier Ford and Minister Bethlenfalvy:

**Re: Pre Budget Announcement**

As you are aware there was a lengthy Assessment Review Board hearing as well as a divisional court ruling increasing the taxes paid by the aggregate sector due to an inappropriate tax relief mechanism implemented by MPAC.

TAPMO recognizes funding for rural, small and northern municipalities is proposed to see an increase in OMPF funding. This increase is very much appreciated. This increase will begin to address the farm tax rebate shortfalls that rural, small and northern municipalities have been experiencing under the former program. Increasing this funding ensures all Ontarians are supporting farmers and not just the residents that call home to small, rural and northern communities. The impact of Provincially significant programs needs to be absorbed by all Ontarians.

If it is the desire of the Government to provide special treatment to one sector and burdening this special treatment on small, rural and northern communities ( where most aggregate operations exist), TAPMO is of the opinion that an aggregate subsidy is not appropriate and should be borne by all Ontarians.

The pre budget announcement provides \$200 to every Ontarian, adding approximately \$3 billion to the Ontario budget. If the Government is willing to add \$3 billion to the deficit. Carrying over the 95% reduction in education tax relief absorbed by all Ontarians for 2024, would have added \$7 million to the total deficit for 2025 or 0.11666667% additional deficit.

TAPMO request the following questioned to be answered:

Explain the justification of increasing taxes on small, rural and northern municipalities which are host to most aggregate operations, to provide a preferential tax relief to the aggregate sector, versus absorbing any relief through increased deficit for all Ontarians?

Yours truly,



James Seeley  
Board Chair

**Ministry of Finance**

Provincial-Local  
Finance Division

Frost Building North  
95 Grosvenor Street  
Toronto ON M7A 1Y7

**Ministère des Finances**

Division des relations provinciales-  
municipales en matière de finances

Édifice Frost nord  
95 rue Grosvenor  
Toronto ON M7A 1Y7



October 31, 2024

His Worship James Seeley  
Chair, Top Aggregate Producing Municipalities of Ontario (TAPMO)  
[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)

Don MacLeod  
Executive Director, TAPMO  
[executivedirector@tapmo.ca](mailto:executivedirector@tapmo.ca)

Dear Mayor Seeley and Mr. MacLeod:

Thank you for your letter about the new aggregate extraction property class.

As noted in my letter of October 3, the Province will be setting municipal tax ratios and education tax rates for the new aggregate extraction property class to provide tax mitigation for properties in the class. The plan is to provide an overall \$6M tax reduction to properties in the class relative to the original 2024 tax level, comprised of \$3M municipal tax and \$3M education tax. While the specific tax ratios and impacts will not be available until after the assessments for 2025 are finalized by the Municipal Property Assessment Corporation (MPAC), the intention is that municipalities overall will still benefit from the majority of the incremental tax revenues that resulted from the assessment methodology changes implemented by MPAC for 2024.

More details will be shared when they become available. We appreciate the importance of providing municipalities with as much time as possible to support their budgetary planning. We have taken note of your request to receive this information by November 30<sup>th</sup> and will endeavour to provide the data as close to this date as possible.

Regarding your request that TAPMO be included in consultations during 2025, that is an important part of our plan. We will be reaching out to TAPMO as well as the aggregate sector, and working with MPAC and the Ministry of Natural Resources, to seek more detailed information regarding aggregate activities and discuss possible updates to the definition of the property class.

The government understands the challenges small and rural municipalities face. In this regard, in the 2024 Fall Economic Statement announced the Ontario Municipal Partnership Fund will be increased by \$100 million (20% increase) annually. This will be phased in over two years with an immediate \$50 million increase in 2025.

.../2

# TAPMO

## November Newsletter



### INTRODUCING TAPMO'S EXECUTIVE DIRECTOR

Don MacLeod held the position of Chief Administrative Officer for the Township of Zorra from 1996 to 2024. The Township of Zorra is in the top 10 aggregate producing municipalities in Ontario. Recently, Don transitioned into the role of Executive Director for TAPMO. With this wealth of experience, Don is particularly well-suited to continue the success of TAPMO in developing a sustainable plan for aggregate extraction across Ontario.

### NOVEMBER HIGHLIGHTS

- **Introducing Don MacLeod, TAPMO Executive Director**
- **Aggregate Property Taxation Assessment Challenges: What to expect in 2025**
- **Meet the Board of Directors and membership!**

### STAY CONNECTED

What to stay in the know?

Visit the TAPMO website to review agendas and minutes from previous meetings:

<https://www.tapmo.ca/resources#agenda>

Next TAPMO meeting: Monday November 18, 2024 @ 2:30pm



[tapmo.ca](https://www.tapmo.ca)  
[executivedirector@tapmo.ca](mailto:executivedirector@tapmo.ca)

### **Property Taxation Changes and Concerns for Municipalities**

Following an appeal decision of the Divisional Court, the Municipal Property Assessment Corporation (MPAC) revised the assessment methodology and property tax classification of aggregate sites to ensure sector-wide consistency, resulting in tax changes for pits and quarries across the province for 2024 (an increase of \$12M municipal and \$5M education). These properties continue to be assessed based on the province-wide valuation date of January 1, 2016, but the methodology used to derive those values has been modified in line with the court ruling. This legal process was spearheaded by Wellington County. In a troubling response to the Divisional Court decision, the Ministry of Finance has introduced a one-time (2024) \$7 million education tax reduction, to mitigate the impact of these changes on the aggregate industry. This reduction will be absorbed by the province through a 95% reduction in education taxes, which is the first time this kind of a subsidy is being provided by the province for any industry.

Looking ahead to the 2025 tax year, a new aggregate property sub-class is set to be introduced, but the intent to create improved tax stability and predictability feels hollow. The sub-class will result in a \$6 million subsidy for the aggregate industry, \$3 million of which is being transferred back to the municipal (primarily residential) tax base. The tax subsidy will be funneled through a temporary property tax sub-class within the industrial property category, with MPAC and local municipalities tasked with its implementation. However, the claim that this newly established sub-class will provide stability and predictability raises serious concerns. Instead of genuinely addressing the inequities in the system, it seems to merely provide an unwarranted tax break to the aggregate industry, while shifting the burden onto municipal taxpayers and perpetuating an unjust structure.

The government's approach appears to prioritize the interests of the aggregate sector over the financial realities faced by municipalities and their constituents. MPAC's collaboration with the aggregate sector and the Ministry of Finance (MOF) to gather detailed information on aggregate sites may result in more of the same, rather than meaningful reform. While the government claims this refined data will support future discussions with the Ontario Stone, Sand & Gravel Association (OSSGA) and municipalities, the focus seems skewed toward accommodating industry demands rather than ensuring fairness and accountability for all taxpayers. This direction threatens to undermine any hope of establishing a principled and sustainable approach to aggregate taxation, leaving communities to bear the consequences.

### Property Taxation Changes and Concerns for Municipalities

continued from page 2

In light of these changes, TAPMO wishes to voice serious concerns regarding the new tax class ratio established by the Ministry of Finance. Contrary to fostering a revenue-neutral outcome, this adjustment is expected to lead to \$3 million being refunded directly from local taxpayers to the aggregate industry starting in 2025 and beyond. Neither the Ministry nor representatives from the aggregate industry have provided sufficient justification for what seems to be a residential taxpayer-funded subsidy to benefit a for-profit industry. Concerns from both the Ministry of Finance and the aggregate sector highlight that potential cost increases for residential housing stemming from the Assessment Review Board (ARB) ruling have not been adequately assessed or documented. Claims suggesting a mere \$3-4 increase per Ontarian fail to capture the disproportionate impact this assessment framework will have on rural residents, who predominantly host these aggregate operations.

The OSSGA has yet to provide conclusive evidence of the industry's inability to contribute its fair share of taxes. In fact, TAPMO has presented evidence indicating that aggregate producers can meet their tax obligations. For example, Dufferin (CRH) paid \$2 million in royalties to the University of Guelph in 2023, while St. Mary's Cement (CBM Canada) reported total net revenues of \$109,785,000 USD for aggregate products in their 2022 financial statements.

While TAPMO recognizes that tax increases on any property class may be unpopular, we argue that the aggregate industry has long benefited from an inappropriate tax discount. The Divisional Court ruling clarified that MPAC lacked the authority to grant such tax relief. The municipal taxpayers should not have to provide tax relief to the industry as a result of correcting an inappropriate tax benefit that the industry has come to expect. The new property tax class ratio fails to maintain revenue neutrality and threatens to erode trust in Ontario's legal frameworks. Ontarians deserve confidence that these processes are respected and upheld.

TAPMO remains committed to advocating for fair and equitable taxation practices that support both municipal taxpayers and the sustainability of our communities. The future of Ontario's aggregate taxation framework must prioritize transparency, fairness, and the principles of revenue neutrality.

### Property Taxation Changes and Concerns for Municipalities - What's Next?

TAPMO is urging members to raise awareness of this issue by requesting your Municipal Council consider supporting the following motion:

Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;

Whereas the Ministry of Finance's plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;

Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;

Whereas there is significant concern that the government's actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario's legal and tax frameworks;

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited the aggregate industry, and the new property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council [INSERT MUNICIPALITY] strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

1. Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.
2. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.
3. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy, and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.
4. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.
5. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.

Further be it resolved that the Council [INSERT MUNICIPALITY] supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and

Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school boards, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.



**Chair**  
**Mayor James Seeley**  
 Township of Puslinch



**Vice-Chair**  
**Mayor Jennifer Coughlin**  
 Township of Springwater

## Board of Directors



**Mayor Dave Barton**  
 Township of Uxbridge



**Mayor Jim Hegadorn**  
 Loyalist Township



**Councillor Tony Brunet**  
 Town of Lincoln



**Mayor Kevin Eccles**  
 Municipality of West Grey



**Deputy Mayor Peter Lavoie**  
 Township of Oro-Medonte



**Councillor Matthew Bulmer**  
 County of Wellington



**Deputy Mayor Katie Grigg**  
 Township of Zorra

TOWNSHIP OF  
**Southgate**



TOWNSHIP OF  
**EAST GARAFRAXA**



TOWN OF  
**MONO**



**Jump In**



CITY OF  
**Burlington**



**WOOLWICH**  
 TOWNSHIP

TOWN OF  
**ERIN**



Township of  
**Springwater**



Town of  
**Lincoln**



Township of  
**SOUTH-WEST**  
 OXFORD



Guelph/Eramosa  
 Township







October 24, 2024

Sent via email

Minister of Finance Peter Bethlenfalvy  
Ministry of Finance  
Frost Building South, 7<sup>th</sup> Floor  
7 Queen's Park Crescent  
Toronto, ON M7A 1Y7

Dear Minister Bethlenfalvy:

**Re: Aggregate Assessment**

I am writing to raise TAPMO's concerns with the new tax class ratio for aggregate operations that does not maintain a revenue neutral outcome. TAPMO has been informed that the new tax class ratio will result in \$3 million of assessment being refunded to the aggregate industry for 2025 and beyond.

To date, neither the Ministry nor the aggregate industry has provided any justification for this residential taxpayer funded subsidy. The concerns raised by the MOF and the aggregate industry indicate that the potential cost increase for residential housing resulting from the ARB ruling applied across the province has not been thoroughly assessed or documented. Impacts of \$3-4 dollars per Ontarian are not accurate. Most aggregate operations are located in rural municipalities, thus rural residents will be providing this relief on a disproportionate level.

I would draw your attention to the developments in the Town of Erin. Developers are largely paying nearly \$200 million in up-front cost to build a wastewater treatment facility. This cost will be a direct pass through to the cost of the homes serviced by the treatment plant. In comparison, a revenue neutral tax class would be adding less than a quarter dollar to the cost of per tonne of aggregate.

Generally speaking, in Ontario, the provincial framework we strive to achieve is known at the municipal level as "Growth pays for Growth". Taxing aggregate properly brings us as a society closer to achieving that result. The aggregate tax class ratio does not support the revenue neutral tax outcome, nor does it support the principle of "Growth pays for Growth".

The OSSGA has failed to bring definitive evidence of the industry's inability to pay their fair share of taxes. Quite contrary, TAPMO has provided evidence of the ability of producers to pay their fair share. We are referencing the royalties Dufferin paid the University of Guelph (\$2 million in 2023). Further to the point, St. Mary's Cement's (CBM Canada) audited 2022 Financial Statements indicate a total net revenue for aggregate products at a whopping \$109,785,000 USD.

TAPMO recognizes that any increase of taxes on any property class would likely not be welcome. Unfortunately, as recorded in the Divisional Court decision, MPAC did not have the legislative authority to be providing tax relief (page 12 note 55 of the decision) that the industry experienced from 2016 onward. The aggregate industry is accustomed to an inappropriate tax discount. In TAPMO's view, residential taxpayers should not have to provide tax relief to the industry as a result of correcting an inappropriate tax benefit that the industry had come to expect. We respectfully reassert our position that OSSGA has not brought forward evidence to support their claim, other than highlighting the displeasure of paying more taxes. We have also not received evidence from the MOF supporting this relief for 2025 and beyond.

Lastly, we are deeply concerned that the lengthy and expensive legal process undertaken by Wellington County, and the decisions ordered by both the Assessment Review Board and Divisional Court is being undermined. This is particularly concerning given that the ARB decision was upheld. The new property tax class ratio fails to maintain a revenue-neutral tax assessment and undermines the legal process, which incurred significant costs for Wellington County taxpayers. This is extremely disturbing; Ontarians must have confidence in the legal processes in Ontario. Undermining the ARB assessment through a property tax class ratio that does not preserve revenue neutrality erodes that trust.

It is essential that discussions be inclusive and that any future assessment changes involve a fair and balanced approach in consultation with municipal partners, not just the aggregate sector.

TAPMO thanks the Ministry for the opportunity to comment on this very important issue and we look forward to strengthening this relationship.

Yours truly,



James Seeley  
Board Chair





**TOWNSHIP OF  
BRUDENELL, LYNDOCH AND RAGLAN**

42 Burnt Bridge Road, PO Box 40  
Palmer Rapids, Ontario K0J 2E0  
TEL: (613) 758-2061 · FAX: (613) 758-2235

January 8, 2025

The Honourable Doug Ford, Premier of Ontario  
Premier's Office  
Room 281, Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

**RE: Child Welfare Funding**

Dear Mr. Ford,

Please be advised that at the Regular Council Meeting on January 8<sup>th</sup>, 2025, Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution, supporting the resolution from the County of Renfrew.

**Resolution No: 2025-01-08-15**  
**Moved by: Councillor Quade**  
**Seconded by: Councillor Banks**

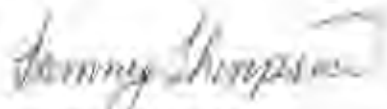
**"Be It resolved** that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the County of Renfrew's resolution regarding Child Welfare Funding as attached.

**AND WHEREAS** Council for the Township of Brudenell, Lyndoch and Raglan also formally requests that the Province of Ontario consult with and collaborate with Child Welfare agencies to develop an updated and equitable Child Welfare funding formula and that the newly developed funding formula be structured to ensure an equitable and proportionate distribution that meets the diverse, unique, individual and complex needs of the communities and populations served.

And further that this resolution be forwarded to the, the Honourable Doug Ford, Premier of Ontario, Renfrew Nipissing Pembroke MPP Johan Yakabuski, Association of Municipalities (AMO), Rural Ontario Municipal Association (ROMA), Eastern Ontario Warden's Caucus (EOWC), Eastern Ontario Mayors' Caucus (EOMC), Ontario Association of Children's Aid Societies (OACAS), and all municipalities in Ontario."

**Carried.**

Sincerely,



Tammy Thompson

Deputy Clerk

Township of Brudenell, Lyndoch and Raglan

Office of the  
County Warden



9 INTERNATIONAL DRIVE  
PEMBROKE, ON, CANADA  
K8A 6W5  
613-735-7288  
FAX: 613-735-2081  
[www.countyofrenfrew.on.ca](http://www.countyofrenfrew.on.ca)

November 5, 2024

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1  
Via email: [Premier@ontario.ca](mailto:Premier@ontario.ca)

RE: Child Welfare Funding

Dear Premier Ford:

The Council of the Corporation of the County of Renfrew, at their regular meeting on October 30, 2024, passed the following resolution regarding Child Welfare Funding. Council and our community are deeply concerned about the ongoing funding reductions to the child welfare sector. Renfrew County is experiencing a significant rise in complex social challenges within our communities, placing a heavy strain on local resources and hindering our ability to effectively support families in need.

**WHEREAS** the County of Renfrew and the City of Pembroke have no financial obligations concerning the funding of Child Welfare agencies; and

**WHEREAS** the Financial Accountability Office in June 2024 identified issues with funding in the Child Welfare sector; and

**WHEREAS** Family and Children's Services of Renfrew County has experienced a funding cut of \$1.58 million, or 10.8%, over the past ten years; and

**WHEREAS** Family and Children's Services of Renfrew County was provided planning allocations reflecting a further funding reduction of \$963, 603 over the next two years; and

**WHEREAS** Family and Children's Services of Renfrew County has achieved administrative efficiencies as a multi-service agency, has implemented various cost mitigation measures, including reductions in staff and services, and has reached a point where further measures could negatively impact children at risk and their families; and

**WHEREAS** both the County of Renfrew and the City of Pembroke are committed to improving the health and safety of their residents; and

**NOW, THEREFORE BE IT RESOLVED** that the County of Renfrew and the City of Pembroke formally request the Province of Ontario to consult with and collaborate with Child Welfare agencies to develop an updated and equitable Child Welfare funding formula; and

**BE IT FURTHER RESOLVED** that the newly developed funding formula be structured to ensure an equitable and proportionate distribution that meets the diverse, unique, individual, and complex needs of the communities and populations served; and

**BE IT FURTHER RESOLVED** that the Warden of the County of Renfrew and the Mayor of the City of Pembroke be directed to write a letter to Minister Parsa expressing their concerns and request a

meeting in the fall of 2024 or to submit a joint delegation request for the 2025 Rural Ontario Municipal Association (ROMA) conference;

**AND THAT** this resolution be shared with Premier Doug Ford, Renfrew-Nipissing-Pembroke MPP John Yakabuski, Association of Municipalities of Ontario (AMO), Rural Ontario Municipal Association (ROMA), Eastern Ontario Wardens' Caucus (EOWC), Eastern Ontario Mayors' Caucus (EOMC), Ontario Association of Children's Aid Societies (OACAS), and local municipalities.

A compounding challenge impacting our community is that the County of Renfrew has recently declared a state of emergency in response to the opioid crisis, with our service partner, the City of Pembroke, experiencing overdose death rates per capita that are twice the national average. Family and Children's Services of Renfrew County has been negatively impacted by a funding reduction of \$1.59 million over the past ten years and is facing a further cut of \$963,603 over the next two years. This continued erosion to the investment in our local child welfare agency will jeopardize the safety and wellbeing of vulnerable children and their families. The cuts will diminish the agency's capacity to offer essential support to those with the greatest need within our small and largely rural communities.

The social determinants of health play a critical role in shaping children's wellbeing, influencing their development, educational success, and overall health outcomes. For children in communities with geographic isolation and underdeveloped services such as we experience, these determinants become even more pronounced. In Renfrew County, families often face challenges such as limited access to quality healthcare, mental health support, and educational resources.

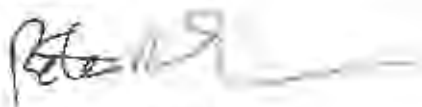
The lack of these essential services can result in children experiencing higher rates of chronic illnesses, mental health issues, and developmental delays. Furthermore, many families throughout our region are experiencing economic hardships, which can lead to poor nutrition, unstable housing, and heightened exposure to environmental stressors. Again, I am sure you will agree, all of which negatively impact children's long-term health and wellbeing.

Maintaining consistent funding for our rural agency that provides child protection and essential support services is vital. Without adequate financial support for these critical services, vulnerable children may not receive the interventions they need to develop and thrive. Child protection agencies are essential in safeguarding children from abuse and neglect while helping to address emotional and psychological challenges early in life, setting children on a path to healthier futures.

In an area like Renfrew County with limited clinical and assistive infrastructure, these services often become a lifeline, helping to mitigate the impact of social determinants on child health. Prioritizing funding for these services can help break the cycle of disadvantage, promote healthier environments, and ensure that all children have the opportunity to reach their full potential.

Thank you for your interest in our most vulnerable age group in our community.

Sincerely,



Peter Emory, Warden  
County of Renfrew

[warden@countyofrenfrew.on.ca](mailto:warden@countyofrenfrew.on.ca)

January 16, 2025

[justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

The Right Honourable Justin Trudeau  
Prime Minister of Canada  
80 Wellington Street  
Ottawa, ON K1A 0A2

[premier@ontario.ca](mailto:premier@ontario.ca)

The Honourable Doug Ford  
Premier of Ontario  
964 Albion Road  
Unit 110 (Second floor)  
Etobicoke, ON M9V 1A7

Dear Hon. Justin Trudeau and Hon. Doug Ford:

**Re: Redistribution of the Provincial Land Transfer Tax and GST to Municipalities  
for Sustainable Infrastructure Funding**

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At their regular meeting of January 15, 2025, Council of the Town of Pelham endorsed the following:

**WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development;**

**AND WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;**

**AND WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;**



**AND WHEREAS** redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

**AND WHEREAS** a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

**NOW THEREFORE BE IT RESOLVED:**

1. **THAT** Town of Pelham Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;
2. **AND THAT** Town of Pelham Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;
3. **AND THAT** this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs;
4. **AND THAT** copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs);
5. **AND THAT** copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Should you require further information, please do not hesitate to contact Town Clerk, Sarah Leach 905-980-6657.

Yours very truly,

*jlegros*

Jodi Legros

Legislative Coordinator

- c. **Hon. Paul Calandra, Minister of Municipal Affairs and Housing** [Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org)  
**Dean Allison, MP Niagara West** [dean.allison@parl.gc.ca](mailto:dean.allison@parl.gc.ca)  
**Hon. Sam Oosterhoff, MPP Niagara West** [Sam.Oosterhoff@pc.ola.org](mailto:Sam.Oosterhoff@pc.ola.org)  
**Vance Badawey, MP Niagara Centre** [vance.badawey@parl.gc.ca](mailto:vance.badawey@parl.gc.ca)  
**Jeff Burch, MPP Niagara Centre** [JBurch-CO@ndp.on.ca](mailto:JBurch-CO@ndp.on.ca)  
**Tony Baldinelli MP Niagara Falls** [Tony.Baldinelli@parl.gc.ca](mailto:Tony.Baldinelli@parl.gc.ca)  
**Wayne Gates, MPP Niagara Falls** [WGates-CO@ndp.on.ca](mailto:WGates-CO@ndp.on.ca)  
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**Jennifer Stevens, MPP St. Catharines** [JStevens-QP@ndp.on.ca](mailto:JStevens-QP@ndp.on.ca)  
**Federation of Canadian Municipalities (FCM)** [resolutions@fcm.ca](mailto:resolutions@fcm.ca); [info@fcm.ca](mailto:info@fcm.ca)  
**Association of Municipalities of Ontario (AMO)** [amo@amo.on.ca](mailto:amo@amo.on.ca); [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)  
**All Ontario Municipalities**

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**Memorandum**

**CWCD 2025-04**

**Subject:** Follow Up to COM 2-2025 Presentation Homelessness Services Update

**Date:** January 10, 2025

**To:** Regional Council

**From:** Henri Koning, Commissioner, Community Services

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This correspondence provides answers to questions arising from the presentation for COM 2-2025 at Public Health and Social Services Committee on January 7<sup>th</sup>, 2025 based on available data.

**Question:** What were the number of critical incidents by type at Region operated homelessness facilities (Riordon Shelter, Summer Street Shelter, Bridge Housing) in 2024.

**Answer:** There were 1019 critical incidents in 2024. Of these, 274 (27%) incidents were related to medical emergencies, including mental health emergencies, possible overdose, or other need for medical assistance. Paramedics responded to 247 of the incidents. It is reasonable to assume that some of the 201 incidents documented as general medical emergency calls may have also involved substances. One hundred and thirty three (133) incidents involved a visit to hospital, with 116 visits related to physical health and 15 visits related to mental health.

**Question:** Do the positive housing outcomes for outreach and emergency shelters in the report and presentation represent unique individuals.

**Answer:** No, removing duplicates, there were 274 unique people who were supported to move from street to shelter, fifty (50) unique people who were supported to move from street to housing, and 825 unique people who moved from shelter to housing, treatment, or supportive housing represent unique individuals.

**Question:** How many individuals who are transitioned to housing from Region operated shelters returned to experiencing homelessness.

Answer: Riordon Shelter had 940 total exits, with 42 (or 4.5% of all exits) being exits to housing. 40.5% of those who exited to housing from Riordon returned to homelessness post exit.

Summer Street shelter had 1337 total exits, with 90 (or 6.7%) being exits to housing. 43.3% of those who exited to housing from Summer Street returned to homelessness post exit.

System wide Niagara shelters averaged around 18% exits to housing, with the highest being 57% exits to housing. Higher numbers represent a better housing outcome. System wide Niagara shelters averaged 22% returns to homelessness post exit, with the lowest being 0% returns to homelessness. Lower numbers represent better housing outcomes.

Question: What are the assessment scores for people in shelter and people who are unsheltered.

Answer: On average people experiencing unsheltered homelessness at an encampment or makeshift/street homelessness had a somewhat higher assessment of need than those in shelter.

At the end of 2024 there were 375 people whose most recent housing was emergency sheltered who had completed a VI-SPDAT assessment of need. This represents an assessment completion rate of 59% by people in shelter. The average VI-SPDAT Score was 8.4, which indicates moderate to high need.

At the end of 2024 there were 177 people whose most recent housing was unsheltered (encampment, makeshift/street, or vehicle) who had completed a VI-SPDAT assessment of need. This represents an assessment completion rate of 64% by people who were unsheltered. The average VI-SPDAT Scores were: encampment 9.7, makeshift/street 9.6 and vehicle 8.2. These scores also indicate moderate to high need.

Respectfully submitted and signed by

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Henri Koning, MHSc  
Commissioner, Community Services



## **AMO Policy Update – New Reports on Ontario’s Homelessness Crisis, Water and Wastewater Utility Feasibility**

### **AMO Launches Groundbreaking Homelessness Study**

#### [News Release](#)

Today the Association of Municipalities of Ontario (AMO) released a comprehensive report titled “[Municipalities Under Pressure: The Growing Human and Financial Cost of Ontario’s Homelessness Crisis](#)” that reveals the unprecedented and growing toll of homelessness on individuals, families, communities, and governments. It outlines the risk of inaction and shows there is a reasonable path forward.

The study was conducted by HelpSeeker Technologies, in partnership with AMO, the Ontario Municipal Social Services Association (OMSSA) and the Northern Ontario Service Deliverers Association (NOSDA).

The study’s findings indicate that Ontario is at a tipping point in its homelessness crisis. More than 80,000 Ontarians were known to be homeless in 2024, a number that has grown by more than 25 per cent since 2022. Without significant intervention, homelessness in Ontario could double in the next decade, and reach nearly 300,000 people in an economic downturn. The crisis stems from decades of underinvestment in deeply affordable housing, income support and mental health and addictions treatment, combined with escalating economic pressures on communities.

The report proposes a fundamentally new approach that focuses on long-term housing solutions over temporary emergency measures and enforcement. AMO urges provincial and federal governments to take significant, long-term action on affordable housing,

mental health and addictions services, and income supports to fix homelessness and improve communities' economic foundations and quality of life.

You can find a communications toolkit, including AMO's backgrounder, a customizable news release, and social media cards on the [AMO website](#).

### **Water and Wastewater Utility Feasibility Study**

On January 8, AMO's business services arm (LAS) released a [feasibility study](#) that explores the opportunity and considerations for managing water and wastewater under a municipally-led Municipal Services Corporation. This work was supported by an expert panel and will be featured in the upcoming 2025 ROMA Conference programming in late January.

The study complements the AMO-MFOA water and wastewater [backgrounder](#), which provided a fact-base on the opportunities and challenges of this model. AMO believes that Municipal Service Corporations can be a valuable organizational and governance tool, particularly for small-to-medium-sized municipalities lacking the tax base to support costly infrastructure renewal and expansion. For these communities, Municipal Service Corporations offer a potentially helpful mechanism to increase administrative and technical capacity and financial sustainability for water and wastewater infrastructure. However, it's crucial that these corporations be planned openly, thoughtfully, and carefully under municipalities' leadership.

*This policy update is also available on [AMO's Website](#).*

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## Memorandum

**CWCD 2025-08**

**Subject:** AMO Report – Municipalities Under Pressure: The Growing Human and Financial Cost of Ontario's Homelessness Crisis

**Date:** January 10, 2025

**To:** Regional Council

**From:** Cathy Cousins, Director Homelessness Services, Community Services

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A research report on homelessness in Ontario was released on January 9<sup>th</sup>, 2025 by the Association of Municipalities of Ontario (AMO), Ontario Municipal Social Services Association (OMSSA) and Northern Ontario Service Delivers Association (NOSDA). The full report is available on the AMO website at [www.amo.on.ca](http://www.amo.on.ca).

### Highlights from the Report

Ontario's homelessness crisis has deepened significantly over the past decade and there is an increasing proportion of chronic homelessness.

In Ontario 81,515 people experienced homelessness in 2024. This is a 25% increase since 2022. Of people experiencing homelessness, 51% are chronically homeless.

When chronic homelessness grows as a share of total homelessness it reveals two fundamental systemic issues:

- too many people are entering homelessness and
- too few people are exiting homelessness because of a lack of affordable, appropriate actions.

The effects of homelessness are not evenly felt. Certain populations face larger barriers and deeper inequities. Indigenous people are disproportionately affected. Systemic racism, intergenerational trauma and colonial policies have created barriers to culturally safe, Indigenous led solutions, exacerbating their overrepresentation in chronic homelessness.

Across Ontario, children and youth now account for nearly 25% of those experiencing chronic homelessness.

The growing pressures of Ontario's homelessness crisis are felt most acutely at the local level. Municipal governments are tasked with responding to immediate needs while trying to deal with infrastructure gaps that limit their ability to address long-term solutions. Communities are deeply affected with individuals and families enduring the trauma of homelessness and neighborhoods saying that long-term homelessness and people living outdoors are unacceptable, demanding urgent actions from governments.

In housing, municipalities have increasingly stepped in to address mounting pressures. Those contributions have been essential to maintaining services and meeting the urgent needs of people experiencing homelessness. However, the scale of the issue – and the infrastructure required to solve it – extends far beyond what municipalities alone can fund. Without significant investment and coordination across all three levels of government, it will not be possible to scale up the infrastructure needed to create a system where homelessness is rare, brief and non-recurring.

A ten-year scenario was modelled to explore what it would take to achieve functional zero chronic homelessness. The analysis determined that an \$11 billion investment over 10 years would:

1. Create 75,050 new housing and support spaces ensuring the infrastructure exists to house people permanently.
2. Address systemic causes by focusing on prevention, supportive housing, and sustainable exits from homelessness.
3. Shift resources from crisis management to long-term stability, reducing reliance on emergency systems like shelters and hospitals.
4. Build healthier, more resilient communities by alleviating strain on municipalities and service providers.
5. Provide a foundation to optimize and improve outcomes across critical systems, including health justice, immigration settlement, education and financial support systems.

### **Niagara Level Data**

Please see below the Niagara data for the provincial numbers shared in the highlights.



In Niagara 2,609 people experienced homelessness in 2024. This is an 8% decrease since 2022. Of people experiencing homelessness, 55% are chronically homeless (based on the December 2024 By Name Data).

Across Niagara, children, and youth now account for nearly 13% of those experiencing chronic homelessness.

Respectfully submitted and signed by

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Cathy Cousins, CPA, CA  
Director Homelessness Services, Community Services