



COUNCIL MEETING AGENDA

Tuesday, March 3, 2020

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

- 1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:05 p.m.)
(See yellow tab)**
 - Proposed or pending acquisition or disposition of land by the municipality or local board:
 - *Land sale update.*
 - Personal matters about an identifiable individual, including municipal or local board employees:
 - *Non-Union Vacancy.*
 - A Trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization:
 - *City owned land concern.*

- 2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:55 p.m.)**

- 3. OPEN COUNCIL MEETING (7:00 p.m.)**
 - 3.1 NATIONAL ANTHEM**
 - 3.2 OPENING REMARKS**
 - 3.3 ADDITIONS/DELETIONS TO AGENDA**
 - 3.4 ADOPTION OF MINUTES**

Regular Council Meeting of February 18, 2020 and Special Council Meeting of February 25, 2020 (*Previously Distributed*).
 - 3.5 CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK**
 - 3.6 DISCLOSURES OF INTEREST**
 - 3.7 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)**



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4. ORAL REPORTS AND DELEGATIONS

4.1 PRESENTATION(S) - Nil

4.2 DELEGATION(S) (maximum 5/10/5 policy) - Nil

4.3 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S) - Nil

4.4 LEGISLATED PUBLIC HEARINGS/MEETINGS - Nil

5. COMMITTEE-OF-THE-WHOLE (OPEN) (to discuss items removed from Agenda Block)

6. BY-LAWS (SEE AGENDA INDEX)

7. NOTICES OF MOTION

7.1 Councillor matters discussed with staff for reporting purposes

7.2 Notices of Motion (previously submitted for discussion)

(Councillor Chiocchio)

10-76 THAT THE COUNCIL OF THE CITY OF WELLAND enhances the Community Improvement Plans for the Downtown and Health and Wellness Cluster to include the following streets: Young, Griffith, State, Alberta and Park Streets; and further
THAT Welland City Council directs staff to review and report back the official plan amendment for designating these areas in the CIP boundaries.

(Councillor Chiocchio)

20-22 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff investigate and report to Council the dedication of 10 city parking spots behind City Hall paid parking to the Peters Group owner of 3 Cross Street at a yearly charge.

(Councillor Green)

19-70 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to include in the upcoming Official Plan update a review of the transition of commercial property use to residential property use in the City.



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(Councillor Green)

19-126 WHEREAS governments in Niagara have recognized the needs of Niagara's homeless population; and
WHEREAS current shelters in Niagara are operating at full capacity; and further
WHEREAS Welland has not local in town shelter beds. Residents of Welland and South Niagara must leave the local area to transit to Niagara Falls or St. Catharines for shelter services.
NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND requests that the Niagara Region to investigate a possible local Welland solution whether it be year round or a seasonal out of the cold program that could serve the residents of Welland and South Niagara; and further
THAT a copy of this resolution be provided to the other south Niagara municipalities and to Niagara Regional Council.

7.3 Call for Notices of Motion (for introduction at the next scheduled Council meeting)

8. CORPORATION REPORTS

8.1 Mayor's Report

8.2 Chief Administrative Officer's Report

9. CONFIRMATORY BY-LAW

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 3rd day of March, 2020. Ref. No. 20-1

10. ADJOURNMENT



COUNCIL MEETING AGENDA INDEX

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AGENDA BLOCK

1. BUSINESS ARISING FROM MINUTES, PREVIOUS MEETINGS AND OTHER ITEMS REFERRED FROM COUNCIL FOR DISCUSSION - Nil

2. COMMITTEE AND STAFF REPORTS

1. Business Arising from Committee-of-the-Whole (closed)

2. General Committee Report to Council - Nil

3. Budget Review Committee Report to Council - Nil

4. Staff Reports

- | | | |
|----------------|-------------------------------|---|
| 1 - 3 | <u>CLK-2020-06</u> | Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer - S. Zorbas - Updated Flags-Flying at Half Mast Policy. Ref. No. 20-57 |
| 4 | <u>CLK-2020-07</u> | City Clerk, T. Stephens - Lottery License. Ref. No. 20-3 |
| 5 - 7 | <u>ENG-2020-12</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - 2020 Asphalt Patching Program - Tender Award. Ref. No. 20-30 (See By-law 1) |
| 8 - 10 | <u>ENG-2020-13</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Utility Cuts Final Reinstatement 2020 - Tender Award. Ref. No. 20-31 (See By-law 2) |
| 11 - 18 | <u>P&B-2020-14</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Awarding of Consulting Contract for a Community Benefits Charge Strategy and By-law and Necessary Updates to Development Charges By-Law 2019-83. Ref. No. 06-75 (See By-law 3) |
| 19 - 21 | <u>P&B-2020-15</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Proposal to Change the Name of Ross Street between Ross Street and River Road to Downs Drive. Ref. No. 20-58 (See By-law 4) |



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3. NEW BUSINESS

- 22 - 23** 1. Alanna Galeota, North Welland Business Improvement Area re: Approval of its 2020 proposed budget. Ref. No. 08-95/20-4

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the 2020 budget from the North Welland Business Improvement Area Board as recommended by their board in the amount of \$50,820.00; and further

THAT Welland City Council authorizes the General Manager, Corporate Services, Chief Financial Officer/Treasurer to make arrangements to levy an amount of \$50,820.00 against the business operations within the defined area on condition that the required financial statements are submitted to the satisfaction of the Chief Financial Officer.

- 24 - 39** 2. Donna Woiceshyn, Chief Executive Officer, Niagara Regional Housing (NRH) re: NRH 2019 4th Quarter Report to Board of Directors. Ref. No. 10-130

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Niagara Regional Housing (NRH) dated February 14, 2020 regarding the NRH 2019 4th Quarter Report.

- 40 - 41** 3. Chris Hamilton, President, Niagara Federation of Agriculture re: Bill 156, Security from Trespass and Protecting Food Safety Act. Ref. No. 20-59

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Niagara Federation of Agriculture dated February 14, 2020 regarding Bill 156, Security from Trespass and Protecting Food Safety Act.

- 42 - 46** 4. Ann-Marie Norio, Regional Clerk, Region of Niagara re: Report PDS-3-2020: Ecological Land Classification Mapping Update. Ref. No. 20-60

RECOMMENDATION

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated February 21, 2020 regarding Report PDS-3-2020: Ecological Land Classification Mapping Update.



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- 47 - 49 5. Kim Rossi, Director of Philanthropy & PR, Pathstone Foundation re: Hear & Now Walk-In Clinic in Welland. Ref. No. 20-61

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Pathstone Foundation regarding Hear & Now Walk-In Clinic in Welland.

4. BY-LAWS

MAY BE VIEWED IN THE CLERK'S DIVISION PRIOR TO THE MEETING IF DESIRED.

1. A By-law to authorize entering into contract with Norjohn Contracting and Paving Limited for the 2020 Asphalt Patching Program. Ref. No. 20-30
(See Report ENG-2020-12)
2. A By-law to authorize entering into contract with Circle P. Paving Inc. for Utility Cuts Final Reinstatement 2020. Ref. No. 20-31
(See Report ENG-2020-13)
3. A By-law to authorize entering into contract with DFA Infrastructure International Incorporated for a Community Benefits Charge Strategy and updates to Development Charges By-law 2019-83. Ref. No. 06-75
(See Report P&B-2020-14)
4. A By-law to change the name of that portion of Ross Street lying between Ross Street and River Road to Downs Drive. Ref. No. 20-58
(See Report P&B-2020-15)
5. A By-law to establish and adopt a City Policy governing compensation for address changes initiated by the City and required by infill development. Ref. No. 20-54
(See Report P&B-2020-13 from the February 18, 2020 Council Meeting)
6. A By-law to repeal By-law 1989-9275 being a By-law to require the removal of trees upon private property which have become public nuisances. Ref. No. 17-19
(Being repealed because this is referenced in Property Standards By-law 2009-108)
7. A By-law to amend By-law 2006-193, being a By-law to establish and regulate fees and charges for various services or activities and use of property as provided by the municipality (to provide fees for inspections of vacant buildings). Ref. No. 20-38
(See Report P&B-2020-06 from the January 21, 2020 Council Meeting)



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8. A By-law to amend By-law 2019-134, the Administrative Penalty By-law for Non-Parking Related Offences (Schedule "A"). Ref. No. 20-22
(See Report P&B-2020-06 from the January 21, 2020 Council Meeting)

COUNCIL
CORPORATE SERVICES – CLERKS DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT CLK-2020-06
MARCH 3, 2020

20-57

SUBJECT: UPDATED FLAGS-FLYING AT HALF MAST POLICY

AUTHOR: TARA STEPHENS, CITY CLERK

APPROVING G.M.: STEVE ZORBAS, GENERAL MANAGER, CORPORATE SERVICES, CHIEF FINANCIAL OFFICER/TREASURER

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND adopts the updated “Flags – Flying at Half Mast” policy as attached to report CLK-2020-06.

ORIGIN AND BACKGROUND:

The Flags-Flying at Half Mast policy has not been reviewed and updated for a number of years. Staff is recommending the updated policy which provides more details regarding when the flags are to be lowered to half mast at municipal facilities.

COMMENTS AND ANALYSIS:

Staff have reviewed current policies of neighbouring municipalities and the Niagara Region. The updated policy provides more detailed framework, and ensures the City of Welland follow a similar practice to our neighbouring municipalities.

The updates identify the inclusion of municipal facilities, identifiable individuals, and prescribed National protocols.

FINANCIAL CONSIDERATION:

There is no financial impact associated with the adoption of this policy.

OTHER DEPARTMENT IMPLICATIONS:

This policy will be included in the Corporate Policy Manual and uploaded to our City of Welland website.

SUMMARY AND CONCLUSION:

Staff recommends that Council adopts the attached policy to update our policy for flying flags at half mast.

ATTACHMENT:

Appendix I – Updated “Flags – Flying at Half Mast” policy.

CITY OF WELLAND

POLICY

Policy Title: Flags – Flying at Half Mast	
Date of Approval: September 08, 1998	Policy Number: PUB-001-005
Lead Role: City Clerk	Support Role: Deputy Clerk
Cross Reference: PUB-001-0003	Next Review Date: TBD
Council File Number: 98-119	Revision Date: March 3, 2020

Policy Statement:

Flags will be lowered to the half mast position at municipal facilities (Civic Square, Public Works, Fire Hall, and Welland Community Wellness Complex) in accordance with the guiding principles of the Canadian National Flag Protocol.

From the day of notification of the death up to and including the day of the funeral and/or celebration of life:

- On the death of the Mayor or a sitting Member of Welland City Council;
- On the death of a current municipal employee (regular full time or part time) or volunteer firefighter, for the City of Welland;
- On the death of a Regional Councillor (Welland Representative).

On the day of the funeral and/or celebration of life:

- Former members of Welland City Council;
- Former City of Welland municipal employee (regular full time or part time) or volunteer firefighters;
- Former members of Regional Council (Welland Representative).

In accordance with National protocols, the death of the following persons will be recognized by lowering the flags to the half mast position at municipal facilities:

- The Sovereign or a member of the Royal Family related in the first degree to the Sovereign (i.e. husband or wife, son or daughter, father, mother, or sibling);
- Current or former Governor General;
- Current or former Prime Minister;
- Current or former Lieutenant-Governor of the Province of Ontario;
- Current or former Premier of Ontario;
- Current or former member of the House of Commons representing the City of Welland;
- Current or former member of the Legislative Assembly representing the City of Welland;

Flags – Flying at Half Mast PUB-001-005

- Special events recognized by the Canadian Government recognizing the death of a universal major figures.

Following a decision by the Niagara Region, the City of Welland will allow for the above practice to be extended to include others whose death should be recognized.

Notice of flags flying at half mast will be posted to the City of Welland website.

20-03

REPORT CLK-2020-07

The following organization has applied for Lottery Licensing and is presented to City Council for approval.

NAME**ADDRESS**

Central Station Education
Initiative

19 Rosemount Drive
Welland, Ontario
L3C 2H4


Respectfully submitted by Tara Stephens, City Clerk



RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the application for lottery licensing for Central Station Education Initiative.

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

20-30

REPORT ENG-2020-12
MARCH 3, 2020

**SUBJECT: 2020 ASPHALT PATCHING PROGRAM – TENDER
AWARD**

**AUTHOR: MATTHEW MAIN, A.Sc.T., E.I.T.
ENGINEERING DESIGN SUPERVISOR**

**APPROVING GM: TRAVERS FITZPATRICK, GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES**

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender of Norjohn Contracting and Paving Limited as detailed in Report ENG-2020-12 for the 2020 Asphalt Patching Program at the tendered price of \$123,397.00 (excluding taxes)
2. THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into contract with Norjohn Contracting and Paving Limited, to execute the construction.

ORIGIN AND BACKGROUND:

The asphalt patching tender is a tender that staff have implemented to help maintain the road network in the City. The purpose of this tender is to repair specific areas on asphalt pavement that are in poor condition to improve the overall rating of the roadway. This will be done on roads that would not be considered for resurfacing or reconstruction, as the entire roadway is not in poor condition. This year's contract will focus on spot repairs on Quaker Road along with other various spot repairs throughout the City.

The asphalt patching tender is part of the City's pavement maintenance program along with crack sealing, asphalt overlay, surface treatment and maintenance work completed by Public Works. This will give staff the tools required to address various needs throughout the city.

COMMENTS AND ANALYSIS:

The work list for this tender will be generated by Engineering and Public Works staff. Locations are selected based on field observations during routine inspections

and calls received from residents. Work will be completed up to the budgeted amount.

The tender for the works was released on February 3, 2020 and was publicly advertised and listed with the Niagara Construction Association, and as well, posted with a major Canadian tendering (Bidding) website for two (2) weeks.

There were four (4) plan takers and four (4) tenders were received on closing day, Tuesday, February 18, 2020. Submissions have been reviewed for accuracy and found to be in compliance with City of Welland tender requirements and the provisions of the current Purchasing Policy.

The summary of all the tenders received, excluding taxes, is as shown in the following table:

CONTRACTOR NAME AND ADDRESS	TENDER PRICE
Norjohn Contracting and Paving Limited 9101 Brown Road Niagara Falls, ON L2H 0X1	\$123,397.00
Brennan Paving Limited 198 Welland Street P.O. Box 69 Port Colborne, ON L3K 5V7	\$129,595.00
Circle P Paving Inc. 1994 Stevensville Road, Stevensville, ON L0S 1S0	\$136,230.00
Rankin Construction Inc. 222 Martindale Road St. Catharines, ON L2R 7A3	\$140,825.00

Norjohn Contracting and Paving Limited of Niagara Falls, Ontario, the low tenderer, is an established company in southern Ontario serving the Niagara Region, and has been successful with similar work for the City in recent years. Staff at this time considers the firm's performance to be satisfactory in accordance to our specifications and standards, and therefore, recommends that the firm be awarded the contract.

Work is expected to begin shortly after the asphalt plants open for the 2020 construction season, which is typically in April or May, weather permitting.

FINANCIAL CONSIDERATION:

Funding has been allocated in the 2020 Capital Budget as follows:

Description	Amount
Asphalt Patching (10-320-20445)	\$100,000.00
2020 Capital Surplus	\$30,000.00
Total Funding	\$130,000.00

The tender amount plus HST brings the approximate project value to \$130,000.00. Funding from the 2020 Capital Surplus will be used to supplement the 2020 Asphalt Patching budget.

LINK TO ASSET MANAGEMENT PLAN:

The 2016 Addendum to the City of Welland Comprehensive Asset Management Plan (AMP) identifies that “infrastructure expenditure needs are in excess of the available revenue. The analysis indicates that the funding gap is approximately \$20 million per year” (page 22).

To mitigate this funding shortfall, this report also suggests a number of mitigation strategies (page 21). The following strategies have been implemented on this project through.

1. Apply rehabilitation techniques to extend the lifespan of assets

Patching the areas in poor condition will improve the overall rating of the roadway and reduce the capital investment by the City.

OTHER DEPARTMENT IMPLICATIONS:

Contract administration for tendering agreement, and contract payments have been and will be kept in compliance with the agreed practices of the Finance, Clerks, and Legal Services Department.

SUMMARY AND CONCLUSION:

The asphalt patching tender is part of the City’s pavement maintenance program along with crack sealing, asphalt overlay, surface treatment and maintenance work completed by Public Works. The goal of this tender is to use rehabilitation techniques on the poor areas of a roadway to improve the overall rating of the road.

Staff recommend awarding a contract to Norjohn Contracting and Paving Limited for the 2020 Asphalt Patching Program.

ATTACHMENTS:

None

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

20-31

REPORT ENG-2020-13
MARCH 3, 2020

SUBJECT: UTILITY CUTS FINAL REINSTATEMENT 2020 – TENDER AWARD

AUTHOR: MATTHEW MAIN, A.Sc.T., E.I.T.
ENGINEERING DESIGN SUPERVISOR

APPROVING G.M.: TRAVERS FITZPATRICK, GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender from **Circle P Paving Inc.** of Stevensville, Ontario as detailed in Report ENG-2020-13 for Utility Cuts Final Reinstatement 2020 at the tendered price of \$577,253.00 (excluding taxes)
2. THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into a contract with Circle P Paving Inc., to execute the construction.

ORIGIN AND BACKGROUND:

As part of ongoing maintenance, City forces replace a number of sanitary and water service laterals and carries out required repairs to watermains and sewers at various locations throughout the City on an annual basis. In the process, there are unavoidable construction related damages that require repair and replacement to concrete sidewalks, curb and gutters, sodded boulevards and asphalt pavement. The repairs, undertaken by the contract ensure there is not unreasonable backlog of required reinstatement work carried forward from one year into the next.

COMMENTS AND ANALYSIS:

Approximately 280 locations have been identified for final reinstatement in 2020. These locations include concrete, asphalt and sod work. The contractor will be required to complete all assigned work in this contract in an expedient manner. All work is to be completed by the first week of October.

The tender for the works was released on February 3, 2020 and was publicly advertised and listed with the Niagara Construction Association, and as well, posted with a major Canadian tendering website for two (2) weeks.

There was two (2) bidders and two (2) tenders received on closing day, Tuesday, February 18, 2020. The tender has been reviewed for accuracy and found to be in compliance with City of Welland tender requirements and the provisions of the Purchasing Policy.

The summary of the tender received is as follows:

Contractor Name and Address	Tender Price (excluding taxes)
Circle P Paving Inc. 1994 Stevensville Road, P.O. Box 297 Stevensville, ON L0S 1S0	\$577,253.00
CTC Contracting Ltd. 655 Doans Ridge Road, Welland, Ontario L3B 5N7	\$587,750.00

Circle P Paving Inc. of Stevensville, Ontario, the low tenderer, is an established contracting company in the Niagara Region in the past decade. They have successfully completed similar kind of projects for the City in that duration. Staff at this time considers the firm's performance to be satisfactory in accordance to our specifications and standards, and therefore, recommends the firm be awarded the contract.

FINANCIAL CONSIDERATION:

Funding have been allocated as follows:

Description	Amount
2020 Sanitary Sewer Operating Contractor Utility Cuts (30-330-00000-540120)	\$275,000.00
2020 Waterworks Operating Contractor Utility Cuts (25-910-00000-540120)	\$275,000.00
2019 Accrual Amount	\$40,000.00
Total	\$590,000.00

The total approved 2020 Water/Wastewater Operating Budget allocations for Utility Cut Final Reinstatement is \$550,000.00 comprised of \$275,000.00 and \$275,000.00 from the waterworks and sanitary sewers operating budgets, respectively. The tender value plus HST bring the project value to approximately \$590,000.00. The difference between 2020 budgeted amount and the total project value will be funded by a 2019 accrual amount of \$40,000.00.

OTHER DEPARTMENT IMPLICATIONS:

Contract tendering complies with the current Purchasing Policy and contract legal practices of the Financial and Corporate Services, and the Communications, Council and Legislative Services departments.


SUMMARY AND CONCLUSION:

Utility Cut Final Reinstatement is an annual project to tidy up maintenance works related reinstatement as described above for both the water and sanitary sewer networks in the city. The timely repair and replacement of construction related damages will minimize compromises to roadway structural longevity.

Staff recommends the awarding of the Utility Cuts Final Reinstatement 2020 project to Circle P Paving Inc.

ATTACHMENTS:

None

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

06-75

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
PLANNING DIVISION

REPORT P&B-2020-14
MARCH 3, 2020

**SUBJECT: AWARDING OF CONSULTING CONTRACT FOR A
COMMUNITY BENEFITS CHARGE STRATEGY AND BY-
LAW AND NECESSARY UPDATES TO DEVELOPMENT
CHARGES BY-LAW 2019-83**

**AUTHOUR: GRANT MUNDAY, B.A.A., MCIP, RPP
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: TRAVERS FITZPATRICK, GENERAL MANAGER
INFRASTRUCTURE AND DEVELOPMENT SERVICES**

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND accepts the bid submission from DFA Infrastructure International Incorporated in the amount of \$25,000.00 plus HST for preparing a Community Benefit Charge (CBC) Strategy and By-law and necessary updated to the Development Charges By-law 2019-83;
2. THAT Welland City Council directs staff to prepare the necessary By-law and Agreement to enter into a contract with DFA Infrastructure International Incorporated Welland City Council Recommendation; and
3. THAT Welland City Council authorizes the Mayor and Clerk to sign execute the Agreement.

ORIGIN AND BACKGROUND:

As Council is aware the Province of Ontario (Province) passed Bill 108 – More Homes More Choice Act on June 6, 2019 which has made a number of significant changes to various Acts. One of the major changes, is the way by which development charges for soft services and cash and lieu of parkland dedication are collected. Soft Services include items such as park development, new swimming pools, trails, libraries etc. The new Development Charges (DC) Act will not permit the City to collect these fees under its current Development Charge By-law after January 1, 2021. The ability of municipalities to collect Section 37 benefits for increases in height and density have been eliminated as well.

To offset this loss in revenue from the above noted changes, the Province has amended the Planning Act to permit a municipality to pass a Community Benefits Charge (CBC) By-law. The CBC By-law would replace the Planning Act requirements that a municipality prepare a community benefits charge strategy which:

- (a) Identifies the facilities, services and matters that will be funded with community benefits charges; and
- (b) Complies with any prescribed requirements.

COMMENTS AND ANALYSIS:

Staff are recommending to Council that they City complete a CBC Strategy and By-law and make necessary amendments to the City DC By-law to make it consistent with recent legislative changes. This will ensure that the municipality is receiving revenue for capital needs for soft services attributed to new development. The City's DC Study and By-law were completed in July 2019. This work was completed by DFA Infrastructure Incorporated (DFA). Staff are satisfied by the excellent work of this firm and their very competitive pricing.

Staff requested a quote from DFA to complete a CBC Strategy and By-law and make the necessary amendments to the City DC By-law. While the value of the project will be greater than \$25,000.00 staff decided not to seek additional quotes in this particular situation, for the following reasons:

- DFA completed the recent City of Welland DC Background Study and DC By-law which will help form a significant basis for developing a CBC Strategy & By-law;
- DFA is qualified to undertake this work and has been involved with the Provincial consultation regarding Bill 108;
- Many municipalities in Ontario will be looking to have qualified firms undertake this type of work in 2020; and
- The work is very time sensitive and securing consultant immediately will ensure a CBC Strategy and By-law will be in place by January 1, 2021;

Appendix I is a copy of the proposal submitted by DFA to complete a CBC Strategy and By-law and make necessary amendments to the City DC By-law. DFA is proposing to complete this work for \$25,000.00 plus HST.

FINANCIAL CONSIDERATIONS:

Appendix I is a copy of the proposal submitted by DFA to complete a CBC Strategy and By-law and make necessary amendments to the City DC By-law.

Item	Budgeted Amount	Quote	Balance
CBC Strategy and By-law	\$50,000.00	\$28,250.00+HST	\$21,750.00

OTHER DEPARTMENT IMPLICATIONS:

Legal Division will prepare the necessary legal documents.

SUMMARY AND CONCLUSION:

Creating a new CBC Strategy and By-law and making necessary amendments to the City DC By-law is a critical project for the City. This is to ensure that revenues for "soft costs" related to new development that will be lost a result of changes to the Planning Act and the Development Charges Act will be replaced by this new methodology. Staff requested a quote from DFA to complete this work for a number of reasons as outlined in this report. In particular, given the timely nature of this work and because they recently completed the background study and by-law for the City's Development Charge.

For the reasons contained in this report, Staff are recommending Council awards the contract to DFA to complete new CBC Strategy and By-law and make the necessary amendments to the City DC By-law.

ATTACHMENTS:

Appendix I – Proposal Submitted by DFA Infrastructure Incorporated



DFA Infrastructure International Inc.

33 Raymond Street St. Catharines Ontario Canada L2R 2T3

Telephone: (905) 938-0965 Fax: (905) 937-6568

February 18, 2020

Grant Munday
Manager of Development Approvals
Planning Division
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street
Welland ON L3B 3X4

Dear Mr. Munday:

Re: Proposal for Development Charges (DC) By-law Changes and Preparing a Community Benefit Charge (CBC) Strategy and By-law

We are pleased to submit this proposal to undertake the above captioned items in light of the changes that came into effect as a result of Bill 108, More Homes More Choice Act enacted by the Province on June 6, 2019. DFA Infrastructure International Inc. (DFA) is familiar with the City of Welland's (City) DC By-law having prepared the DC Background Study and By-law for the City in 2019.

1 Background

Bill 108, More Homes More Choice Act, 2019 (Bill 108) makes several changes to the Development Charges Act, 1997, (DCA) and the Planning Act that affect the City's current DC By-law and the manner in which parkland dedication amounts and density charges may be calculated and collected. The key changes include:

- Removal of the soft services such as library, parks, recreation, etc. from the DCA. These services will no longer be eligible under the DCA effective January 1, 2021 at which time the City will not be able to continue imposing DCs for these services. However changes to the Planning Act allows for a Community Benefit Charge (CBC) to be established under a new by-law that may include these services.
- Removal of parkland dedication/ payments in lieu and density bonusing charges currently imposed under Section 37 of the Planning Act. These may also be considered under the new CBC By-law.

Therefore unless the new CBC By-law is prepared in time to take effect by January 1, 2021, there would be a reduction in revenues related to the soft services, parkland dedication fees and density bonusing charges.

Many of the changes noted Bill 108 will be further prescribed in regulations. We have been liaising and will continue to liaise with the Manager of Policy, Ministry of Municipal Affairs and Housing (MMAH) regarding Bill 108. Preliminary consultation on the regulations was held in late 2019. The draft regulations are expected to be released for public comment within the next few months. At that time more specifics such as the percentage of land value that would be used to set the maximum charge that municipalities may impose under the CBC By-law should become available. However some of the changes have already taken effect on January 1, 2020. These include:

- Exemption of secondary dwelling units from Development Charges
- Freezing of the DC applicable to a development. Once the DC charge is determined for a particular development, the amount is set and does not change when a new DC by-law come into effect.
- The DC amounts may now be paid at the earlier of the issuance of the building permit or first day of occupancy in annual installments depending on the type of development:
 - ✓ 5 annual installments for rental housing and institutional development
 - ✓ 20 annual installments for non-profits rental housing

The Municipality may charge interest to cover the cost of the deferred payments. Although a maximum allowable interest rate may be prescribed by regulation, the MMAH has indicated to us that the interest rate will be at the discretion of the municipalities.

Given the lead time required for stakeholder input regarding changes to the DC By-law and time required to develop the CBC Strategy and By-law, starting the process as soon as possible will allow sufficient time to ensure that all the by-laws in place later this year to take effect on Jan 1, 2021.

2 Work Plan

Our work plan consists of two (2) parts and targets approval of the new by-laws by November 2020. It is flexible to accommodate changes as the regulations become available. As noted we will continue to liaise with the MMAH during the process.

- Making the necessary changes to the existing DC By-law;; and
- Preparing the CBC Strategy and By-law

The activities may change when the regulations become available. However the key tasks include the following at this time:

- Making the changes to the DC By-law to reflect the new requirements including:
 - ✓ Removing the soft services
 - ✓ Reviewing DC By-law policies, exemptions, definitions, etc.
 - ✓ Reviewing the cash flows to account for the new timing of DC collections (annual installments), assessing if recalculating the rates is necessary
 - ✓ Establishing a mechanism for setting the interest rate to be charged for annual installment plans.
 - ✓ Preparing a “short form” background study
 - ✓ Preparing a new DC By-law to take effect on the same date as the new CBC By-law.

- Preparing a CBC Strategy that will include, but not necessarily be limited to:
 - ✓ Establishing the methodology to be used. This would generally be similar to that for preparing the development charges including:
 - establishing the planning period
 - establishing the list of services and service levels
 - developing growth forecasts (residential and non-residential)
 - projecting the capital costs to be considered,
 - considering benefit to existing customers and allocation of costs to residential and non-residential development
 - cash flow analysis
 - development of policies
 - stakeholder consultation
 - ✓ Assessing the new opportunities for costs that could now be included in the CBC and optimizing revenues.
 - ✓ Establishing an appropriate structure for the charge
 - ✓ Dealing with the existing DC reserves for the soft services and how they might be utilized under the new CBC By-law
 - ✓ A methodology for establishing land values which would be the basis for setting the CBC and the upset limit that may be charged. This may require the services of professional land appraisers.
 - ✓ Council education on the changes
 - ✓ Developing a CBC by-law for approval before Jan 1 2021.
 - ✓ A mechanism for stakeholder input
 - ✓ Maintaining flexibility to meet the requirements of the new regulations once they become known.

- Developing a draft CBC By-law establishing the charge under the Planning Act effective Jan 1, 2021 (at the latest) to:
 - ✓ Capture the soft services currently within the DC by-law
 - ✓ Identify the mechanism to assess land values which would be used set the upset limit for CBC
 - ✓ Capture parkland dedication fees and density bonusing charges given that these will be removed from the Planning Act as of January 1, 2021.
 - ✓ Identify the applicable CBC , rules and policies that may apply
 - ✓ Presentation to Council

We recommend that the City's legal team review the draft version and finalize the by-law given that it would be the City's first CBC By-law.

3 Project Team

Our proposed team includes Derek Ali and John Murphy both of whom were involved with preparing the City's 2019 DC Background Study and By-law.

Mr. Derek Ali, MBA, P.Eng. - President DFA

Role: Project Manager

Derek is a Professional Engineer and a Master of Business Administration (MBA). He has over 33 years of professional experience in Canada and overseas with a strong track record in the key areas required for this project, including public works services, capital planning, program financing, rate setting, operations, engineering, policy development and facilitation. Between 1988 and 2003, he held senior positions in the public sector including Assistant Superintendent of Public Works, GNWT, Inuvik and subsequently Associate Director of Water & Wastewater, Niagara Region, ON. Since 2003, as the President of DFA, he has provided a full range of professional management services to our clients.

Relevant services include development charge studies, water and wastewater and stormwater rate studies, O.Reg. 453/07 water & wastewater financial plans, asset management plans, water supply agreements, capital planning, operational reviews, organizational restructuring, change management and public consultation. He is very experienced in both the technical and financial aspects of municipal services delivery, workshop facilitation, public outreach, working with municipal Councils, issue identification and resolution, development of decision-making information and delivering presentations to a variety of audiences. He has also provided expert testimony before the Manitoba Public Utilities Board. Derek has a detailed understanding of development charges and related issues. He will lead the work on all tasks. Derek will also be available to provide expert witness testimony for the Local Planning Appeal Tribunal (LPAT) if a hearing is required.

John Murphy, CPA, CMA, AMCT - Municipal Finance Specialist, DFA

Role: DC Rate Calculations & Analysis

John holds a Bachelor of Business Economics Degree from Brock University and is a Chartered Professional Accountant and an Accredited Municipal Clerk Treasurer. John has a strong background in and exceptional knowledge of all aspects of municipal finance which he will bring to this assignment. He has over 24 years of municipal finance experience at upper tier, single tier and lower tier municipalities in Ontario. These include Niagara Region, City of Toronto and City of Mississauga. John brings extensive experience in development charges including policy development, municipal financial policy development and administration, financial analysis & reporting, long-term financial planning, budgeting, municipal tax levy calculations, infrastructure financing, water, wastewater and stormwater rate setting, stakeholder facilitation, asset management planning and senior management liaison. He has a comprehensive understanding of the requirements of the Development Charge Act 1997 and O.Reg.82/98 and has prepared many DC studies. He has also prepared and presented our studies and recommendations to municipal councils. John will work in tandem with Derek on all aspects of the studies. He will undertake all DC charge calculations and impact analyses and provide expert advice on the financial implications of policies.

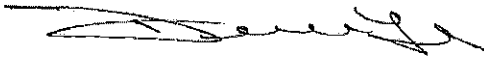
4 Proposed Fee

Our fee to undertake the work is estimated to be \$25,000 plus HST. Additional fees may apply for legal and professional land appraisal costs if necessary and significant changes to your work plan that may arise when the new regulations become available.


We intend to work closely with staff to prepare the updated DC By-law and new CBC By-Law to address Bill 108 and meet the unique needs of the City. We are fully committed to successfully completing the work and you have our assurance that this project will be given our full attention. We look forward to the opportunity to continue to work with you and your team on this assignment. Please do not hesitate to call if you have any questions.

Respectfully Submitted by,

DFA Infrastructure International Inc.



Derek Ali, MBA, P.Eng.
President

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

20-58

REPORT P&B-2020-15
MARCH 3, 2020

SUBJECT: PROPOSAL TO CHANGE THE NAME OF ROSS STREET
BETWEEN ROSS STREET AND RIVER ROAD TO
DOWNS DRIVE

AUTHOUR: GRANT MUNDAY, B.A.A., MCIP, RPP

APPROVING G.M.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND changes the name of Ross Street between Ross Street and River Road to Downs Drive; and
2. THAT Welland City Council authorizes the Mayor and Clerk to sign the By-law authorizing the road name change.

ORIGIN AND BACKGROUND:

With reference to Appendix I, staff have determined that the street segment between Ross Street to River Road was renamed by By-law 9817 from Downs Drive to Ross Street on May 19, 1992. Since this time the street signs and municipal addresses abutting this section of roadway remained as Downs Drive.

COMMENTS AND ANALYSIS:

Staff have reviewed this issue and are recommending that Council pass a By-law to rename the subject street segment back to Downs Drive. The rationale for this is as follows:

- The segment of road is currently signed as Downs Drive;
- Properties with frontages on this segment of road use Downs Drive in their mail address;
- The best practice is to have road names aligned, rather than different names on the same route; and
- The segment of road is recognized as Downs Drive on many GPS systems and online mapping.

FINANCIAL CONSIDERATION:

The cost to register the By-law at the Land Registry Office is \$77.31. There no other financial implications related to the contents of this Report as the road is already physically signed as Downs Drive.

OTHER DEPARTMENT IMPLICATIONS:

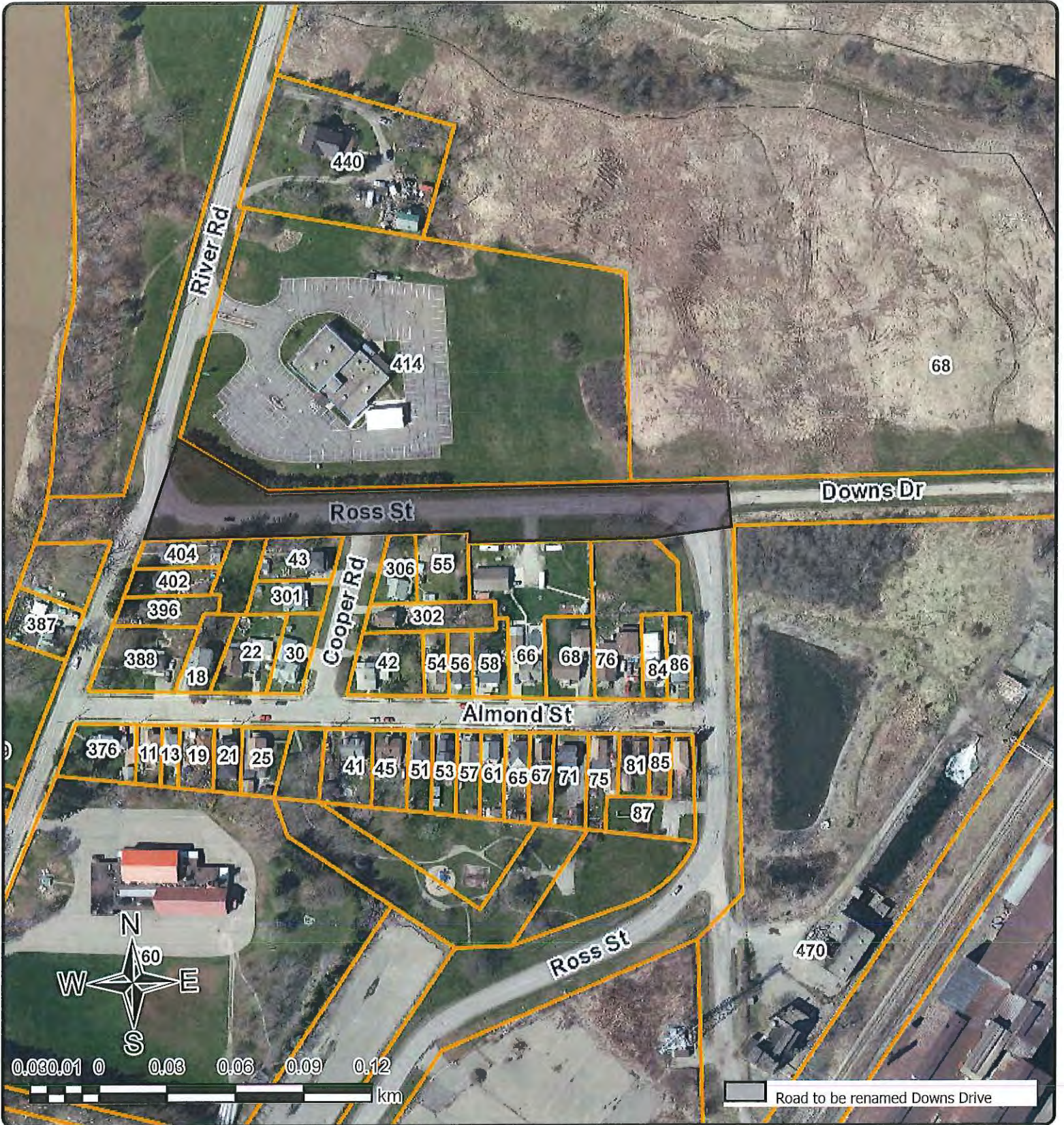
With regard to other Departments, there are no implications as a result of the contents of this Report.

SUMMARY AND CONCLUSION:

Staff have determined that the segment of roadway between Ross Street and River Road was renamed from Downs Drive to Ross Street on May 19, 1992. Staff are recommending that this segment of road be renamed back to Down Drive for the reasons contained in this report.

ATTACHMENTS:

Appendix I - Key Map





February 18, 2020
City Of Welland
60 East Main Street
Welland, Ontario L3B 3X4

Dear Welland City Council,

The Board of Directors of the North Welland B.I.A. have passed the attached budget and are requesting that Welland City Council review and approve the 2020 budget as proposed, at the next available opportunity.

Should you have any questions please do not hesitate to contact us.

Sincerely,

Alanna Galeota

North Welland Business Improvement Area

08-95/20-4

TH WELLAND BIA 2020 BUDGET

2020

NU

EVY 2020
/AY MALL LEVY 2020

\$48,914.25
\$1,905.75

\$50,820.00

LL REVENUE

ENSES

ERTISING RADIO,PRINT
ERTISING WEB
T FEES
K CHARGES
PAGE REMOVAL STREET
RANCE
DR, BANNERS, IMPROVEMENTS
LIES -PRINTING COST- MISC
OTIONAL ITEMS
JTIFICATION AND EVENT PROMOTION
ECT MANAGEMENT

\$7,000.00
\$2,500.00
\$2,500.00
\$70.00
\$2,300.00
\$950.00
\$14,500.00
\$1,000.00
\$5,000.00
\$6,500.00

\$8,500.00

AL EXPENSES

ANCE

\$50,820.00

\$0.00

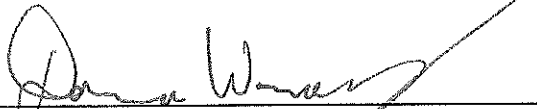


Q4 (October 1 to December 31, 2019) to Board of Directors

Recommendation:

That Niagara Regional Housing Quarterly Report October 1 to December 31, 2019 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.

Submitted by:



Donna Woiceshyn
Chief Executive Officer

Approved by:



Walter Sendzik
Chair

Directors:

Walter Sendzik, Chair
Regional Councillor
St. Catharines

Gary Zalepa, Treasurer
Regional Councillor
Niagara-on-the-Lake

Tom Insinna
Regional Councillor
Fort Erie

James Hyatt, Vice-Chair
Community Director
St. Catharines

Betty Ann Baker
Community Director
St. Catharines

Betty Lou Souter
Community Director
St. Catharines

Karen Blackley, Secretary
Community Director
Thorold

Barbara Butters
Regional Councillor
Port Colborne

Leanne Villella
Regional Councillor
Welland

Please call 905-682-9201 if you need this information in a different format or translated into another language.

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Q4 (October 1 to December 31, 2019)

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HIGHLIGHTS:

Application Activity

741 received & processed



Work Orders

3,675 issued



Capital Program

8 projects ongoing



51 contract orders issued

Rent Arrears

= \$36,134.21



or **2.81%** of the monthly rent charges

Community Resources & Partnerships

offered supports to

144

new referrals



43

partners

Non-Profit Housing Programs

65% deemed HEALTHY



Rent Supplement / Housing Allowance

1,441 units



Niagara Renovates

- Inspections are complete
- 55 homeowners will receive 2019/2020 funding



Welcome Home Niagara

7 homeowners received assistance



Housing First Project

16 Individuals / families housed



Appeals

= **11** 6 upheld
5 overturned



New Development

- Carlton & Roach • complete
- Hawkins/Dell • demo Jan. 2020
- construction spring 2020





Q4 (October 1 to December 31, 2019)

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VISION

That the Niagara community will provide affordable, accessible and quality housing for all residents

MISSION

To expand opportunities that make affordable housing an integral part of building healthy and sustainable communities in Niagara

As the administrator of social housing for Niagara Region, Niagara Regional Housing (NRH) works to fulfill our vision and mission through six main areas of responsibility:

1. Public Housing (NRH Owned Units)
2. Non-Profit Housing Programs
3. Rent Supplement Program
4. Affordable Housing Program
5. Service Manager Responsibilities
6. Housing Access Centre and Centralized Waiting List



Definitions can be found in the attached Reference Sheet.

1. Public Housing (NRH Owned Units)

DAY-TO-DAY MAINTENANCE:

In Q4, **3,675 work orders** were issued, representing \$ 1,004,181. \$ 65,866 of this amount was charged back to tenants who were held responsible for damages.

	2018-Q4	2019-Q1	2019-Q2	2019-Q3	2019-Q4
# of work orders issued	3,203	2,500	3,084	3,111	3,675



Q4 (October 1 to December 31, 2019)

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CAPITAL PROGRAM:

The Capital Program is responsible for maintaining the Public Housing (NRH Owned Units) asset and planning for future sustainability.

In Q4, 51 contract orders were issued, seven public tenders closed and purchase orders issued \$2,788,400.

The Capital Program was responsible for eight capital projects valued at \$2,788,400 including:

- 2 projects – pavement retrofits
- 2 projects – fencing replacements
- 1 project – window and sealant replacements
- 1 project – curtain wall and sealant replacements
- 1 project – shingle roof replacement
- 1 project – window replacements
- 22 RFP's and RFQ's - various investigations, health and safety repairs, emergency repairs, structural repairs and pavement retrofits

As of December 31, 2019, \$ 9,800,000 of the \$11.7 budgeted (excluding emergency) has been committed and or actually spent (85%).

TENANT MOVE OUTS:

Move Outs By Reason

Health	6
Long Term Care Facility	10
Deceased	11
Private Rental	9
Voluntarily Left Under Notice	4
Eviction – Tribunal	6

NRH Transfer	5
Moved to Coop or Non-Profit	0
Bought a House	0
Left Without Notice	5
Other/None Given	15
Cease to Qualify	0
TOTAL	71

In Q4, there were **71 move outs**. Six involved eviction orders granted under the Ontario Landlord Tenant Board (LTB) – Arrears (five), Disturbances N5 (one). Five of the evictions were enforced by the Sherriff.

	2018-Q4	2019-Q1	2019-Q2	2019-Q3	2019-Q4
# of move outs	65	51	86	57	71



Q4 (October 1 to December 31, 2019)

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ARREARS:

NRH Housing Operations actively works to reduce rent arrears, which remained consistent throughout 2019.

	Dec 31, 2018	Mar 31, 2019	Jun 30, 2019	Sept 30, 2019	Dec 31, 2019
Rent charges for the month	\$1,187,770.00	\$1,203,317.00	\$1,257,090.00	\$1,267,460.00	\$1,286,793.00
Accumulated rent arrears	\$24,135.76	\$35,736.89	\$34,004.39	\$35,549.21	\$36,134.21
Arrears %	2.03%	2.97%	2.71%	2.80%	2.81%

INSURANCE:

Nothing to report in Q4.

COMMUNITY RESOURCES AND PARTNERSHIPS:

In Q4, we had partnerships with **43 community agencies** across Niagara. As a result of these partnerships, more than 200 support and enrichment activities were offered to tenants at NRH sites. Each partnership contributes to tenant lives and, in turn, the success of the Public Housing community as a whole:

- NRH launched a new partnership with Niagara College in the integrated (non-family, aged 16 and over) buildings on Scott Street in St. Catharines. Scott Street has been a challenging community for a number of years, housing many tenants with mental health and addiction issues. At times, these vulnerable tenants were targeted by drug dealers and had to choose between nefarious friendships or isolation within their units. NRH worked with Niagara Regional Police to stop the criminal activity at the building and is now working with Niagara College to provide support and positive activities. Niagara College provides a supervisor for the Recreation and Social Service Worker students who are gaining valuable experience working with low-income, often vulnerable, populations. NRH tenants benefit from life skills workshops and positive interactions with each other. Together, NRH, Niagara College and the Scott Street tenants are rebuilding Scott Street into a safe, pleasant place to live.

Also during Q4, NRH Community Programs Coordinators (CPCs) offered support to **144 new referrals of tenants in need of assistance**¹. Of those new referrals, **65% were considered medium-high need**, (e.g. child safety concerns, eviction, social issues, cognitive concerns). In particular, there was an increase in the number of tenants needing help with arrears and social issues.

¹ This number is lower than previous quarters due to the implementation of the new Yardi case tracking system and adjustments being made to ensure consistent case tracking.



Q4 (October 1 to December 31, 2019)

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2. Non-Profit Housing Programs

As administrator of social housing for Niagara Region, NRH provides legislative oversight for **60 Non-Profit Housing Programs (non-profit and co-operative)**. Operational Reviews are conducted to determine the overall health of each.

	2018-Q4	2019-Q1	2019-Q2	2019-Q3	2019-Q4
Healthy	40	40	40	40	39
Routine Monitoring	17	18	17	17	18
Intensive Monitoring	2	0	1	1	1
Pre-PID (Project in Difficulty)	1	1	1	1	1
PID (Project in Difficulty)	1	1	1	1	1
TOTAL	61	60	60	60	60

NRH Housing Programs staff continue to work with Housing Providers as they move toward End of Operating Agreements (EOA) / End of Mortgage (EOM).

3. Rent Supplement Program

In Q4, there were **1,441 Rent Supplement/Housing Allowance units** across Niagara. In the Rent Supplement program, tenants pay 30% of their gross monthly income directly to the private landlord and NRH subsidizes the difference up to the market rent for the unit. The Housing Allowance program is a short-term program that provides a set allowance to help applicants on the wait list.

	2018-Q4	2019-Q1	2019-Q2	2019-Q3	2019-Q4
Fort Erie	28	26	32	32	30
Grimsby	26	34	26	24	22
Lincoln (Beamsville)	11	11	11	11	13
Niagara Falls	230	235	239	240	239
Niagara-on-the-Lake	-	4	5	5	5
Pelham	21	20	19	19	19
Port Colborne	53	67	62	65	64
St. Catharines	732	741	780	773	778
Thorold	53	57	61	56	57
Welland	201	209	203	200	198
West Lincoln	15	15	15	15	16
TOTAL	1,370	1,419	1,453	1,440	1,441

Variance in the Rent Supplement program are a reflection of fluctuation between agreements ending and new agreements taken up with landlords.



Q4 (October 1 to December 31, 2019)

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An **In-Situ Rent Supplement Program** has been developed to engage new landlords and offer applicants on the Centralized Waiting List an opportunity to receive Rent-Geared-to-Income assistance where they currently live. This removes the need for moving related expenses and broadens the network of landlords in business with NRH.

In Q4, NRH initiated new agreements with **12 new landlords**.

4. Affordable Housing Program

NIAGARA RENOVATES PROGRAM:

The Niagara Renovates program provides assistance to low-to-moderate income homeowners for home repairs, accessibility modifications and the creation of secondary suites in single family homes.

Niagara Renovates inspections for 2019-2020 funding are now complete. Inspections include all areas inside and outside of the home to ensure compliance with program guidelines. Issues are identified and a detailed Inspection Report is provided to the homeowner.

NRH received \$600,000 through the Investment in Affordable Housing - Extension (IAH-E) program for homeowner and secondary suite repairs and \$311,015 for multi-unit repairs, totaling \$911,015 for the 2019/2020 period.

NRH received an additional \$376,370 through the Ontario Priorities Housing Initiative (OPHI) for homeowner and housing provider renovations and repairs for the 2019/2020 period.

55 homeowners have been approved for funding.

HOMEOWNERSHIP PROGRAM – “WELCOME HOME NIAGARA”:

The Homeownership program assists low-to-moderate income rental households to purchase their first home by providing a down payment loan.

NRH received \$180,000 through the Investment in Affordable Housing - Extension (IAH-E) program for the 2019/2020 period, with \$100,000 of that allocated to Habitat for Humanity Niagara.

In Q4, **seven homeowners** received assistance through Welcome Home Niagara. **One of these was an NRH tenant.**

	2018-Q4	2019-Q1	2019-Q2	2019-Q3	2019-Q4
# of homeowners assisted	19	0	4	6	7



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HOUSING FIRST PROGRAM:

The Housing First program helps people move quickly from homelessness to their own home by providing supports to help difficult to house individuals find and keep housing.

In Q4, **15 individuals/families** were housed through the Housing First program. Since 2012, Housing First has helped 438 individuals/families.

	2018- Q4	2019- Q1	2019- Q2	2019- Q3	2019- Q4
# of individuals/families housed	27	10	23	15	16
# of Housing First units (at quarter end)	184	189	198	197	202

17 of these Housing First units were created with NRH's new development at 527 Carlton Street in St. Catharines.

RENTAL HOUSING (NEW DEVELOPMENT):

NRH New Development

Carlton Street, St. Catharines COMPLETE	Amount	Units
Investment in Affordable Housing-Extension (IAH-E), Year 3	\$5,806,000	45
Investment in Affordable Housing-Extension (IAH-E), Year 4	\$2,888,000	23
Social Infrastructure Fund (SIF), Year 1	\$2,387,817	17
Roach Avenue, Welland COMPLETE		
Social Infrastructure Fund (SIF), Year 3	\$1,200,000	8
Hawkins Street/Dell Avenue, Niagara Falls		
Ontario Priorities Housing Initiative (OPHI)	\$3,000,000	20
Regional Development Charges / NRH Reserves	\$17,090,000	53
TOTAL	\$32,371,817	166

Roach Avenue

- Project substantial completion on October 28
- Facility has been turned over to operations November 1
- Tenants started moving in November 1

Hawkins Street/Dell Avenue

- Public Information Session was held November 12, 2019
- Second submission of Site Plan Drawings submitted to the City of Niagara Falls
- Site Plan Agreement scheduled for approval in January 2020
- Development meeting scheduled for January 7, 2020
- Class B Cost Report for development scheduled to commence mid-January



Q4 (October 1 to December 31, 2019)

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- Six of 12 housing units have been demolished, removal of debris in progress – scheduled to be complete at the end of January 2020
- Detail development of drawings are approximately 60% complete
- Construction of project is scheduled to begin in spring 2020

Additional New Development

Investment in Affordable Housing-Extension (IAH-E), Year 2 funding has been allocated to three non-profit organizations and will result in the creation of 40 units for seniors and mental health consumers in Niagara:

	Amount	Units
Gateway Residences of Niagara, Huron Street, Niagara Falls COMPLETE	\$720,000	9
Thorold Municipal Non-Profit, Ormond Street, Thorold COMPLETE	\$1,228,912	14
Stamford Kiwanis, Barker Street, Niagara Falls COMPLETE	\$1,089,088	17
TOTAL	\$3,038,000	40

Stamford Kiwanis

- Substantial completion November 22, 2019

5. Service Manager Responsibilities

APPEALS:

In Q4, **11 appeals** were heard (one less than in 2018-Q4).

- Seven related to ongoing RGI eligibility
 - Two Housing Provider appeals for failure to notify of changes (guests) – one UPHELD, one OVERTURNED
 - Four for failure to provide information – three UPHELD (one with conditions), one OVERTURNED
 - One overhoused household for refusing final offer – OVERTURNED
- Four for decisions made by Housing Access
 - One Urgent Status – OVERTURNED
 - One overhoused household (Market-RGI policy) – OVERTURNED
 - Two extra bedroom – UPHELD

	2018-Q4	2019-Q1	2019-Q2	2019-Q3	2019-Q4
# of appeals	12	10	12	10	11



Q4 (October 1 to December 31, 2019)

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6. Housing Access Centre & Centralized Waiting List

APPLICATION ACTIVITY:

# of Applications Received & Processed	741	# of Eligible Applications	707
# of Special Provincial Priority Status Applications	103	# of Ineligible Applications	34
# of Urgent Status Applications	130	# of Cancelled Applications	238
# of Homeless Status Applications	158	# of Applicants Housed	156

In Q4, **238 households were removed** from the Centralized Waiting List because they were no longer eligible, they found alternate housing or we were unable to make contact.

Q4 (October 1 to December 31, 2019)

CENTRALIZED WAITING LIST:

		2018- Q4	2019- Q1	2019- Q2	2019- Q3	2019- Q4
		# of households				
A	Rent-Geared-to-Income (RGI) waiting list:					
	Niagara resident RGI waiting list	4,616	4,715	4,926	5,012	5,154
	Applicants from outside of Niagara	761	793	849	897	977
	TOTAL RGI waiting list:	5,377	5,508	5,775	5,909	6,131
	Housing Allowance: a set allowance to help applicants on the waiting list with affordability in the private market until housed in an RGI unit	639	704	742	747	742
A1	RGI waiting list demographics:					
	Seniors	2,218	2,257	2,344	2,362	2,455
	Adults no dependents	1,761	1,805	1,881	1,922	1,979
	Adults with dependents	1,398	1,446	1,550	1,625	1,697
A2	RGI list further segmented (#'s included in A & A1):					
	SPP – Special Provincial Priority (Ministry Priority): helps victims of violence separate permanently from their abuser	131	128	148	165	148
	URG – Urgent (Local Priority): for applicants with mobility barriers and/or extreme hardship where their current accommodation puts them at extreme risk and/or causes hardship	116	117	109	130	142
	HML – Homeless (Local Priority): provides increased opportunity for placement to homeless households	954	971	1,012	1,007	1,075
	SUP – Supportive/Transitional: provides targeted, provisional services to assist individuals to transition beyond basic needs to more permanent housing	13	15	11	12	16
B	In addition, NRH manages:					
	Overhoused: households who are living in subsidized accommodation with more bedrooms than they are eligible for	168	180	176	181	174
	Transfer: households who are currently living in subsidized accommodation and have requested a transfer to another provider	535	564	573	603	613
	TOTAL RGI households on waiting list managed by NRH:	6,080	6,252	6,524	6,693	6,918
C	NRH maintains a waiting list for market rent units (62 Non-Profit Housing Programs):					
	Market: applicants who have applied for a market rent unit in the Non-Profit Housing Programs portfolio	647	667	723	752	784
	TOTAL households on waiting list managed by NRH:	6,727	6,919	7,274	7,445	7,702
	TOTAL individuals on waiting list managed by NRH:	11,488	11,884	12,577	13,059	13,587

Note: the above chart includes only those who apply to the Centralized Waiting List and does not capture the full number of those in need of affordable housing in Niagara.



Q4 (October 1 to December 31, 2019)

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ESTIMATED WAIT TIMES:

CITY	SENIORS Age 55 and older		SINGLES Age 16-54		HOUSEHOLDS WITH DEPENDENTS			
	Bachelor	1 Bed	Bachelor	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
	YEARS							
Fort Erie	-	10	3	10	2	2	5	-
Grimsby	-	5	-	-	-	-	-	-
Lincoln	-	4	-	9	10	9	-	-
Niagara Falls	5	6	-	17	8	3	11	15
Niagara-on-the-Lake	-	5.5	-	-	-	-	-	-
Pelham	-	10	-	-	-	-	-	-
Port Colborne	-	5	-	11	4	4	3	-
St. Catharines	-	6.5	9	13	3.5	4	10	11
Thorold	-	9	-	11	6	10	-	-
Welland	-	5.5	6	15	7	2.5	7	6
West Lincoln	-	4.5	-	-	7	5	-	-

no units of this size available in this community

January 2019

Please note:

- wait time information can fluctuate and is an approximation only
- wait times may not reflect the actual time one may wait for affordable housing



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A	AFFORDABLE HOUSING RENTS: Rents are established at 80% market of Canada Mortgage and Housing Corporation (CMHC) Average Market Rent, with no ongoing rental subsidy.
	APPEALS: Social Housing tenants/members can request reviews of decisions related to applicant eligibility, priority status, transfer requests, overhoused status, ongoing Rent-Geared-to-Income (RGI) eligibility and rent calculation issues. The NRH Appeal Committee makes decisions on appeals from applicants and tenants in Public Housing, Social Housing (where they have not established an Appeal Committee) and Rent Supplement units. All appeal decisions are final, per legislation.
	ARREARS: To assist with arrears collection, tenants/members are provided the option of entering into a repayment agreement but are still expected to pay full rent on time.
B	
C	CANADA-ONTARIO COMMUNITY HOUSING INITIATIVE (COCHI): A program that provides funding to protect affordability for households in social housing, support the repair and renewal of existing social housing supply and expand the supply of community housing over time.
	CAPITAL PROGRAM: Responsible for maintaining the Public Housing (NRH-owned) asset and planning for future sustainability, as well as issuing tenders for service contracts.
	CENTRALIZED WAITING LIST: Is comprised of almost 200 subsidiary lists of Public Housing, Social Housing and private units through the Rent Supplement program. It is maintained on a modified chronological basis (i.e. in order to ensure that applicants are treated fairly, units are offered based on the date of application). The needs of particularly at-risk populations are addressed through Priority Status groups that are offered units before other applicants on the Centralized Waiting List: <ul style="list-style-type: none"> • Special Provincial Priority (SPP) Status • Urgent Status • Homeless Status <p>The <i>Housing Services Act, 2011</i> (HSA) requires that the Centralized Waiting List is reviewed on a regular basis. Applicants are asked to confirm their continued interest and to update information annually (# of household members, total household income) so that NRH can verify ongoing eligibility for housing subsidy. If a household is no longer interested or is deemed ineligible the application is cancelled and removed from the list.</p> <p>The Centralized Waiting List includes various types of households (i.e. families, seniors and singles/adults without dependents) from both within and outside Niagara, the priority groups mentioned above, RGI and Market applicants and existing tenants who are overhoused (have more bedrooms than they need).</p>
	COMMUNITY HOUSING: Housing owned and operated by non-profit, co-operatives and municipal governments or district social services administration boards including subsidized or low-end-of market rents.

Quarterly Report Reference Sheet

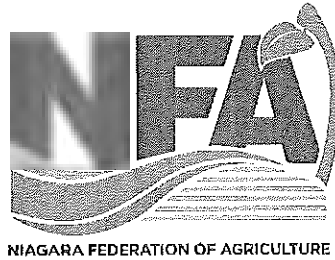
	COMMUNITY PROGRAMS: NRH's community partners offer events, presentations, activities and programs to help mitigate the effects of poverty by building community pride, offering life skills training and enhancing the lives of the tenants. While NRH does not deliver these services directly to tenants, NRH's Community Resource Unit facilitates partnerships by identifying evolving community and tenant needs, connecting with appropriate programs and supporting their ongoing success.
D	
E	END OF OPERATING AGREEMENTS (EOA): EOA refers to the expiry of federally signed operating agreements. NRH is working with these providers to find innovative solutions to maintain the existing number of social housing units in Niagara and protect existing tenants/members from losing subsidy.
	END OF MORTGAGE (EOM): Federal/provincial and provincial housing providers (non-profits and co-ops) legislated under the Housing Services Act (HSA) do not have operating agreements that expire when the mortgage matures. The relationship between service manager and housing provider continues with the housing provider still obliged to follow the HSA. The obligation of service manager to pay a mortgage subsidy ends.
	EVICTION PREVENTION/SUPPORT: Supports to help NRH tenants stay in their homes through identification of tenant needs and connection with supports and services (e.g. Mental health issues, cognitive decline, addiction, family breakdown etc.)
F	
G	
	HOMEOWNERSHIP PROGRAM – "WELCOME HOME NIAGARA": The Homeownership program assists low-to-moderate income rental households to purchase their first home by providing a down payment loan. The loan is forgivable after 20 years if the household remains in the home.
	HOUSING AND HOMELESSNESS ACTION PLAN (HHAP): Niagara's 10-year Community Action Plan to help everyone in Niagara have a home.
	HOUSING ACCESS CENTRE: Housing Access is the gateway to affordable housing in Niagara. All applications for housing are processed through the Housing Access Centre including initial and ongoing eligibility assessment as well as management of the Centralized Waiting List. Options include accommodation with Non-profit and Co-operative housing providers (Social Housing), NRH owned units (Public Housing and two mixed income communities), or for-profit/private landlord owned buildings (Rent Supplement/Housing Allowance).
	HOUSING ALLOWANCE PROGRAM: A variation of the Rent Supplement program that provides a set allowance of up to \$300 per month to private landlords to assist applicants who are on the Centralized Waiting List.
	HOUSING FIRST: Helps people move quickly from homelessness to their own home by providing supports to help difficult to house individuals find and keep housing. NRH partners with Niagara Region Community Services and community agencies to provide rent supplement to landlords while agency staff provide a range of personalized supports to encourage successful tenancies and, if the tenant chooses, address personal challenges.

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I	IN-SITU RENT SUPPLEMENT PROGRAM: A program developed to engage new landlords and offer applicants on the Centralized Waiting List an opportunity to receive Rent-Geared-to-Income assistance where they currently live. This removes the need for moving related expenses and broadens the network of landlords in business with NRH.
	INVESTMENT IN AFFORDABLE HOUSING PROGRAM – EXTENSION (IAH-E): Provincial and federally funded program designed to improve access to affordable housing that is safe and suitable, while assisting local economies through job creation generated by new development and home repairs/modifications, including: <ul style="list-style-type: none"> • Niagara Renovates • Homeownership (Welcome Home Niagara) • Rent Supplement/Housing Allowance • Rental Housing (New Development)
J	
K	
L	LOCAL HOUSING CORPORATION (LHC): Also called “Public Housing”, LHC refers to the communities that Niagara Regional Housing owns and manages.
M	
N	NIAGARA RENOVATES PROGRAM: Provides assistance to low-to-moderate income homeowners for home repairs, accessibility modifications and the creation of secondary suites in single family homes. Assistance is provided in the form of a forgivable loan, written off over a 10-year period, as long as the homeowner continues to live in the home.
	NON PROFIT HOUSING PROGRAMS (FORMERLY “SOCIAL HOUSING”): Includes Non-Profit and Cooperative Housing Providers, who own and manage their own housing communities and have their own independent Boards. NRH provides legislative oversight to ensure they are in compliance with the <i>Housing Services Act (HSA)</i> . Generally, 25% of these units are designated as market rent units. The remaining 75% of units are offered to households on the Centralized Waiting List that pay RGI.
O	ONTARIO PRIORITIES HOUSING INITIATIVE (OPHI): A program to address local housing priorities, including affordability, repair and new construction.
	OPERATIONAL REVIEWS: In order to ensure that Non-Profit Housing Programs comply with legislation and local policies, NRH investigates their overall health by analyzing many factors including finances, vacancy losses, governance issues, condition of buildings etc. NRH then works with them to bring them into compliance and provide recommendations on best business practices.
P	PORTABLE HOUSING ALLOWANCE: Direct financial assistance given to the household (tenant) on the Centralized Waiting List; not tied to a housing unit.
	PRIORITY STATUS GROUPS: Priority Status groups are offered units before other applicants on the Centralized Waiting List: <ul style="list-style-type: none"> • Special Provincial Priority (SPP) Status is the only legislated priority and is intended to help victims of violence separate permanently from their abuser • Urgent Status is intended for applicants with (1) Mobility Barriers (i.e. physical limitations that require barrier-free units) and/or (2) Extreme Hardship (i.e.

Quarterly Report Reference Sheet

	<p>where the applicants' current accommodations puts them at extreme risk and/or causes hardship and relocation would reduce the risks and/or alleviate the hardship</p> <ul style="list-style-type: none"> • Homeless Status provides an increased opportunity for placement to households that are homeless (1 in every 10 households offered housing)
	<p>PUBLIC HOUSING (ALSO CALLED "LOCAL HOUSING CORPORATION"): NRH owns and manages 2,660 units of Public Housing stock in 9 of the 12 Niagara municipalities. Tenants pay 30% of their income for rent. <i>*Note: NRH owns and manages an additional 91 units that have affordable (80% market) and market rents.</i></p>
Q	
R	<p>RENT SUPPLEMENT PROGRAM: Tenants pay 30% of their gross monthly income directly to the private landlord and NRH subsidizes the difference up to the agreed market rent for the unit. <i>*See also Housing Allowance Program and Housing First Project.</i></p>
S	<p>SERVICE LEVEL STANDARDS (SLS): Establishes minimum number of RGI and special needs units to be maintained by each service manager</p> <p>SERVICE MANAGER: As administrator for affordable housing on behalf of Niagara Region, NRH's main responsibilities include: administering Rent Supplement Programs, oversight of Non-Profit and Cooperative Housing Providers, determining RGI eligibility, maintaining Centralized Waiting List, establishing Local Policies etc.</p> <p>SOCIAL HOUSING (FORMERLY "AFFORDABLE HOUSING"): All NRH programs and services, including Public Housing (NRH-owned), Non-Profit Housing Programs, the Rent Supplement Program and the Affordable Housing Program</p>
T	
U	
V	
W	<p>WELCOME HOME NIAGARA: Assists low-to-moderate income rental households to purchase their first home by providing a down payment loan. The loan is forgivable after 20 years if the household remains in the home.</p>
X	
Y	
Z	



February 14, 2020

City of Welland
Delivered via email

Re: Bill 156, Security from Trespass and Protecting Food Safety Act

The Niagara Federation of Agriculture is an agricultural organization with over 1400 farm family members. Niagara offers the most diversified area of food production in all of Canada and agriculture has proven to be the economic mainstay in Niagara. The mandate of the Federation is to promote and protect agriculture in the Niagara Peninsula through lobby and communication efforts. The Niagara Federation of Agriculture is affiliated with the Ontario Federation of Agriculture who represents over 38,000 farm family members.

The Niagara Federation of Agriculture would like to ask for your support in the passing of Bill 156, *Security from Trespass and Protecting Food Safety Act*. Our farms are places of business, growing and producing food, raising animals and making a living. It is also our home and the same place we raise our families and play with our children. Existing laws were not doing enough to protect our farms and families and our homes from the risk of invasion.

Ontario farms have increasingly come under threat of unwanted trespassers and activists who are illegally entering property, barns and building, seizing private property and threatening the health and safety of the farm, employees, livestock and crops. It has resulted in farmers, their families and employees becoming increasingly frightened and frustrated. These activities are causing serious threats to the mental health and wellbeing of Ontario farmers. In most cases, farmers and their families live on their farms, making this ongoing threat even greater, exposing families to perpetrators. It's a concern for their safety and the safety of their families and employees. There is also a biosecurity threat. Breaches in biosecurity puts the health and welfare of our animals and our food supply at risk. Unwanted visitors and guests have the potential to bring in diseases that could infect or kill an entire barn full of animals or contaminates water and food supply inside a food processing facility. This legislation helps Ontario's agri-food sector protect against those risks.

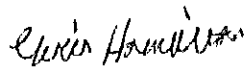
The Niagara Federation of Agriculture supports the Provincial Animal Welfare Services (*PAWS*) Act which implements a provincially-funded animal welfare enforcement model, designed to protect animals from abuse and neglect, and creates uniformity across the province. The legislation introduces a new enforcement system for Ontario, headed by the Chief Animal

Welfare Inspector, and includes trained animal welfare inspectors employed by the province. As a publicly funded animal welfare enforcement model, this revamped system provides for increased accountability, transparency and oversight by the government. This is the enforcement model that has been developed to protect all animals.

The *Security from Trespass and Protecting Food Safety Act* is good news for Ontario's agri-food industry. It provides a balance approach to protecting farms while recognizing a citizen's right to protect. This new legislation will ensure farm businesses have a legal standing to protect their farms, family and employees, livestock, crops and ultimately the entire food supply.

Thank you once again for your continued support of the agriculture industry. If you require any further information, please contact Nadine Gill-Aarts our Member Service Representative at 289-687-7477 or nadine.gill@ofa.on.ca

Sincerely,



Chris Hamilton
President
Niagara Federation of Agriculture

**Administration**

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-685-4225 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

February 21, 2020

CL 3-2020, February 20, 2020
 PEDC 2-2020, February 12, 2020
 PDS 3-2020, February 12, 2020

**LOCAL AREA MUNICIPALITIES
 NIAGARA PENINSULA CONSERVATION AUTHORITY**

SENT ELECTRONICALLY

**RE: Ecological Land Classification Mapping Update
 PDS 3-2020**

Regional Council, at its meeting of February 20, 2020, approved the following recommendation of its Planning and Economic Development Committee:

That Report PDS 3-2020, dated February 12, 2020, respecting Ecological Land Classification Mapping Update, **BE RECEIVED** and **BE CIRCULATED** to the Area Municipalities and the Niagara Peninsula Conservation Authority (NPCA).

A copy of Report PDS 3-2020 is enclosed for your information.

Yours truly,

A handwritten signature in cursive script, appearing to read "Ann-Marie".

Ann-Marie Norio
 Regional Clerk
 :me

CLK-C 2020-120

Subject: Ecological Land Classification Mapping Update

Report to: Planning and Economic Development Committee

Report date: Wednesday, February 12, 2020

Recommendations

1. That Report PDS 3-2020 **BE RECEIVED** for information; and,
2. That Report PDS 3-2020 **BE CIRCULATED** to the Area Municipalities and the Niagara Peninsula Conservation Authority (NPCA).

Key Facts

- The purpose of this report is to provide additional details on a project to update the Region-wide Environmental Land Classification (ELC) mapping - which is being undertaken in support of the Natural Environment Work Program for the new Niagara Official Plan.
- PDS 32-2019 (November 6, 2019) recommended that a new ELC mapping dataset was the preferred option as it would have a range of benefits associated with natural environment planning.
- A work plan, in consultation with NPCA staff, has been prepared. A procurement process for consulting support is underway. It is expected that a consultant will be retained by March 1, 2020.
- After a successful grant application, the project was approved for partial funding by the Greenbelt Foundation.

Financial Considerations

The ongoing costs associated with the Natural Environment Work Program, including the Environmental Land Classification (ELC) mapping, will be accommodated within the Council approved Regional Official Plan project budget.

Analysis

Ecological Land Classification (ELC) Methodology

The ELC program was established as a comprehensive and consistent province-wide approach for ecosystem description, inventory, and interpretation. The industry-accepted ELC methodology is documented in the guide entitled "*Ecological Land*

Classification for Southern Ontario". ELC is a hierarchical and nested methodology that can be applied from scales ranging from province-wide to site-specific. The appropriate scale for Region-wide mapping and informing a Regional Official Plan is 'community series'. ELC mapping is required to be completed by a certified ecologist or other practitioner.

Background

Starting in 2006, the NPCA, in coordination with the Region, local naturalist clubs, and area municipalities, initiated the "Natural Areas Inventory" (NAI) project. A major element of the project was the completion of comprehensive ELC 'community-series' level mapping of natural areas, which represented the first dataset of its kind for the entirety of the Region.

The NAI ELC mapping was completed using 2006 aerial imagery. Field crew's ground-truthed some natural areas where access was permitted by landowners. The ELC dataset was continuously refined through a QA/QC process by staff at the NPCA until 2012, when it was subsequently used as a data input for a follow-up natural heritage project.

The NAI ELC dataset remains the most comprehensive data of its type for the extent of the Region, however, the information has decreased value and accuracy owing to the fact that it is approximately ten years old and does not consider landscape changes from recent developments and continued vegetation growth. An update is required to ensure that natural environment mapping to be included as part of the new Niagara Official Plan is accurate and reliable.

Dataset Update

The exiting ELC dataset will be updated using new 2018 aerial imagery and large-scale mapping specifications as prescribed by the Region. Vegetated areas will be identified and interpreted using a standard methodology, resulting in a polygon-based vegetated area inventory. ELC coding is then applied to each polygon in the GIS environment. Provincially identified wetland boundaries will be incorporated directly into the dataset to avoid duplications. The dataset will consider vegetated areas in both rural and urban area. A QA/QC program for the dataset has been included in the work plan.

Field Verification Component

The ELC methodology permits mapping to be completed at the 'community-series' level to be completed as a desktop exercise only. However it is the intention of this project to go beyond this minimum requirement and to include a field verification component.

The goal of the field verification exercise is to ensure a higher degree of confidence in the data and will include representative sites across all 12 area municipalities. The field verification exercise will involve publically owned lands and areas viewable from public roads or other public locations.

Regional and local planning staff will be invited to attend the field verification sessions. The purpose of this is to foster an education of the ELC methodology and to ensure a higher-level of confidence in the project. Local planning staff will be asked for input on the sites to be visited in their municipality to ensure local knowledge is being maximized. A report will be prepared documenting the field verification exercise.

Project Funding

In late 2019, planning staff submitted the ELC project to the Greenbelt Foundation for consideration under the Resilient Greenbelt funding stream. The application was made in partnership with the NPCA and was successful in attaining a \$25,000 grant contribution to supplement the total cost of this project.

The balance of the project is being completed under the Council approved budget and work plan for the new Niagara Official Plan.

Alternatives Reviewed

Council could choose not to receive or circulate this report. This is not recommended.

Relationship to Council Strategic Priorities

This report is being brought forward as part of the ongoing reporting on the new Niagara Official Plan. The Natural Environment Work Program aligns with Objective 3.2 Environmental Sustainability and Stewardship:

“A holistic and flexible approach to environmental stewardship and consideration of the natural environment, such as in infrastructure, planning and development, aligned with a renewed Official Plan.”

Other Pertinent Reports

- PDS 40-2016 – Regional Official Plan Update
- PDS 41-2017 – New Official Plan Structure and Framework
- PDS 3-2018 – New Official Plan Update
- PDS 6-2018 – Natural Environment Project Initiation Report
- PDS 18-2018 – Natural Environment – Project Framework
- PDS 9-2019 – New Official Plan Consultation Timeline Framework

-
- PDS 10-2019 – Update on Natural Environment Work Program – New Regional Official Plan
 - CWCD 122-2019 – Agricultural and Environmental Groups – Draft Stakeholder Lists
 - CWCD 150-2019 – Update on Official Plan Consultations – Spring 2019
 - CWCD 179-2019 – Notice of Public Information Centres – Natural Environment Work Program, New Regional Official Plan
 - CWCD 271-2019 – Update on Consultation for New Official Plan
 - PDS 32-2019 – Natural Environment Work Program – Phases 2 & 3: Mapping and Watershed Planning Discussion Papers and Comprehensive Background Study
 - PDS 1-2020 – New Niagara Official Plan – Public Consultation Summary

Prepared by:

Sean Norman, PMP, MCIP, RPP
Senior Planner
Planning and Development Services

Recommended by:

Rino Mostacci, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting, Chief Administrative Officer

This report was prepared in consultation with Karen Costantini, Planning Analyst – Regional Official Plan, and reviewed by Erik Acs, MCIP, RPP, Manager, Community Planning, and Doug Giles, Director, Community and Long Range Planning.



February 7th, 2020

Dear City of Welland,

It has been 9 months since Pathstone's Hear & Now Walk-In Clinic in Welland opened its doors to young clients in need of mental health support.

Since that time we have observed a few things that I wanted to share with you, along with the impact the clinic has had thus far and our strategy through 2020.

With a single day of service each **Monday at the John Howard Building** we see on average 2-3 clients each time we are open.

Going forward in 2020, we have a few efforts as we continue to promote the locations and breadth of our Walk-In Clinics.

Our Outreach in 2020/ 2021

Schools

Our Wellness Wall project is currently in every NCDSB school + the Fleming Centre with expansion plans to every DSBN school by September 2020. Walk- In Clinic messaging and information, based on the schools location will be included in the next installment of Wellness Walls.

We will also repeat our Rack Card delivery into the backpacks of every student (52,000) across Niagara in September 2020.

Digital Media

Pathstone Foundation will continue a paid and earned media strategy on digital platforms including Instagram, Facebook and Twitter

Radio

We have a grant request submission, asking for \$15K for marketing and communication needs in order to increase capacity of the Walk-In Clinics which includes a Radio Buy at a buy one, get one non-profit rate.

Print

This form of media is important in order to reach an older demographic who are parents and grandparents. Stories with our media partners as well as ads will be taken out in print media which will also be copied onto their online platforms.

Community Partners

Walk- In Clinic rack cards can be found at our Community Partners buildings, family health teams, and doctors' offices.

Letter Carrier Route

In some communities, we will look at this approach as a way to have our Walk- In Clinic rack card material delivered directly to homes.

Community Campaigns

Fill the Pig, Feel Better in partnership with Meridian Credit Union will support Walk-In Clinics and our Crisis Hotline, which operates 24/7

Looking at the numbers

Welland, is one of our busiest one-day per week Walk-In clinics. For sake of comparison, I have included ALL Walk-In Clinic totals.

*Despite the thought that December may be one of the most depressing months in the year, the early on-set of spring actually is.

December:

Welland- 8
 Beamsville -5
 Grimsby -5
 NOTL -1
 FE -3
 PC - 2
 NF -6
 St. Catharines (5 days per week) – 70

November:

Welland – 8
 Beamsville – 8
 Grimsby – 6
 NOTL -0
 Fort Erie – 6
 Port Colborne – 4
 NF – 6
 St. Catharines (5 days per week) - 106

October:

Welland - 6
 Beamsville -7
 Grimsby -7
 NOTL -1
 FE -3
 PC -6
 NF - 11
 St. Catharines (5 days per week) – 105

September:

Welland – 3
 Beamsville – 7
 Grimsby – 5
 NOTL -1
 FE – 7
 PC – 9
 NF -8
 St. Catharines (5 days per week) – 76

August:

Welland -2 / One Monday was a stat Holiday
 Beamsville – 3 (opened mid-month)
 FE- 10
 PC- 6
 NF-5
 St. Catharines (5 days per week) – 83

July:

Welland – 3 / One Monday was a stat Holiday
 FE- 5
 PC– 5
 NF- 1
 St. Catharines (5 days per week) – 36

Please feel free to connect with me directly if you have any follow up questions or comments.
 We hope council sees the impact it has made and can continue to make in the city of Welland.

Sincerely,



Director of Philanthropy & PR / Pathstone Mental Health / Pathstone Foundation
 e. KRossi@Pathstone.ca o. 906-688-6850 x 167