



COUNCIL INFORMATION PACKAGE

Friday, September 20, 2024

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MEMORANDUM

TO: Mayor and Council

FROM: Stephanie Nagel, General Manager Corporate & Enterprise Services & Chief Financial Officer

DATE: September 20, 2024

SUBJECT: Council & Staff Departmental Priorities Review – Budget 2025

I am writing to remind the Mayor and Councillors of the upcoming scheduled Council and Staff Departmental Review of priorities to be held on **Thursday, September 26, 2024 as a drop-in session from 3-6pm**. This meeting was discussed with Council on August 13, 2024, when staff shared as information the 2025 Budget Process and Timetable for Council and the public.

Earlier this year, on June 11, 2024, Finance hosted a Council-Staff workshop which included an interactive discussion and activity to debrief on the 2024 budget process and look for improvements and efficiencies in the process for 2025 and future years. One of the themes that came from Councillors in attendance, was for some additional information to be provided prior to the formal budget process and where Council comments could be shared with staff and the Mayor to help inform the draft budget that will come in November 2024.

Staff listened and have moved the User Fee Report and approval to October 2024 and, as discussed on August 13, 2024, we have set time aside for an early discussion with Council members in a setting where they can meet with department staff and to ask questions and provide comments. We have also expanded the proposed meeting time, to extend to 6pm to accommodate Council members, as per the feedback received.

I encourage your participation so that staff can receive your insights into the various programs and corporate responsibilities. The departments will be prepared to discuss service levels, current challenges and opportunities, a few key projects/initiatives and contemplate their future direction and focus for 2025 and beyond.

Your insights into the direction and priorities discussed will assist in the budget background and materials that are provided for budget consideration. By attending you will be able to:

- Understand current service levels and both challenges and opportunities as presented by staff.
- Provide input into the department plans and projects by providing your feedback on key projects and initiatives.
- Participate in shaping department direction for both 2025 and beyond. Long-term planning is important for delivering services to residents while balancing the costs.

The budget process is a difficult and time-consuming activity that sets the focus for the upcoming year and for the future. It is important to balance the needs of the community and residents with the cost to tax and rate payers and the overall financial sustainability of the City. Input from Council and the public is needed to shape the direction of the future and to meet the goals of the Strategic Plan.

I look forward to this upcoming session and I hope to see you all there, gaining insight and providing feedback on this important topic and process.

Sincerely,

Stephanie Nagel, BBA, CGA/CPA, MPA
GM, Corporate & Enterprise Services & CFO

**PENDING MOTION REFERRAL/DEFERRAL SUMMARY
AS OF SEPTEMBER 17, 2024**

CLERKS REF. NO.	DIVISION RESPONSIBLE FOR ITEM	DATE APPROVED BY COUNCIL	SUBJECT/ACTION	STATUS OF THE ITEM	COMMENTS/ COMPLETION INFORMATION
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.	Status: In progress To Complete: 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.	Status: In progress To Complete: 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.	Status: In progress To Complete: 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.	Status: In progress To Complete: 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.	Status: In progress To Complete: To be brought to the Green Advisory Committee for consideration in 2024.	
19-75	Clerks Division	May 21, 2019	Report on suitable replacements for paper by becoming paper free by the end of the year 2019. Motion at BRC in Sept./Oct. for paper copies.	Status: Complete To Complete:	Memo included in Council Information Package on September 13, 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).	Status: In progress To Complete: CAOs office is awaiting a response from the community groups.	
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.	Status: In progress To Complete: To be included in the upcoming Downtown Revitalization Strategy 2024 work.	

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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.	Status: In progress To Complete:	
17-19	Planning & Development Services	September 17, 2019	Staff to consult with public, agencies and other stakeholders regarding tree preservation.	Status: Staff in process of drafting the guidelines. To Complete:	
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.	Status: In progress To Complete: 3 rd Quarter in 2024	
08-48	Planning & Development Services	February 18, 2020	Refers back to staff a report regarding an Occupancy Standards By-law.	Status: In progress To Complete: 2 nd 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.	Status: In progress To Complete: Ontario Land Tribunal matter at this time.	

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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.	Status: In progress To Complete:	
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.	Status: In progress To Complete: 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.	Status: In progress To Complete: Approval for Park Development and will be amended to Open Space in the updated to the City's Official Plan.	

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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.	Status: In progress To Complete: 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.	Status: In progress To Complete: 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".	Status: In progress To Complete: 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.	Status: In progress To Complete:	

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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.	Status: In progress To Complete: 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.	Status: In process. To Complete: 4 th quarter of 2024.	
23-49	Community Services	February 27, 2023	Refers Report CS-2023-04: Respectful Public Behaviour Policy back to staff.	Status: Complete To Complete:	Memo included in Council Information Package on August 30, 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.	Status: In process To Complete: 2 nd 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.	Status: In process To Complete: 2 nd 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.	Status: In Progress To Complete: 3 rd Quarter 2024.	

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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.	Status: In progress To Complete:	
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.	Status: In progress To Complete: 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.	Status: In progress To Complete: 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.	Status: To Complete:	
02-160	Clerks Division	September 19, 2023	Refers back to staff Report CLK-2023-19: Amendment to Hybrid Model – Meeting of Council.	Status: In progress. To Complete:	

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23-122	Clerks Division	September 19, 2023	Refers back to staff Notice of Motion regarding the Truth and Reconciliation Commission Report recommendation #57.	Status: City Clerk is exploring training opportunities. To Complete:	
21-121	Engineering Division/Planning Division	November 21, 2023	Report to increase the funding for SWAP Program to soften costs to the homeowner.	Status: To Complete:	
23-28	Community Services	December 19, 2023	Presentation re: Crimestoppers Program and refers matter to staff for report.	Status: To Complete:	
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.	Status: To Complete:	
23-22	Community 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.	Status: To Complete:	
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.	Status: To Complete:	
23-29	Clerk's Division	April 9, 2024	Staff to prepare a report for Council to consider a "Councillor Information Report".	Status: To Complete:	

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24-14	Clerk's Division	April 9, 2024	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. September 3 rd – Report CLK-2024-11 – referred back to staff with direction to conduct public engagement regarding reducing the number of councillors with residents.	Status: In progress To Complete:	
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.	Status: To Complete:	
24-22	Planning & Development Services Traffic and By-laws Division	April 23, 2024	Refers back to staff notice of motion regarding lowering 50km per hour speed limits to 40km per hour speed limits to reduce accident impacts.	Status: To Complete:	
21-121	Infrastructure Services	May 7, 2024	Refers back to staff Report ENG-2024-13: Increasing Sewage Water Alleviation Program (SWAP) Grant Allocations.	Status: To Complete:	
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.	Status: To Complete:	
02-160	Clerk's Division	May 28, 2024	Staff to find a suitable provider to begin streaming Welland City Council Meetings on Facebook.	Status: To Complete:	

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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>	
21-30	Community Services	July 30, 2024	Refers back to staff the Notice of Motion regarding a new grant program to capture municipal funding provided to organizations for services that fall within the responsibility of regional government (Niagara Region), specifically but not limited to shelters, meal programs and emergency food resources, and mental health.	<u>Status:</u> Complete <u>To Complete</u>	Community Grants
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>	

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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>	
				-	



SMITHS FALLS

RISE AT THE FALLS

September 13, 2024

Association of Municipalities of Ontario

VIA EMAIL ONLY: communicate@amo.on.ca

To Whom it May Concern:

Please be advised that the Council of the Corporation of the Town of Smiths Falls passed the following resolution at their September 3rd, 2024 Council meeting:

WHEREAS the state of health care in Ontario is in crisis, with 2.3 million Ontarians lacking access to a family doctor, emergency room closures across the province, patients being derostered and 40% of family doctors considering retirement over the next five years; and WHEREAS it has becoming increasingly challenging to attract and retain an adequate healthcare workforce throughout the health sector across Ontario; and

WHEREAS the Northern Ontario School of Medicine University says communities in northern Ontario are short more than 350 physicians, including more than 200 family doctors; and half of the physicians working in northern Ontario expected to retire in the next five years; and

WHEREAS Ontario municipal governments play an integral role in the health care system through responsibilities in public health, long-term care, and paramedicine.

WHEREAS the percentage of family physicians practicing comprehensive family medicine has declined from 77 in 2008 to 65 percent in 2022; and

WHEREAS per capita health-care spending in Ontario is the lowest of all provinces in Canada, and

WHEREAS a robust workforce developed through a provincial, sector-wide health human resources strategy would significantly improve access to health services across the Province;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Town of Town of Smiths Falls urge the Province of Ontario to recognize the physician shortage in Bradford West Gwillimbury and Ontario, to fund health care appropriately and ensure every Ontarian has access to physician care; and

BE IT FURTHER RESOLVED that a copy of this resolution be circulated to the Premier of Ontario, Hon. Doug Ford; our local Member of Provincial Parliament, Hon. Caroline Mulroney, the Minister of Health, Hon. Sylvia Jones; and all Ontario municipalities.

Please do not hesitate to contact me with any questions and/or concerns.

Yours truly,

Kerry Costello
Town Clerk



PORT COLBORNE

Legislative Services

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 · www.portcolborne.ca

T 905.228.8031 F 905.834.5746

E carol.schofield@portcolborne.ca

September 11, 2024

Sent Via Email: Ann-Marie.Norio@niagararegion.ca

Ann-Marie Norio
Regional Clerk
Office of the Regional Clerk
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Dear Ms. Norio:

Re: City of Port Colborne Resolution regarding: Request for Extensions to Niagara Region Incentive Programs

Please be advised that, at its meeting of September 10, 2024 the Council of The Corporation of the City of Port Colborne supported the resolution from the City of St. Catharines as follows:

That the Council of The Corporation for the City of Port Colborne supports the resolution of the City of St. Catharines requesting the Niagara Region to extend the expiration deadlines for Niagara Region's Incentive Programs for a period of three years to October 1st, 2027; and further

That Council requests that Niagara Region extend the expiration deadline for Niagara Region's Smart Growth Regional Development Charges Reduction Program and the Smarter Niagara Incentive Program Property Rehabilitation and Revitalization Tax Increment Grant for a period of three years to October 1st, 2027, for projects approved by Council under the City's Community Improvement Plans on or before September 30th, 2024.

Sincerely,

Carol Schofield
Acting City Clerk

ec: Local Area Municipalities

Economic Development Brief

September 13, 2024

Statistics and Trends

Labour force conditions

Labour force conditions in Niagara (unadjusted) continued to improve for the third consecutive month in August 2024, despite weakening trends in Ontario and Canada. Niagara outpaced Ontario in improvement across most indicators, except for population growth, where they were tied. Ontario also has historically higher participation rate although Niagara improved at higher rate.

Month-over-month data from July to August 2024 show the following:

- Population: Niagara increased by 0.3% (1,200 people) while Ontario also increased by 0.3%.
- Labour force: Niagara increased by 0.8% (2,000 people) while Ontario increased by 0.4%.
- Employment: Niagara increased by 1.0% (2,200 people) while Ontario decreased by 0.03%.
- Unemployment rate: Niagara decreased by 0.1% to 7.5% while Ontario increased by 0.5% to 7.6%.
- Participation rate: Niagara increased by 0.4% to 6.1% while Ontario increased by 0.1% to 66.2%.

Niagara continues to show positive momentum across labor force indicators, despite a decrease in employment at the provincial and national levels. It remains to be seen if these broader trends will affect Niagara. However, given the reduction in the policy interest rate to 4.25% and the high level of industrial investment and job creation in the region, further improvements are expected.

Bank of Canada's lowers key interest rate

The Bank of Canada has lowered its key interest rate to 4.25% in its third consecutive cut since June, in response to easing inflation. Although the move was expected, some economists believe more significant cuts are needed to stimulate the economy. Governor Tiff Macklem indicated that while the current cut was deemed appropriate, the bank is prepared to take more substantial action if necessary. Despite these cuts, concerns persist about rising unemployment and the slow pace of economic recovery, with some experts suggesting further rate reductions are required to make a noticeable impact.

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

Economic Development Updates

Niagara Economic Development hosted the Consular Corps Association of Toronto

Niagara Economic Development hosted the Consular Corps Association of Toronto on Saturday, August 24th, with 18 countries represented by their Consul Generals, Deputy Consul Generals, and Honorary Consul Generals. The program began with a visit to Big Head Winery, winner of the 2024 Lieutenant Governor's Award for Excellence in Ontario Wines, followed by lunch at Trius Winery. The delegation then attended the World Rowing Championships in St. Catharines, where they witnessed some of their countries win medals. A guided tour of the Niagara Power Station, led by David Adames, CEO of the Niagara Parks Commission, was a highlight of the afternoon. The day concluded with dinner at the World Rowing Championships gala, the Nations Dinner.

Food Plus More joins Welland Enterprise Industrial Park

Food Plus More has opened a 27,000 SF Halal meat processing plant on Enterprise Road in Welland's Enterprise Industrial Park. With roots in Edmonton where the Tawachi family originally opened a donair restaurant, the facility specializes in producing Halal donair meat, using a secret blend of 28 spices, and imports about 60,000 pounds of beef monthly from Australia. The Welland plant, equipped with advanced technology, aims to expand its customer base by exporting to the U.S. and potentially beyond. The company emphasizes the growing demand for Halal meat due to its clean and humane processing standards.

City of Welland offers updated Community Grant Program

The City of Welland's updated Community Grant Program offers financial assistance to individuals and groups that provide services and programs enhancing the lives of Welland residents. The program supports a wide range of initiatives, including cultural, recreational, educational, and social services, with the goal of fostering community well-being and civic engagement. An information session will be held on September 18 to guide potential applicants, and the application period runs from September 13 to October 15. [CLICK HERE](#).

Ontario Investing \$10 Million to train workers in shipbuilding and repair

The Ontario government is investing \$10 million through the Skills Development Fund to train and upskill workers in the shipbuilding and repair sector, partnering with Ontario Shipyards Inc. This initiative is part of a broader \$1.4 billion SDF investment aimed at connecting job seekers with employers and growing Ontario's workforce. The training programs will focus on trades such as millwright, welding, electrical, and painting, with courses offered in St. Catharines, Hamilton, and Thunder Bay. This investment aligns with Ontario's strategy to strengthen its leadership in marine transportation and ensure a skilled workforce for the future.

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

Destiny Copper awarded over \$900,000 grant

Destiny Copper, located in the Thorold Multimodal Hub, has been awarded over \$900,000 in grant funding from NGen Canada supported by the Canadian Space Agency. The company will partner with the Canadian Space Mining Corporation to develop Sustainable Copper Oxide for Lunar Applications.

SmartCentres Welland adding six tenants to Woodlawn Road site

Ongoing construction at SmartCentre Welland will add 15,000 SF of commercial space by spring 2025, including six new units and additional parking. Committed tenants include Pet Valu and Taco Bell, with discussions underway to fill the remaining spaces. SmartCentres is optimistic about further commercial interest in the Welland market, and the expansion reflects confidence in the area's growth potential.

Coworking space comes to St. Catharines as demand for hybrid work rises

A new coworking space under the HQ brand will open in downtown St. Catharines in December, offering 9,000 SF of fully furnished workspaces, meeting rooms, and private offices at 39 Queen St. This expansion by International Workplace Group addresses the growing demand for hybrid work environments in the region. The new space will provide flexible options for workers, allowing them to reduce their commute by working closer to home instead of traveling to central offices in Hamilton or Toronto.

GM machinery await installation for switch to EV unit production in St. Catharines

General Motors announced over 1,000 layoffs globally, including a small number in its Canadian technical centres, causing concern among St. Catharines workers about potential ripple effects. The plant is facing layoffs due to retooling for electric vehicle production. The St. Catharines factory, which will shift from V-6 to Ultium electric drive units, has significant machinery awaiting installation in crates onsite, with no clear timeline for the transition. Local workers are preparing for additional layoffs by the end of summer, while the union continues to seek new work to sustain the plant's operations.

Mega Worlds in St. Catharines a spectacular success

St. Catharines hosted the 2024 World Rowing Senior, Under 23, and Under 19 Championships, otherwise known as the Mega Worlds, from August 18-25, attracting over 1,183 athletes from 60 countries to the Royal Canadian Henley Rowing Course. The event, marked by record-breaking performances and weather-related challenges, highlighted the city's strong rowing tradition and hospitality. Mayor Mat Siscoe and Chair Bill Schenck praised the event's success, acknowledging the contributions of volunteers and supporters in making the Mega Worlds a memorable international sporting celebration.

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

St. Catharines among Canada's "best affordable" places to live

Maclean's Magazine has named St. Catharines as one of Canada's best affordable places to live, highlighting its attractive housing market where the benchmark price is \$598,000, below the national average of \$700,000. The magazine praises the city for offering good-sized, high-value homes and a vibrant local scene with economic growth, innovative businesses, and cultural attractions. St. Catharines is noted for its beauty and quality of life, with abundant green spaces and convenient access to Toronto via daily Go Transit service.

Niagara Economic Development received bronze award by the International Economic Development Council

Niagara Economic Development has been awarded a bronze award by the International Economic Development Council. This recognition is for the Global Startups Bootcamp, a dynamic initiative developed in partnership with Hamilton Economic Development, aimed at attracting international startups to Hamilton and Niagara. By fostering regional collaboration and showcasing our innovation ecosystem, we've successfully positioned our communities as top destinations for global entrepreneurs.

New attraction to simulate flying over Niagara Falls

A new flying theatre attraction will replace Niagara's Fury at Niagara Falls' tourist district, with the transformation set to be completed by summer 2025. The new attraction will simulate a flight over Niagara Falls and the Niagara River corridor, using the same space and infrastructure as the former 4D motion theatre. The update aims to offer a refreshed experience with new drone photography, immersive pre-shows, and engaging storytelling, and will be developed by the Taiwanese company Brogent.

Over \$1.3 million in federal funds announced for 11 tourism projects in Niagara

The Government of Canada's Tourism Growth Program is investing over \$1.3 million into 10 tourism projects in Niagara, including funding for Indigenous tourism initiatives. Recipients include the Niagara-on-the-Lake Museum (\$100,000), Foster Festival (\$40,000), Heartland Forest (\$100,000), Niagara Parks Foundation (\$100,000), Landscape of Nations 360 (\$180,000), 13th Street Winery (\$120,000), Niagara South Coast Tourism (\$78,000), Urban Tractor Farm Winery (\$120,000), Town of Lincoln's Sho'arishon Indigenous Cultural Park (\$250,000), and the City of St. Catharines to develop and implement a strategic plan with the Town of Lincoln for the newly created Destination Marketing Organization (\$30,000). These investments aim to strengthen Niagara's attractions and support local businesses and cultural organizations, enhancing the region's appeal to the over 14 million annual visitors.

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

Niagara College's brand gets a refresh

Niagara College has unveiled a refreshed brand "NC Life" to mark the start of the Fall 2024 Term, reflecting the institution's growth, innovative spirit, and vibrant campus life. The new brand, developed through consultations with students and employees, emphasizes the energy and dedication of the NC community and incorporates design changes such as a refined logo and fresh colors to highlight diversity and sustainability. The updated branding is showcased on the Niagara College website and aims to enhance the student experience and reinforce the College's commitment to academic excellence and community support.

Niagara Angel Network partners with Venture Niagara

The Niagara Angel Network (NAN) has announced a partnership with Venture Niagara Community Futures Development Corporation, which will provide management services to enhance NAN's support for entrepreneurs and investors in Niagara. Venture Niagara will use its expertise in community development and business financing to improve NAN's operational efficiency and strategic direction, aiming to foster a more robust ecosystem for startups and investors. This collaboration will expand NAN's outreach and investment opportunities, benefiting early-stage companies and driving economic growth in the area.

Niagara to host Ontario ParaSport Games

Sport Niagara announced Niagara will welcome athletes, managers, coaches, officials, and volunteers from across Ontario for the 44th Ontario Parasport Games in May 2025. The Ontario Parasport Games were first delivered in 1975 by the City of Cambridge. Since then, the Games have grown to over 500 participants competing in 10+ sports including wheelchair basketball, sledge hockey, goalball and more. The last Ontario Parasport Games were held in Durham in 2023. Between May 29 to June 1, events will be held at sporting facilities across the Niagara region including Canada Games Park.

George Spezza, Ec.D., CEcD
Director, Economic Development

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.



City of Stratford, Corporate Services Department

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Website: www.stratford.ca

September 13, 2024

Sent via email – councilmeeting@toronto.ca

John D. Elvidge,
City Clerk
City of Toronto

Re: Resolution Regarding Requesting the Province to Support Family Physicians

We acknowledge receipt of your correspondence dated July 31, 2024, regarding the above-mentioned matter.

The said correspondence was provided to Stratford City Council for their information as part of the September 9, 2024, Council meeting Consent Agenda (CA-2024-140). Council adopted the following resolution:

THAT CA-2024-140, being a resolution from The City of Toronto regarding Provincial Support for Family Physicians, be endorsed.

Sincerely,

T. Dafoe

Tatiana Dafoe Clerk

/mf

cc: Hon. Mark Holland, Minister of Health
Association of Municipalities of Ontario
All Ontario municipalities

City Council

Member Motions - Meeting 19

MM19.5	ACTION	Adopted		Ward: All
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Requesting the Province to Support Family Physicians - by Councillor Dianne Saxe, seconded by Councillor Mike Colle

City Council Decision

City Council on June 26 and 27, 2024, adopted the following:

1. City Council request the Minister of Health to take immediate action to:
 - a. properly compensate family physicians with appropriate fee increases; and
 - b. reduce the administrative burden that the Province places on family doctors so they have more time to see their patients.
2. City Council forward City Council’s decision to the Premier of Ontario, the Minister of Health, the Association of Municipalities of Ontario, and the municipal Clerks of Ontario's municipalities.
3. City Council request a direct response from the Minister of Health within 30 days.

Summary

On May 13, 2024, the City of Belleville set a good example by passing a resolution calling upon the provincial government to improve compensation and reduce administrative burden for Ontario’s family physicians. Toronto should do the same.

The Province of Ontario is responsible for providing quality health care to all residents of Ontario. Family medicine is the backbone of the healthcare system and providing timely access to a primary health care provider for everyone in Ontario, is essential and should be a top Provincial Government priority. Instead, the shortage of family physicians has reached a crisis point.

Millions of Ontario residents, and hundreds of thousands of Torontonians, do not have a family doctor. Studies show that patients without a primary care provider have poorer health outcomes while costing the health care system more. Meanwhile, hospitals, emergency rooms and clinics are overloaded by residents’ unmet health care needs.

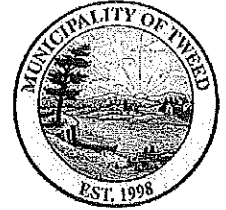
The Province of Ontario could address this issue quickly and efficiently by paying fair wages to family physicians and by lessening the undue administrative burden this provincial government imposes on family doctors.

Background Information (City Council)

Member Motion MM19.5

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-246768.pdf>)

Municipality of Tweed Council Meeting
Council Meeting



Resolution No. 462.
Title: Mayor D. DeGenova
Date: Tuesday, September 10, 2024

Moved by J. Palmateer
Seconded by P. Valiquette

WHEREAS the Corporation of the Municipality of Tweed is entering into an agreement to receive Canada Community-Building Funds, which is administered by the Association of Ontario Municipalities of Ontario (AMO) on behalf of the Federal government;

AND WHEREAS the funding allocations are less than 2% year over year for the next 5 years;

AND WHEREAS the amounts allocated in the past 5 years were less than 2% year over year;

AND WHEREAS non-residential construction price inflation has risen by 29% since the end of 2020 and municipalities are facing soaring costs for infrastructure projects without a corresponding growth in revenue;

AND WHEREAS there is a requirement for municipalities to complete an asset management plan and a housing needs analysis;

AND WHEREAS both of these plans show the large funding gap between infrastructure and housing needs and funds available from property taxation;

AND WHEREAS the Corporation of the Municipality of Tweed has over \$195 million in core infrastructure assets and, like other municipalities, its infrastructure is aging and in need of upgrades and replacement;

AND WHEREAS the Municipality's Asset Management Plan requires \$15.1 million annually to maintain existing assets which, based on current available funding, is resulting in an annual infrastructure deficit of over \$14.4 million;

AND WHEREAS municipalities are facing a gap in federal infrastructure funding as the 10-year Investing in Canada Infrastructure Program has come to an end;

NOW THEREFORE BE IT RESOLVED that the Corporation of the Municipality of Tweed calls on the Federal Government to provide a supplement to the allocations provided to municipalities under the AMO CBBF agreement for 2024 - 2028 for the same amount that was allocated, effectively doubling the allocation for those years;

AND FURTHER THAT this resolution be forwarded to MFOA, AMO, MP Shelby Kramp-Neuman, and Federal Finance Minister Chrystia Freeland, and all Municipalities in Ontario.

Carried

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

WEDNESDAY,
SEPTEMBER 18, 2024

Vol. 27
No. 37

- 2 **STRATEGIC SEVERANCE**
Region of Waterloo Working to Bring Affordable Housing to Cambridge Site
- **THE NOT-SO-SMALL MATTER OF GETTING THERE**
Vaughan's Draft CZBL Proposes No Parking Minimums within PMTSAs.

■ HALTON HILLS APPROVES SECONDARY PLAN FOR STEWARTTOWN HAMLET AND EXPANSION LANDS

BALANCING PAST WITH FUTURE USES

Lana Hall

The **Town of Halton Hills** is taking steps to establish contextually appropriate land use policies for what is largely considered the oldest hamlet in Halton Hills, while guiding future development of the rural hamlet's adjacent expansion lands.

At its meeting on August 26, Halton Hills town council approved a report detailing a final version of the Stewarttown Secondary Plan, which aims to guide growth and protect natural heritage features in the Georgetown neighbourhood of Stewarttown, which is generally located west of Trafalgar Road between 15 Side Road and Maple Avenue, and the CN Rail line in Halton Hills.

The secondary plan area consists of the former Hamlet of Stewarttown, which is a residential special policy area within the Town of Halton Hills' official plan, meaning it has a

housing density cap of five units per hectare. The secondary plan area also includes an expansion area, which is currently used primarily for agricultural purposes, but is designated as a future residential mixed-use area. It is those expansion-area lands that necessitated the creation of the secondary plan, to ensure that any future development integrates appropriately with the

original Hamlet of Stewarttown, says **MHBC** partner **Dana Anderson**. MHBC was the consultant on the secondary plan.

"It's a very nuanced context ... It came down to trying to balance numerous objectives and finding a [planning solution] that was reflective of the historical area, the physical area, and growth as a whole in the broader context

of Halton [Region]," Anderson told *NRU*. "Obviously, this isn't an area where we would look at any significant growth or development, and it's also an area historically that has very low density."

CONTINUED PAGE 8



Map showing the former Hamlet of Stewarttown in Georgetown, as well as a parcel of "expansion lands" in the Town of Halton Hills. Both areas make up the Stewarttown Secondary Plan area, which was approved by the Town of Halton Hills council last month. The bylaw will be formally considered at a council meeting in October. The secondary plan is designed to guide sustainable growth and protect the hamlet's natural heritage features. Under the Stewarttown secondary plan, the housing density cap for the hamlet will remain at five residential units per hectare, while the expansion lands—which are zoned as a future residential mixed-use area—will permit housing density of up to eight units per hectare.

SOURCE: TOWN OF HALTON HILLS

UPCOMING DATES

SEPTEMBER

- 18 Barrie Council, 7:00 p.m.
 Brampton Committee of Council, 9:30 a.m.
 Georgina Public Planning Meeting, 7:00 p.m.
 Halton Regional Council, 9:30 a.m.
 Hamilton General Issues Committee, 9:30 a.m.
 Mississauga General Committee, 9:30 a.m.
 Richmond Hill Committee of the Whole, 9:30 a.m.
- 23 Brampton Planning & Development Committee, 1:00 p.m.
 Brock Committee of the Whole, 3:00 p.m.
 Brock Council, 6:00 p.m.
 Clarington Council, 6:30 p.m.
 King Council, 6:00 p.m.
 Oshawa Council, 9:30 a.m.
 Pickering Council, 7:00 p.m.
 Scugog Council, 6:30 p.m.
 Uxbridge Council, 10:00 a.m.
 Whitby Committee of the Whole, 7:00 p.m.
 York Regional Council, 9:00 a.m.
- 24 Aurora Council, 7:00 p.m.
 Caledon Council, 7:00 p.m.
 East Gwillimbury Committee of the Whole, 2:00 p.m.
 East Gwillimbury Council, 6:00 p.m.
 East Gwillimbury Council, 6:00 p.m.



REGION OF WATERLOO WORKING TO BRING AFFORDABLE HOUSING TO REGION-OWNED SITE IN CAMBRIDGE

STRATEGIC SEVERANCE



Matt Durnan

The Region of Waterloo is working to bring affordable housing to Cambridge on a piece of property that was previously owned by the **Waterloo District School Board**, as part of an overarching initiative to create 2,500 new affordable homes across the region over a five-year period.

On August 21, the Region of Waterloo announced its plans to sever three lots from a 0.93-hectare piece of property at 30 Lauris Avenue in Cambridge and list for sale two small parcels of land severed from the larger site. The Region would retain ownership of the largest parcel to lease for new housing development, while also retaining ownership of a third small lot for a future single-building affordable housing development opportunity.

The sale of the two smaller severed land parcels at market rate will ensure the feasibility of developing affordable housing

on the large Regionally-owned site with a development partner, once selected.

The partnership structure for the new housing development on the Region-owned site will see the Region leasing its land to a developer, whether private or non-profit, who will then develop and manage the housing units, while the Region maintains ownership of the lands.

The Region-owned site will require a commitment from the development partner that at least 30 per cent of the dwelling units developed there will remain affordable for a minimum period of 30 years. The site is anticipated to be able to accommodate the development of around 106

new homes, meaning around 32 units would be required to be affordable for the stipulated duration.

“This property [30 Lauris Avenue] was previously owned by the school board, and there was an elementary school there that burnt down a number of years ago [around 2008],” Region of Waterloo senior development planner **Ashley Graham** told *NRU*.

“The school board didn’t rebuild the school, and the Region purchased the property in 2017. When the Region acquired the property, it was with knowledge that it would be for a housing development, and [the site] became identified as a surplus, acknowledging

CONTINUED PAGE 3

We are for any development project of housing in the city if there is an affordable housing component to it. This is the type of thing we are looking for right now.

- David Calder

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STRATEGIC SEVERANCE

CONTINUED FROM PAGE 2

that it wasn't needed for any other regional purposes and it would be used for affordable housing with a development partner."

The 30 Lauris Avenue site is part of Waterloo Region's *Building Better Futures* initiative. Established in 2021, the initiative has a clear target of working alongside federal, provincial, non-profit and private sector partners to create 2,500 new affordable homes across the region.

"We have done the background work on the site as far as making sure there are no contaminants on the site, as well as getting the property ready for a development

partner," Graham said.

"We applied to the **City of Cambridge** for an official plan and zoning by-law amendment to increase the number of units that would be permitted on the site, as well as to decrease the parking rate."

The Region has not yet chosen a development partner for its site, and a request for proposal (RFP) process for it is expected to open this fall. As such, it is not yet known what specific housing built form will eventually occupy the Region's site. Graham does expect however that it will likely be some form of multi-residential

housing, whether that consists of low-rise apartment buildings or townhouses will be something that will be decided by the development partner.

The prospect of bringing close to 110 new homes to the city, with 30 per cent of those homes being designated as affordable under the **Canada Mortgage and Housing Corporation's** (CMHC) definition of affordable—meaning rents at or below 80 per cent of median market rent – is a big win for the City of Cambridge. As a lower-tier municipality, Cambridge is not a housing provider, rather, it relies on the Region to step up when it comes to bringing more affordable housing to the city.

"Our city council is very supportive of housing of this type. We have provincial

housing targets to meet, and any little bit certainly adds to it. This is around 106 units, but I think what is really important to council was the expectation that the Region is hoping to have 30 per cent of the units qualify as affordable housing under CMHC criteria," City of Cambridge city manager **David Calder** told *NRU*.

"We are for any development project of housing in the city if there is an affordable housing component to it. This is the type of thing we are looking for right now."

While the Region will be working closely with its selected development partner, once chosen, to establish how the development will take shape, the land is still within Cambridge's boundaries, and Calder says that the City has

CONTINUED PAGE 4

Aerial photograph of the Region of Waterloo-owned site at 30 Lauris Avenue in Cambridge, where the Region is set to open a request for proposal for a development partner for the development of 106 new homes, 30 per cent of which would be designated as affordable. The Region recently announced that it will be severing three parcels of land from the property, two of which will be sold at market rate, while the third will be retained by the Region. The proceeds from the sale of the severed parcels will help support the development of affordable housing on the larger Regionally-owned site, through means that could include leasing the land to a developer at a reduced rate or providing grant funding towards the development of the affordable units.

SOURCE: REGION OF WATERLOO



STRATEGIC SEVERANCE

CONTINUED FROM PAGE 3

some wants for the site, too. Cambridge has been working on its own development policies to encourage and incentivize affordable housing development across the city.

“This is definitely a new model [for providing affordable housing] in Cambridge, and I think with the size of the site, it provided for that opportunity to sever other lots in order to help finance the affordable housing component. This is a new ‘tool in the toolbox’, as they say, to help create an affordable component within a larger project, because I think, like anything, we want a mix of uses, so this certainly helps with that,” Calder said.

“Obviously, we don’t set housing policy because that, traditionally, is not our mandate. I think 30 per cent [of dwelling units designated as affordable] is good. I think we try to initiate any component of affordability in projects, and council does question developers if they have any affordable housing component in their projects.”

I think we try to initiate any component of affordability in projects, and council does question developers if they have any affordable housing component in their projects.

- David Calder

The Region also has its own modest checklist for how it would like to see development take shape on the site, with a focus on creating pedestrian connectivity and ensuring the development of a complete community that offers more than just housing to Cambridge residents.

“We’re looking at ensuring that there are pedestrian connections across the site, with frontage being on both Elgin Street and Lauris Avenue,” Graham said.

“Another component that makes this a possibility for a more complete community is the request for a development partner to consider [providing] childcare space, in addition to the affordable units on the site. We would like to see the development of these sites result in broader community availability for space and facilities.”

The Region is anticipating that the RFP process will open this fall, with a view to finalizing the plans for the site by the end of the year with a

development partner brought on board to proceed with the site plan control and building permits application process. 🌱

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Wyoming

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THE NOT-SO-SMALL MATTER OF GETTING THERE



Matt Durnan

The City of Vaughan is in the process of establishing a comprehensive zoning by-law (CZBL) that will set the boundaries of Vaughan's protected major transit station areas (PMTSAs) and will remove minimum parking requirements within the areas delineated as PMTSAs, steering the City's targeted growth areas towards more transit-oriented communities that are less car-dependent.

At least two Vaughan councillors however have raised some concerns as to whether pushing for no minimum parking requirements within the city's protected major transit

station areas could create more harm than good by creating challenges around where residents in car-dependent communities will actually park their vehicles.

At its September 10 meeting, Vaughan committee of the whole held a public meeting to receive comments on its proposed City-initiated amendments to its comprehensive zoning by-law, which will delineate and

establish PMTSA boundaries and identify minimum density targets within them.

The amendments will also remove minimum vehicular parking requirements imposed on developments within a PMTSA, meaning that developers would no longer be required to provide a minimum number of motor vehicle parking spaces for a proposed development within a delineated PMTSA.

Major Transit Station Areas (MTSAs) and PMTSAs are zoning frameworks that are designed to permit higher levels of housing density around transit stations (generally defined as areas within a 500 – 800-metre radius of a transit station). These zoning frameworks are intended to support a significant proportion of a municipality's residential and employment growth.

CONTINUED PAGE 6

Map showing major road networks in the City of Vaughan, showing the locations (outlined in orange) of Vaughan's proposed protected major transit station areas (PMTSAs). The City is currently in the process of establishing a comprehensive zoning by-law that will set the boundaries of its PMTSAs, where a significant portion of the city's residential growth will be directed. The City is also looking at removing minimum parking requirements in its PMTSAs, which has raised some concerns among local councillors.

SOURCE: CITY OF VAUGHAN



GETTING THERE

CONTINUED FROM PAGE 5

The key difference between a PMTSA and an MTSA is that PMTSAs are areas that have been specifically identified by municipalities and allow them to implement inclusionary zoning policy which requires developers to provide affordable housing as part of any development proposal within a PMTSA. A protected major transit station area must be approved by the Minister of **Municipal Affairs and Housing** before a municipality is able to implement inclusionary zoning.

“As per the *Planning Act*, the City of Vaughan is required to amend all in-effect zoning by-laws to ensure they conform to the PMTSA policies in [City of Vaughan] Official Plan Amendment 101, no later than one year after coming into effect,” City of Vaughan staff told *NRU* in an email.

Vaughan’s Official Plan Amendment 101 (OPA 101) came into effect in November of 2023. Its purpose was to bring the City’s official plan into conformity with the **York Region** official plan, 2022, by delineating PMTSA boundaries and identifying minimum

density targets.

As per the *Planning Act*, municipalities must amend all in-effect zoning by-laws to conform to applicable PMTSA official plan policies.

“In June 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) received royal assent, which includes amendments to the *Planning Act* with respect to parking requirements in PMTSAs. The proposed amendments are also intended to bring the zoning by-laws into conformity with the amended *Planning Act*, as per Bill 185,” Vaughan staff said.

The majority of the areas delineated as PMTSAs in Vaughan are located along the Highway 7 corridor running west to east, as well as at the main intersection of Centre Street and Bathurst Street in southeast Vaughan, and along Yonge Street south of Highway 407 to Steeles Avenue.

The largest of the PMTSAs can be found in the Vaughan Metropolitan Centre area, which is the area north of Highway 407 to the east of Highway 400.

While many of the areas delineated as protected major

transit station areas are located in and around the city’s metropolitan centre, there are areas in Vaughan’s southeast that are slated to see some significant intensification and a shift towards transit-oriented development. One councillor says may not be the right move right now.

Vaughan ward 5 councillor **Gila Martow** says that her ward, which is effectively west Thornhill, is not well-served enough by public transit to start thinking about building tall residential towers that don’t include any vehicle parking.

The Thornhill area is predominantly characterized by ground-related single-family homes and has long been a motor vehicle-dominated part of the city.

“We’re plowing ahead that this is going to be a transit-oriented community, that it’s going to be a downtown Thornhill, if you will, and I just didn’t see this happening for decades. I’m not saying it’s never going to happen, I just didn’t see it happening, for many reasons,” Martow told *NRU*.

“First of all, we have two highways, side-by-side running through: Highway 407 and Highway 7, and this is a car-oriented community.”

Compounding the councillor’s concerns is the fact that Thornhill would need to see a sizable demographic shift before high-density transit-oriented development would become desirable, as the area is largely populated by older, retirees who Martow says would not be willing to give up their automobiles.

“This doesn’t change quickly for many reasons. It’s an older community. Condos that are popping up along the [transit] route are because they’re able to build higher density. It’s a transit route around the Promenade Mall, where the bus terminal is, but this isn’t a GO train. It’s not a subway. It’s strictly buses,” Martow said.

“The buses come every 20 minutes usually. It makes sense to have transit-oriented communities where there’s nearby employment and people can easily get on transit and

CONTINUED PAGE 7

This area is very spread out and is still predominantly single-family homes. If you build condos here with no parking, or only visitor parking, would you be able to sell or rent those?

-Gila Martow



The City of Vaughan is Hiring!

The City of Vaughan is currently seeking a **Planner (14-month contract)**.

If you are interested in this position, click [here](#) to review the job posting details.

The application deadline is **September 27, 2024**.

GETTING THERE

CONTINUED FROM PAGE 6

get to their jobs. This area is very spread out and is still predominantly single-family homes. If you build condos here with no parking, or only visitor parking, would you be able to sell or rent those?”

Vaughan does have GO train service, with two stations—Rutherford and Maple—with the Maple station located in the northernmost ward 1, and Rutherford station located just to the south near the ward boundaries for wards 1 and 4.

The city’s two GO stations are located in fairly close proximity to one another (roughly five minutes apart by train) and are accessible by public transit from all over the Vaughan, with GO bus transit providing service to areas in and around York Region.

Ward 1 councillor **Marilyn Iafrate** says that while having GO train service is an important amenity to provide residents with an expeditious means to get to downtown Toronto, the reality is the higher-order transit doesn’t provide options for residents to do their day-to-day errands within the city of Vaughan.

“I can understand that having a GO station provides people the opportunity to get downtown, but you can’t really go anywhere else on the GO train,” Iafrate told *NRU*.

“You can’t go food shopping, or to church, or to the bank and

in this particular quadrant [in the PMTSA delineated around Rutherford station]. There is nothing there. It’s all residential and office.”

Many of Iafrate’s concerns around the city’s proposed comprehensive zoning by-law fall in parallel with the concerns of her colleague, councillor Martow, regarding the removal of minimum parking requirements for new developments and whether or not Vaughan residents are ready to do away with their automobiles.

“Removing parking totally, even in the Vaughan Metropolitan Centre, it’s not going to work. We still hear stories of people who have bought condos down there, and one person has three cars, and he’s calling us asking where he’s supposed to put his other two cars,” Iafrate said.

“We’re not using the same model as Toronto, where you have street parking on the road. We’re very street parking-averse in Vaughan, and that’s why people have moved here, because they don’t want to see cars parked all along the road. So is it realistic to build something with zero parking in Vaughan Metropolitan Centre? Absolutely not,” Iafrate said.

Martow says that pushing forward with no minimum parking requirements for developments within the city’s delineated PMTSAs is going

to create more traffic concerns in a city that is still quite car-dominated, and like Iafrate, believes parking will become an even more significant issue than it already is.

“I believe developers will have trouble selling anything without any parking. So the question is, are they going to figure out ways to be creative? That’s up to the developers to figure out, but I would caution anybody who wants to build condos up here and not provide some kind of parking,” Martow said.

“I’m worried that someone is going to think that if they build this, people will buy it, and think they’re going to just call their councillor, and they’ll find a parking spot for them. You should see the **Walmart** parking lot [near Bathurst and Centre Street]. It’s full of cars along one side near the condo [development], because people have two cars, but only one parking spot,” said Martow.

Vaughan’s proposed city-wide comprehensive zoning by-law and protected major transit station areas by-law are

expected to come before council for final ratification sometime in October. 🌸

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Application deadline: September 19, 2024 at 11:59 p.m.

ajax.ca/Careers

BALANCING PAST WITH FUTURE

CONTINUED FROM PAGE 1

The secondary plan is being presented as an amendment to the Town's official plan. It splits the secondary plan area into two land use designations: Stewarttown Residential, which permits residential uses, and Natural Heritage System.

The secondary plan also designates three special policy areas (SPAs). The first, the Stewarttown South SPA, discourages severances of existing properties and disruption of existing lot patterns because of the likelihood of future development along Trafalgar Road.

The second SPA, Core Area, focuses on protecting and enhancing the heritage of the existing buildings and natural resources in that part of the secondary plan area.

"It's one of the oldest places settled in our municipality. There's actually an argument to be made that it is the oldest. It even predates Georgetown, so that's why heritage was a key focus," says Town of Halton Hills senior planner **Keith Hamilton**.

The third policy area is the Expansion Lands Area, which is the most likely section to undergo development in the future. That policy area will be permitted to accommodate eight residential units per hectare.

"Effectively, five units [per hectare] gives you estate lots,"

Hamilton explained, noting that while additional development is permitted for the expansion lands, the Town envisions it as accommodating primarily low-density forms with larger lots.

"It's supplying that kind of housing form as part of your range of housing mix ... We will have greenfield area available for high-density and medium-density [elsewhere], and this is going to provide that larger lot, single-detached residential form."

During the three-year secondary plan process, some residents of the original hamlet formed the **Stewarttown Community Association**

(SCA) to voice concerns to the Town about the potential impact of increased density on the expansion lands, which are located immediately southwest of the original Stewarttown community. The landowner of the expansion lands had originally requested the density cap for that property to be up to 20 units per hectare, which is the density cap for most of Georgetown. The SCA says it supports the secondary plan's current allowance of eight units per hectare for the expansion lands, but would have preferred it to remain at five.

"Stewarttown is very rural, very quiet. If you come here on any evening, you hardly see any cars at all. There's wonderful wildlife. There's the Black Creek river that runs through our property," SCA acting president **Sam Mercurio** told *NRU*. "One of our biggest concerns was

that there's only one road into [the expansion lands] ... so the amount of traffic that would be on that road [with 20 units per hectare] would be horrendous."

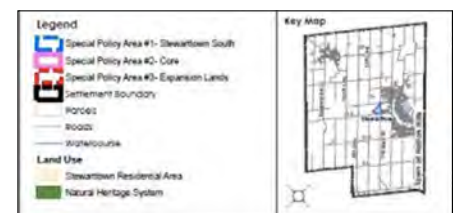
Halton, like many other regions across Ontario is grappling with how best to meet provincial housing targets. Representatives for **Di Blasio Homes**, the landowner of the expansion lands, had suggested the increase in density would help the Town reach those provincial housing targets. But Halton Hills senior planner Hamilton says those targets can be reached with other planned developments, including a series of developments slated for Trafalgar Road, which will eventually accommodate another 20,000 residents, and another high-density mixed-use development slated for lands near the Georgetown GO Station.

The by-law introducing the Stewarttown secondary plan will be formally considered at the Halton Hills town council meeting on October 28. 🌻



Map showing the three special policy areas (SPAs) included within the Stewarttown Secondary plan boundaries: Special Policy Area 1 (outlined in turquoise), the Stewarttown SPA, Special Policy Area 2 (outlined in light purple) the Core SPA, and Special Policy Area 3 (outlined in red) the Expansion Lands SPA.

SOURCE: TOWN OF HALTON HILLS



IN BRIEF

[Vaughan reviewing ward boundaries and council composition](#)

The **City of Vaughan** is assessing its existing ward boundaries and council composition to determine whether the current structure appropriately serves residents, or whether existing ward boundaries and council structure should be adjusted. The review may consider how many ward councillors are needed and assess whether or not local and regional councillors should be elected at-large, or by ward.

The City has scheduled five in-person open houses where members of the public can learn more about the project and speak to members of the project team as follows:

- Ward 1 open house: Thursday, September 26, 6:30 to 8:30 p.m. at Vaughan city hall (2141 Major Mackenzie Drive)
- Ward 2 open house: Monday, September 23, 6:30 to 8:30 p.m. at Al Palladini community centre (9201 Islington Avenue)
- Ward 3 open house: Wednesday, September 25, 6:30 to 8:30 p.m. at Chancellor community centre (350 Ansley Grove Road)
- Ward 4 open house: Tuesday, October 1, 6:30 to 8:30 p.m. at Vaughan city hall (2141

Major Mackenzie Drive)

- Ward 5 open house: Tuesday, September 24, 6:30 to 8:30 p.m. at Garnet A. Williams community centre (501 Clark Ave.).

The City has also posted an online survey to collect public input on the review. For more information about the City of Vaughan ward boundaries and council composition review, please visit the City's website [here](#). To participate in the online public feedback survey, please visit the SurveyMonkey website [here](#) by Sunday, October 6.

[Pickering reviewing official plan, seeking public feedback](#)

The **City of Pickering** is undertaking review of its official plan, known as Pickering Forward. The official plan will provide a long-term framework for land use planning in Pickering, ensuring that growth occurs judiciously. The official plan helps the City determine where new development can occur, which services will be needed to support new development, how best to preserve and maintain the natural environment, and at what point in time and in what order different parts of the community can grow.

For more information on Pickering Forward and to

participate in an online survey on community vision and priorities for the new official plan, please visit the City of Pickering website [here](#). The survey will be available until Friday, October 4.

[Stouffville exploring limitation of office uses at grade on downtown Main Street](#)

The **Town of Whitchurch-Stouffville** is exploring options for prohibiting office uses in the first storey or at grade of commercial or mixed-use buildings located within 10 metres of a public right-of-way abutting Main Street between Albert Street and Park Drive. The policy proposal seeks to activate pedestrian-oriented uses at street level along this downtown portion of Main Street. The objective would be to support Main Street visitors and users in active exploration, living, shopping, working, and playing along this stretch of downtown Main Street to help transform it into a vibrant and animated commercial destination, as envisioned by the Town's official plan.

Staff research will also consider permitting and incentivizing possible new uses at grade along this downtown stretch of Main Street.

Town of Whitchurch-Stouffville is holding a statutory public open house on the study

on Wednesday, September 25 at 7:00 p.m. in Whitchurch-Stouffville council chambers (111 Sandiford Drive). At the open house, members of the public will have the opportunity to learn more about the proposal, to ask questions of Town staff, and to give feedback for Town council consideration.

To learn more about the Town's study to review limitation of office uses at grade and to introduce new uses on downtown Main Street between Albert Street and Park Drive, please visit the Town of Whitchurch-Stouffville website [here](#).

An online survey for the study to review limitation of office uses at grade on downtown Main Street and to introduce new uses is available on the Town website [here](#) until Wednesday, October 16.

[Oakville seeking community input on Bronte and Kerr Village Streetscape Studies](#)

The **Town of Oakville** is undertaking the second phase of its community consultation on the Bronte Village and Kerr Village Streetscape Studies. This phase of consultation will build on public input received in phase one of the consultation in June 2024, in an effort to review and refine the emerging streetscape concept plans.

The Town is inviting

CONTINUED PAGE 10 ■

VAUGHAN DESIGN REVIEW

PANEL AGENDA

The Vaughan Design Review Panel will consider the following matter at its virtual meeting Thursday, September 26 at 9:15 a.m. A recording of the meeting will be posted online at vaughan.ca.

9:15 a.m.

3790 Highway 7 West—The City of Vaughan Design Review Panel will undertake its first review of a proposed mixed-use high-rise development for a site at 3790 Highway 7 West in Woodbridge.

PEM (Weston) GP Inc. (The Muzzo Group) is proposing a three-tower mixed-use development for the site, comprising two 45-storey buildings and one 43-storey building, on six-storey podiums. A total of

1,621 residential units (for a residential gross floor area (GFA) of 105,435 square metres) are proposed across the three towers, with retail uses proposed at grade (for 938 square metres of non-

residential GFA). The net floor space index (FSI) for the project is 9.5. A park or privately-owned publicly accessible space (POPS) and two new roads, running north-south and east-west

respectively, are also proposed for the site.

Presentations will be made by **KLM Planning Partners** partner **Ryan Mino**, by **BDP Quadrangle** principal **Les Klein**, and by **NAK Design Strategies** principal **Robert Ng**.

10:40 a.m.

Adjournment 🌸



Rendering of a view of The Muzzo Group's proposal for 3790 Highway 7 West in Vaughan. The City of Vaughan design review panel will undertake its first review of the proposal at its meeting on Thursday, September 26.

SOURCE: CITY OF VAUGHAN
ARCHITECT: BDP QUADRANGLE
LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES

IN BRIEF

CONTINUED FROM PAGE 9

community members to attend one of two in-person public information centres scheduled for each of the study areas.

Public information centres on the Bronte Village streetscape emerging concepts will be held on Wednesday,

September 25. One session will occur from 2:30 p.m. to 4:30 p.m. at the Church of the Epiphany (141 Bronte Road). A second, identical session will be held from 6:30 p.m. to 8:30 p.m. at the Walton Memorial United Church (2489 Lakeshore

Road West).

Public information centres on the Kerr Village streetscape emerging concepts will be held on Thursday, October 3 at the Trafalgar Park Community Centre (133 Rebecca Street). The first session is scheduled from 2:30 p.m. to 4:30 p.m. A second identical session is scheduled for 6:30 p.m. to 8:30 p.m.

For more information on

the Bronte Village Streetscape Study, please visit the City of Vaughan website [here](#).

For more information on the Kerr Village Streetscape Study, please visit the City website [here](#). 🌸

COMMITTEE AGENDAS



DURHAM

[Bowmanville East Urban Centre Secondary Plan recommended for approval](#)

At its September 16 meeting, **Clarington** Planning & Development Committee considered a [staff report](#) recommending that council adopt Official Plan Amendment 136 to update the Bowmanville East Urban Centre Secondary Plan. The secondary plan area includes

the municipality’s historic downtown, the Bowmanville hospital, and the former Goodyear lands. The secondary plan anticipates potential development of a medical campus to complement the Bowmanville Hospital, as well as mixed-use development opportunities along King Street East and on the former Goodyear lands.

[Staff recommend in support of Port Perry MZO request](#)

At its September 16 meeting, **Scugog** Planning & Community Affairs Committee

considered a [staff report](#) outlining numerous options to respond to a developer’s request for a Ministerial Zoning Order (MZO) for lands known as Part Lots 19 & 20, Concession 7, Geographic Township of Reach, located along the shore of Lake Scugog, north of the community of Port Perry.

The MZO request by owner **Avenu Properties Corp.** would permit the development of the lands with up to 600 dwelling units and commercial uses within several different building types. Scugog staff report that there

remain considerable threshold issues that prevent them from recommending that council endorse the MZO request at this time. Most notably, staff state that appropriate limits of development need to be established through the funding of Environmental Impact and Flood Mitigation Studies.

[Whitby Official Plan Review update](#)

At its September 16 meeting, **Whitby** Committee of the Whole considered a [staff](#)

CONTINUED PAGE 12

CMA REALTY INC. / GATESTONE CAPITAL ADVISORS CORP.

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Neil Koebel
519-741-6594
neil@cmarealty.ca

Paul Grespan
226-972-8910
pgrespan@gatestonedev.com

Leanne Currie
519-577-8756
lcurrie@gatestonedev.com



COMMITTEE AGENDAS

CONTINUED FROM PAGE 11

[report](#) providing an update on the Town-initiated official plan review, including a background summary and preliminary community engagement results. The Town has retained **SGL Planning & Design** and **Dillon Consulting** to undertake the five-year legislated review of the Whitby Official Plan.



HAMILTON

[Approval recommended for Hamilton apartment building](#)

At its September 17 meeting, **Hamilton** Planning Committee considered a [final report](#) recommending approval of official plan and zoning by-law amendment applications by **LJM Developments (Upper James)** for 1600 Upper James Street. The applicant proposes to develop a 20-storey mixed-use building containing 438 square metres of retail space and 250 residential units, including a minimum of three affordable dwelling units.



PEEL

[Mississauga SmartCentres employment conversion updates](#)

At its September 16 meeting, **Mississauga** Planning & Development Committee considered a [public meeting information report](#) regarding three employment conversion requests by **SmartCentres**. Mississauga staff recommend that two of the three conversion requests be supported, for properties at 3155 Argentia Road, and at 1100, 1140 & 1170 Burnhamthorpe Road West. The report outlines policy changes and conditions associated with the introduction of sensitive land uses on these two sites, including phasing requirements, minimum non-residential floor space, transportation and affordable housing requirements, and land use compatibility matters. Staff intend to bring forward the final version of the proposed policy changes as part of the City's new official plan.

[Approval recommended for Bloor-Dixie apartment building](#)

At its September 16 meeting, **Mississauga** Planning & Development Committee considered a [public meeting recommendation report](#) recommending approval of official plan and zoning by-law amendment applications by **Starlight Group Property Holdings Inc.** for 1485 Williamsport Drive and 3480 Havenwood Drive. The applicant proposes to develop a 10-storey rental apartment building containing 154 dwelling units on the site. Two existing apartment buildings on the property would be retained.

[Approval recommended for Square One-area planning amendments](#)

At its September 16 meeting, **Mississauga** Planning & Development Committee considered a [public meeting information and recommendation report](#) regarding an official plan

amendment application by **OPG SQ1 Holdings Inc.**, **ARI SQ1 Holdings Inc.**, **OMERS Realty Management Corporation** and **Square One Property Corporation** for 99, 189, 199, 209, 219, 299 & 309 Rathburn Road West and 97 & 100 City Centre Drive. The application would expand residential use permissions on the lands, would establish minimum non-residential and office use requirements, would permit science and technology facility uses, and would designate a public open space block.

[Approval recommended for Dundas-Mississauga Rd. subdivision](#)

At its September 16 meeting, **Mississauga** Planning & Development Committee considered a [public meeting recommendation report](#) recommending approval of rezoning and draft plan of subdivision applications by **Argo Sherwood Forrest Limited** for 1720 Sherwood

CONTINUED PAGE 13

HAVE A STORY TIP OR IDEA RELATED TO YOUR MUNICIPALITY?

Send an email to pressrelease@nrupublishing.com



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COMMITTEE AGENDAS

CONTINUED FROM PAGE 12

Forrest Circle. The applicant proposes to develop 56 single-detached dwellings on the site, to be accessed by a common element condominium road.

[Approval recommended for Eglinton-Ninth Line apartment buildings](#)

At its September 16 meeting, **Mississauga** Planning & Development Committee considered a [public meeting recommendation report](#) recommending approval of applications by **Your Home Developments (Mississauga) Inc.** for 5034, 5054 & 5080

Ninth Line. The applicant proposes to develop six apartment buildings with heights ranging from six to 12 storeys, containing a total of 1,243 residential units, as well as ground floor retail space, in addition to 36 townhouses and a public park.



YORK

[Approval recommended for Markham Centre development](#)

At its September 17 meeting,

Markham Development Services Committee considered a [recommendation report](#) recommending approval of official plan and zoning by-law amendment applications by **8350 Kennedy Ltd.** for 8350 Kennedy Road. The applicant proposes to develop two mixed-use buildings of 24 and 28 storeys, containing a total of 769 residential units and 1,163 square metres of at-grade retail space.

[Approval recommended for Woodbridge GO Station Land Use Study OPA](#)

At its September 17 meeting, **Vaughan** Committee of the Whole considered a [staff report](#) recommending approval of an official plan amendment (OPA) to the Kipling Avenue Corridor Secondary Plan, which will guide the development of a

future potential GO Station along the proposed Caledon-Vaughan GO line.

[Refusal recommended for Maple tower proposal](#)

At its September 17 meeting, **Vaughan** Committee of the Whole considered a [staff report](#) recommending refusal of official plan and zoning by-law amendment applications by **QF Development Group (BT) Inc.** for 87 Keatley Drive. The applicant proposes to develop a 15-storey residential apartment building containing 279 units on the site. 🌸

PEOPLE

The **Municipality of Clarington** has appointed **Darryl Lyons** as its new deputy chief administrative officer (CAO) of planning and infrastructure, effective October 7. Lyons comes to Clarington from the **City of Markham**, where he has been serving as deputy

director of planning and urban design since January 2023. Prior to his tenure with Markham beginning in September of 2019 as a policy manager, Lyons served the province's **Ministry of Municipal Affairs and Housing** in a variety of increasingly responsible roles

over the course of about 19 years. Lyons replaces outgoing Clarington deputy CAO of planning and infrastructure **Carlos Salazar**, who is retiring from the role after a 30-year career in planning and public administration, serving over 18 of those years as part of Clarington's planning

and infrastructure management team. **Town of Niagara-on-the-Lake** councillor **Nick Ruller** resigned his council seat on Friday to accept the position of **City of Brampton** fire chief. Ruller has a long history of serving the Niagara-on-the-Lake community. He

began serving as a volunteer firefighter in 1998, becoming the Town's deputy fire chief in 2017 before being promoted to Niagara-on-the-Lake fire chief in 2019. He has served as a Town councillor since 2022.



TOWNSHIP OF HILLIARD

Resolution # 2024- 106

Date: September 18, 2024

Moved by: *P. Veley*
Seconded by: *B. Carleton*

WHEREAS the Council of the Corporation of Hilliard received correspondence from the Municipality of Tweed dated June 17, 2024 regarding a request for the government to implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities;
THEREFORE BE IT RESOLVED that the Council of the Corporation of Hilliard does hereby endorse the letter from the Municipality of Tweed and request the Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities and;
FURTHERMORE that a copy of the resolution be circulated to Premier Doug Ford, Minister of Solicitor General, Minister of Finance, the Association of Municipalities of Ontario and all Municipalities in Ontario.

Councillor	For	Against
Bolesworth, Laurie	✓	
Lane, Dan	A	
Veley, Phil	✓	
Peckover, Karen	✓	
Carleton, Betty	✓	
Carried	✓	
Defeated		

[Signature]

Reeve
[Signature]

Clerk

Municipality of Tweed Council Meeting
Council Meeting



Resolution No. 229
Title: Councillor P. Valiquette
Date: Tuesday, April 23, 2024

Moved by P. Valiquette
Seconded by J. Palmateer

WHEREAS it is apparent that the Ontario Government has overlooked the needs of small rural Ontario;
AND WHEREAS Ontario's small rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads, bridges, water/wastewater and municipally owned buildings including recreational facilities, libraries and other tangible capital assets;

AND WHEREAS small rural Ontario's operating needs consume the majority of property tax revenue sources;

AND WHEREAS small rural municipalities (of 10,000 people or less) are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone;

AND WHEREAS in 2015 the provincial government moved to standardized billing for all non-contract J.P.P. (5.1) locations;

AND WHEREAS the Ontario Government has committed \$9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway; and \$534 million to Ottawa for the repatriation of Hwy 174;

AND WHEREAS the annual cost of the Ontario Provincial Police, Municipal Policing Bureau for small rural non-contract (5.1) municipalities is approximately \$428 million;

AND WHEREAS this annual cost is significantly less than the repatriation costs of the Gardiner Express Way, the Don Valley Parkway and Highway 174 (Ottawa Region) but provides a greater impact to the residents of the Province overall;

AND WHEREAS this will afford relief to small rural municipalities for both infrastructure and operating needs while having a minimal impact on the provincial budget;

NOW THEREFORE BE IT RESOLVED THAT The Municipality of Tweed call on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities;

AND FURTHER, that Council direct staff to circulate this resolution to Premier Doug Ford (premier@ontario.ca), Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario (amo@amo.on.ca) and all Municipalities in Ontario.

Carried

September 17, 2024

Hon. Francois-Phillip Champagne, Minister of Innovation, Science and Industry of
Canada, Government of Canada
Hon. Mary Ng, Minister of Export Promotion, International Trade and Economic
Development, Government of Canada
Arpan Khanna, MP
Ernie Hardeman, MPP

To Whom It May Concern:

Please be advised that the Council of the Town of Tillsonburg, at its meeting on
September 9th, 2024 passed the following resolution:

- A. THAT report EDM 24-029 titled “Cellular Coverage Concerns” be received;
- B. THAT Council of the Town of Tillsonburg endorses the following:
 - a. Whereas the residents of our community are not able to have reliability and confidence in our telecommunications infrastructure for our commercial establishments and economic growth, employment, school, virtual medical appointments, mental health, welfare and emergency services;
 - b. Whereas many areas in and around the Town of Tillsonburg are considered “Dead Zones” causing rural and urban communities to incur prohibitive costs which include roaming and overage fees and/or alternative resources in order to gain basic and limited communication functionality;
 - c. Whereas the Innovation, Science and Economic Development Canada (ISED) has committed to have a reliable Network and states that, “*Reliable telecommunications networks have never been more*



crucial. They support not only a wide range of economic and social activities but also other critical infrastructure sectors and government services, and they are crucial for emergency services and public safety. They are fundamental to the safety, prosperity and well-being of Canadians.”

d. THAT the top priority of the ISED as stated in the Telecommunications Reliability Agenda is, *“Robust Networks and Systems – This means there is robust architecture for telecommunications networks with appropriate redundancy, diversity, and hardening against hazards, with particular care for emergency services. There are systems with controls and monitoring and the telecommunications supply chain including supplier equipment is trusted and secure. Investments are made to support these activities including in rural and remote areas or to address coverage gaps.”*

C. THAT the Council of the Town of Tillsonburg requests that the Federal Government and ISED make it their priority to push forward with their commitment to provide this crucial infrastructure in a meaningful and time manner and provide action and enforcement on the regulations that mandate timely installation of approved cell tower installations; and

D. THAT a copy of this resolution be also sent to all Ontario municipalities, SWIFT, local telecommunications providers, the local MP and MPP.

Sincerely,

Laura Pickersgill
Executive Assistant
Town of Tillsonburg

Cc: All Ontario Municipalities, SWIFT, Bell Canada



September 19, 2024

Sent Via Email: Ann-Marie.Norio@niagararegion.ca

Ann-Marie Norio
Regional Clerk
Office of the Regional Clerk
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Dear Ms. Norio:

Re: City of Niagara Falls Resolution regarding: Request for Extensions to Niagara Region Incentive Programs

Please be advised that, at its meeting of September 10, 2024, the Council of the Corporation of the City of Niagara Falls supported the resolution from the City of St. Catharines as follows:

Ordered on the motion of Councillor Lori Lococo, seconded by Councillor Wayne Campbell,

THAT the Council of the Corporation of the City of Niagara Falls supports the Resolution of the City of St. Catharines requesting the Niagara Region to extend the expiration deadlines for Niagara Region's Incentive Programs for a period of three years to October 1st, 2027; and further;

THAT Council requests that Niagara Region extend the expiration deadline for Niagara Region's Smart Growth Regional Development Charges Reduction Program and the Smarter Niagara Incentive Program Property Rehabilitation and Revitalization Tax Increment Grant for a period of three years to October 1st, 2027, for projects approved by Council under the City's Community Improvement Plans on or before September 30, 2024.

I trust that this information will be of assistance.

Sincerely,

Bill Matson
City Clerk

ec: Local Area Municipalities

Working Together to Serve Our Community

Clerks
Ext 4342 Fax 905-356-9083
billmatson@niagarafalls.ca



AMANDA FUSCO
Director of Legislated Services & City Clerk
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.741.2200 x 7809 Fax: 519.741.2705
amanda.fusco@kitchener.ca
TTY: 519-741-2385

September 19, 2024

Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Dear Premier Ford:

This is to advise that City Council, at a meeting held on August 26, 2024, passed the following resolution regarding Renovictions and Safe and Adequate Housing:

"WHEREAS the City of Kitchener adopted the resolution, "Renovictions' - Safe and Adequate Housing" on October 18, 2021, advocating to the Province of Ontario to take additional and meaningful steps to address the ever-increasing problem of Renovictions;

WHEREAS the City of Kitchener is taking meaningful steps to help address the issue with the legislated tools available to municipalities including adopting Inclusionary Zoning By-law and a Rental Replacement By-law;

THEREFORE IT BE RESOLVED that the City of Kitchener supports the resolution adopted by the City of Toronto to urge the Province of Ontario to proclaim and bring into force all regulations pertaining to Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023,

THEREFORE IT FURTHER BE RESOLVED that the City of Kitchener supports the resolution adopted by the City of Toronto to request to the Province of Ontario to amend the Residential Tenancies Act, 2006, and/or related regulations to:

- a. reintroduce vacancy control legislation which ties rents to residential units rather than tenancies;
- b. introduce rent control to cover units first occupied after November 15, 2018;
- c. require landlords of residential units to be responsible for finding temporary accommodation or provide sufficient relocation assistance for their tenants for the duration of the renovations if tenants intend to return post - repair/renovation;

- d. require landlords to obtain a building permit before issuing an N13 notice of termination, provide a copy of the applicable permit to tenants together with any N13 notice of termination, require evidence that the permit was delivered with the N13 notice of termination as part of any L2 application to end a tenancy filed on that basis, and require the approved permit be provided to the LTB as part of any L2 application to end a tenancy filed on the basis of an N13 notice of termination;
- e. provide the same rights and compensation afforded to tenants in buildings with five (5) or more units to those in buildings with less than five (5) units;
- f. increase the required compensation for tenants in no-fault evictions;
- g. remove ex parte eviction orders for breached repayment agreements;
- h. require landlords to attach a plain-language tenants' rights information package to N13 eviction notices;
- i. regulate N11s and buy-out agreements; and
- j. amend Above Guideline Increase (AGI) rules to eliminate the eligibility of capital expenditures that constitute general repair and maintenance of the property; add a new subsection requiring landlords to save 10 percent of rental income to be accessed for capital expenditures; and require landlords to notify tenants of the decrease in advance of the date when rent is required to be reduced as specified in an order permitting an AGI related to eligible capital expenses;

THEREFORE BE IT FURTHER RESOLVED that the City of Kitchener supports the resolution adopted by the City of Toronto to urge to the province of Ontario to make the following operational changes to the Landlord Tenant Tribunal (LTB):

- a. allow tenants the right to in-person LTB hearings to eliminate technological barriers for individuals who do not have access to digital devices or reliable internet connection;
- b. simplify LTB notices with plain language so they are easily understood and ensure all forms include a tracking number that is linked to a public registry; and
- c. establish a provincial rental registry that tracks building ownership, rental rates, AGIs and their expiry dates, and LTB eviction filings and their outcomes; and monitor data on N12 and N13 evictions.

THEREFORE BE IT FINALLY RESOLVED that a copy of this motion be sent to the Association of Municipalities of Ontario, the Premier of Ontario, the Ministry of Municipal Affairs and housing, all other municipalities within Ontario, the Region of Waterloo and other Municipalities for their consideration and possible endorsement.”

Yours truly,



A. Fusco
Director of Legislated Services & City Clerk

Cc: Honourable Paul Calandra, Minister of Municipal Affairs and Housing
Colin Best, President, Association of Municipalities Ontario
Will Short, Clerk, Region of Waterloo
Ontario Municipalities
Sloane Sweazey, Senior Policy Advisor, City of Kitchener



Legal and Legislative Services

May 28, 2024

The Honourable Sylvia Jones,
Minister of Health
5th floor, 777 Bay Street
Toronto, ON M7A 2J3
Sylvia.Jones@pc.ola.org

Honourable and Dear Madam:

Re: Continuation of Urgent Care Centre Operation in Fort Erie (& Port Colborne) and Request for Regional Support

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of May 27, 2024 passed the following resolution:

Whereas Niagara Health has received approval from the Provincial Government to build a new South Niagara Hospital in Niagara Falls that will provide a range of emergency and acute care services, and

Whereas the shortage of primary care physicians in Fort Erie results in over 7,000 residents being unattached (unrostered) to a family physician, and

Whereas the Fort Erie Urgent Care Centre at Niagara Health’s Douglas Memorial site provides a primary care “safety net” for the community and serves as a first point of health care contact for both attached and unattached residents who cannot receive time-sensitive primary health care, and

Whereas the Provincial Government is attempting to reduce EMS offload delays and eliminate hallway medicine arising from low acuity patients who would be better served by primary care physicians or an Urgent Care Centre providing access to the primary care “safety net”, and

../2

Whereas the viability of the health care and hospital systems in Niagara are dependent on all residents having time-sensitive access to primary health care;

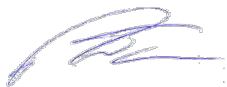
Now therefore be it resolved,

That: The Town of Fort Erie advocate to the Minister of Health and Niagara Health for a commitment to continue the operation of Urgent Care Centre at Douglas Memorial in Fort Erie following the opening of the South Niagara Hospital as the primary care safety net until a viable and sustainable alternative is in place in the community, and further

That: This resolution be sent to the Niagara Region and Niagara's local area municipalities for their support and endorsement.

Thank you for your attention to this very important matter and if you have any questions, please contact me.

Sincerely,



Peter Todd,
Manager, Legislative Services / Town Clerk

ptodd@forterie.ca

PT-dlk

c.c. Lynn Guerriero, President, Niagara Health Lynn.Guerriero@niagarahealth.on.ca
A. Norio, Clerk, Niagara Region Ann-Marie.Norio@niagararegion.ca
Local Area Municipalities