



COUNCIL INFORMATION PACKAGE

SUMMARY

JULY 28, 2023

1. **C-2023-282**
Correspondence dated July 18, 2023 from Urban & Environmental Management Inc. (UEM) respecting Monthly Summary Report No. 14 – Wainfleet Fire Station.
2. **C-2023-283**
Correspondence dated July 26, 2023 from the Town of Fort Erie to The Honourable Doug Ford, Premier of Ontario respecting a resolution requesting the Province of Ontario to establish Controls on Airbnb, VRBO and Others Which Affect Municipal Rentals.
3. **C-2023-284**
Correspondence dated July 25, 2023 from the City of Toronto respecting comments on the Proposed Provincial Planning Statement.

Monthly Summary Report No. 14 – Wainfleet Central Fire Station

Received July 18, 2023
 C-2023-282

Project:	Wainfleet Fire Station – 42143 Highway #3, Wainfleet ON, L0S 1V0		
Owner:	Township of Wainfleet		
Contract:	General Construction (GC) – Stipulated Price Contract (CCDC2) with Amendments		
Contractor:	TRP Construction General Contractors – 3050 Harvester Rd Unit 107, Burlington, ON L7N 3J1		
Reporting Period:	June 1 st , 2022, to June 30 th , 2022		
Prepared By:	Urban & Environmental Management Inc. – 4701 St. Clair Ave. Suite 301, Niagara Falls		
Report Date:	July 18 th , 2023	UEM Project #21-800	
Circulation:	Township of Wainfleet Morgan Alcock Shawn Shутten Richard Nan	Mallory Luey William Kolasa	Revision: Final

Contents

1.0	Project Budget.....	3
2.0	Project Schedule	3
2.1.	Monthly Schedule	3
2.2.	Substantial Completion and Occupancy	4
2.3.	Township Responsibilities.....	4
2.4.	Monitoring Construction Progress.....	4
2.5.	Summary of Key Dates	5
3.0	Front End Documentation and Responsibilities.....	6
3.1.	Building Permit & Site Plan Approval.....	6
3.2.	General Requirements	6
3.3.	Environmental Requirements & Approvals	6
3.4.	Services from Other Agencies	7
4.0	Major Activities Completed/Ongoing	7
5.0	Forecasted Cash Flow	10
6.0	Proposed Change Orders (PC).....	12
7.0	Request For Changes (RFCO) – Contractor	14
8.0	Potential Changes of Significance	15
9.0	Approved Change Orders (CO).....	15
9.1.	Soil Conditions	15

9.2.	Design Team Errors, Omissions, Design Change.....	16
9.3.	Township Requested Change.....	18
9.4.	Address Existing Conditions.....	18
9.5.	Credits.....	19
10.0	Change Directives (CD).....	19
11.0	Allowance Dispersal (AD).....	20
12.0	Cash Allowance Draws (CAD).....	22
13.0	Certificate of Payments Summary.....	24
14.0	Supplemental (Site) Instructions (SI).....	25
15.0	Request for Township Information (RFTI).....	26
16.0	Status of Project Budget.....	26
17.0	Potential Construction Project Risks.....	27
18.0	Other Project Matters.....	29
19.0	Close Out Documents.....	29
20.0	Consultant & Subcontractor List.....	30
21.0	Wainfleet Central Fire Station Floor Plan.....	31
22.0	Site Pictures.....	32
	Project Fact Sheet.....	35

1.0 PROJECT BUDGET

The project budget (excluding HST) for the Wainfleet Central Fire Station includes:

Construction (TRP Contract)	\$5,950,000
Contract Allowances	\$325,000
Contract Award	\$6,275,000
Construction Contingency	\$299,000
Pre-Construction Township Activities	\$8,100
Owners Allowances	\$686,100
Advisory Services	\$390,700
Project Budget	\$7,658,900

2.0 PROJECT SCHEDULE

2.1. MONTHLY SCHEDULE

The contract requires that an updated schedule be submitted by the contractor monthly.

TRP Construction provided a baseline project schedule on May 18th, 2022. An updated schedule (November 25th, 2022) revised the completion date of the load bearing masonry task and shortened the duration for completion of roof truss and roofing tasks. The revisions did not change the anticipated substantial completion date of June 9th, 2023.

The latest schedule received from the contractor on May 31st, 2023, has been exceeded. This schedule noted substantial completion date and occupancy dates of June 28th and June 29th, 2023. UEM has requested and continues to press the contractor for an updated close-out schedule that details the outstanding activities with appropriate durations and realistic completion dates.

Based on recent site meetings and verbal updates from the contractor UEM estimates that substantial completion could be achieved in August 2023. Total project completion, including addressing deficiencies, would be completed in September 2023.

2.2. SUBSTANTIAL COMPLETION AND OCCUPANCY

Substantial Completion as defined by the Ontario Architects Association, Ontario General Contractors Association, and the Construction Lien Act (as amended April 19th, 2021) state a project is substantially complete if: (1) the building must be completed for its intended use, and (2) it meets the financial requirements of the Act (uncompleted and deficient work shall be less than 3% for the contract's first \$1,000,000, 2% for the second \$1,000,000, and 1% of the remainder).

Based on the approved contract cost of \$6.3M, the amount remaining to achieve Substantial Completion would need to be less than \$93,000 (\$30,000, \$20,000, \$43,000).

Occupancy is a separate decision/process from the substantial completions process. Occupancy is granted by the host municipality (Wainfleet) and could involve full or partial occupancy before or after substantial completion is certified.

The owner must have insurances in place for both partial and full occupancy or when substantial completion is certified.

2.3. TOWNSHIP RESPONSIBILITIES

The TRP construction contract includes the building, all infrastructure, and finishes; however, excludes several operational items/tasks that the Township is responsible for completing or procuring:

- Office and Administration Furniture
- Office Equipment
- Communication Radios & Public Address Systems
- Maintenance Tools & Equipment
- SCBA Compressor & Fill Station
- PPE Extractor
- IT Servers, Racking, Active Network Equipment & Setup
- Security Cameras
- Appliances
- IT drops and IP addresses for required mechanical & electrical equipment

To assist the Township in its preparations for occupation and building operations, UEM prepared an Owners Moving & Occupancy Schedule on December 15th, 2022, and updated on February 21st, 2023.

2.4. MONITORING CONSTRUCTION PROGRESS

UEM works closely with the contractor administrator to monitor the construction progress against the project schedule on an ongoing basis, reviewing milestones, deliveries, commencing work, completed work, outstanding issues, deficiencies, and project risks.

When there is a suspected or actual variance in the project schedule, we evaluate the cause of the variance, impact on the budget and the owners needs and where necessary prepare a corrective action plan.

2.5. SUMMARY OF KEY DATES

CONSTRUCTION ACTIVITY	ESTIMATED DATE COMPLETE
Construction Tender Issued	February 10 th , 2022
Construction Tender Public Opening	March 22 nd , 2022
Contractor Mobilization	May 3 rd , 2022
Demolition of Barn and House	June 3 rd , 2022
Strip & Grade Building Pad	July 7 th , 2022
Footings & Foundation Walls	July 18 th , 2022
Parking Lot Prep & Granular	August 5 th , 2022
In-Floor Heating Rough-in	October 19 th , 2022
Slab on Grade	October 24 th , 2022
Structural Masonry Block	December 1 st , 2022
Roof Trusses	December 16 th , 2022
Mechanical Rough ins	January 19 th , 2022
Electrical Rough ins	January 19 th , 2022
Aluminum Windows	March 13 th , 2023
Drywall	April 14 th , 2023
Overhead Doors	May 12 th , 2022
Millwork	May 16 th , 2023
Plumbing Fixtures	June 14 th , 2022
Permanent Power	June 14 th , 2022
Concrete Curbs and Sidewalks	June 16 th , 2023
Electrical Devices & Fixtures	June 19 th , 2022
Asphalt Paving – Base Course	June 21 st , 2023
Planting, Seed, Sod	June 22nd, 2023 August 2023
Fire Alarm Verification	June 27th, 2023 August 2023
Concrete Floor Polishing	June 28th, 2023 August 2023
Occupancy	June 28th, 2023 August 2023
Substantial Completion	June 29th, 2023 August 2023

On July 5th, 2023, the contractor advised twenty-four (24) working days lost due to inclement weather and difficult working conditions in the inclement weather since the beginning of the project. The Project Manager reviews lost weather days with the contractor weekly and reports to the Township every other week. The number of lost weather days recorded from windy, wet, and hot weather is confirmed and the potential effect is considered in the contractor's updated schedule. To date there has not been a material impact on the project schedule.

Construction Site meetings are held every other Wednesday starting May 25th, 2022.

3.0 FRONT END DOCUMENTATION AND RESPONSIBILITIES

New and renovated construction projects can require several pre-approvals and documentation prior to and during construction. Following is a brief checklist of the more common project front end responsibilities required as part of the contract at the provincial and regional/municipal levels.

3.1. BUILDING PERMIT & SITE PLAN APPROVAL

Township of Wainfleet Plan Agreement

- **Completed**

Township of Wainfleet Building Permit

- **Completed** (May 26th, 2022)

Ministry of Transportation Ontario (MTO) Land Use Permit

- **Completed** (May 16th, 2022)

3.2. GENERAL REQUIREMENTS

The contractor is required to prepare a project specific “health and safety” plan for review by the Township and posted at the project site. The contractor is to provide safety training to trades and representatives that intend to access the project site.

- ✓ **Completed**

The contractor will engage the municipal building inspector and Fire Department at the beginning of the project to review building exits, fire access and other code matters.

- ✓ **Completed**

The contractor will provide prior to construction, a Gantt chart in sufficient detail to track (and update) progress and a cash flow forecast.

- ✓ **Completed** – Ongoing Updates

Fire & Life Safety plan prior to occupancy.

- **Not Required**

3.3. ENVIRONMENTAL REQUIREMENTS & APPROVALS

Ontario Regulation 102/94 – “Waste Audits and Waste Reduction Work Plans” mandates that a project consisting of the construction of one or more buildings with a total floor area of at least 2,000 square meters requires the contractor to:

- Conduct a pre-construction waste audit
- Prepare a written waste reduction plan based on the waste audit to reduce, reuse and recycle waste to be generated at the construction project
- Implement the waste reduction plan
 - **Not Required** – Project less than 2,000 square meters

Renovation or demolition of buildings constructed prior to approximately 1979 require a project specific designated substance survey prior to construction. If hazardous or designated substances are identified, then remediation must be undertaken prior to the construction/renovation.

- ✓ **Completed** – Designated Substance & Hazardous Material Evaluation report issued by Ontario Environmental & Safety Network Ltd. On March 5th, 2020. Materials containing asbestos were found and abated in the structures to be demolished.

3.4. SERVICES FROM OTHER AGENCIES

Electrical Connections – Hydro One

- **Complete** – Building energized June 2023

TSSA Certification – The contractor, subcontractor(s) and manufacture(s) are contractually obligated to complete required certification forms. Owner signature required for submission to TSSA.

- **Incomplete** - Schedule TBD

Supply natural gas to the Wainfleet Fire Station – Enbridge Gas

- **Complete** - meter installed early May 2023

Internet Services Provider

- **Incomplete** - Schedule TBD – by Township

4.0 MAJOR ACTIVITIES COMPLETED/ONGOING

April 1st to May 31st, 2022

- Contractor mobilized (May 2nd, 2022)
- Permits issued
- Demolition of existing structures commenced

June 1st to June 30th, 2022

- Strip and stockpile topsoil
- Removal of trees, stumps, fencing
- Excavation for footings
- Commence forming of footings

July 1st to July 31st, 2022

- Footings and foundation walls complete
- Damp proofing complete
- Slab backfill complete
- Pond infill complete
- Septic bed constructed, and tank installed

August 1st to August 31st, 2022

- Electrical underground complete
- Mechanical underground complete

- Road and parking lot granular complete

September 1st to September 30th, 2022

- Apparatus bay trench drains complete
- Roof trusses delivered
- Under slab insulation complete
- Floor slab reinforcing complete

October 1st to October 31st, 2022

- In-floor radiant heat piping complete
- Floor slab complete
- Structural steel columns completed
- Load bearing masonry commenced

November 1st to November 30th, 2022

- Load bearing masonry ongoing
- Electrical rough-ins within masonry
- Mechanical rough-ins within masonry

December 1st to December 31st, 2022

- Load bearing masonry complete
- Roof trusses and sheathing complete
- Mezzanine stair and metal decking installed
- Attic space electrical conduit installed
- Roof membrane commenced

January 1st to January 31st, 2023

- Roof fascia framing complete
- Mezzanine concrete poured
- Roof membrane complete on Administration side
- Attic fire block complete on Administration side
- Underside of truss drywall complete on Administration side
- Mechanical and electrical rough-ins on going

February 1st to February 28th, 2023

- Roof watertight
- Non-load bearing masonry commenced
- Ductwork installation commenced
- Exterior spray foam insulation complete on Administration side
- Mechanical and electrical rough-ins on going

March 1st to March 31st, 2023

- Glazing installed
- Non-load bearing masonry completed
- Mechanical equipment in mechanical room underway
- Electrical switchgear and transfer switch installed
- Painting commenced
- Exterior masonry commenced

April 1st to April 30th, 2023

- Brick veneer completed
- Floor polishing in Administration completed
- Metal roofing commenced
- Fire cisterns installed
- Gas meter/station installed
- Apparatus bay ceiling commenced

May 1st to May 31st, 2023

- Potable water cistern installed
- Metal roofing complete
- Siding commenced
- Drywall ceilings complete
- Second coat of paint complete
- Apparatus bay doors installed
- Administration millwork completed
- Mechanical equipment installation ongoing
- Electrical devices installation commenced

June 1st to June 30th, 2023

- Concrete curbs and sidewalks complete
- Base course asphalt complete
- Generator installed
- Permanent power connected
- Light fixture installation
- Plumbing fixture installation
- Soffit installation commenced
- Floor polishing apparatus bay commenced

5.0 FORECASTED CASH FLOW

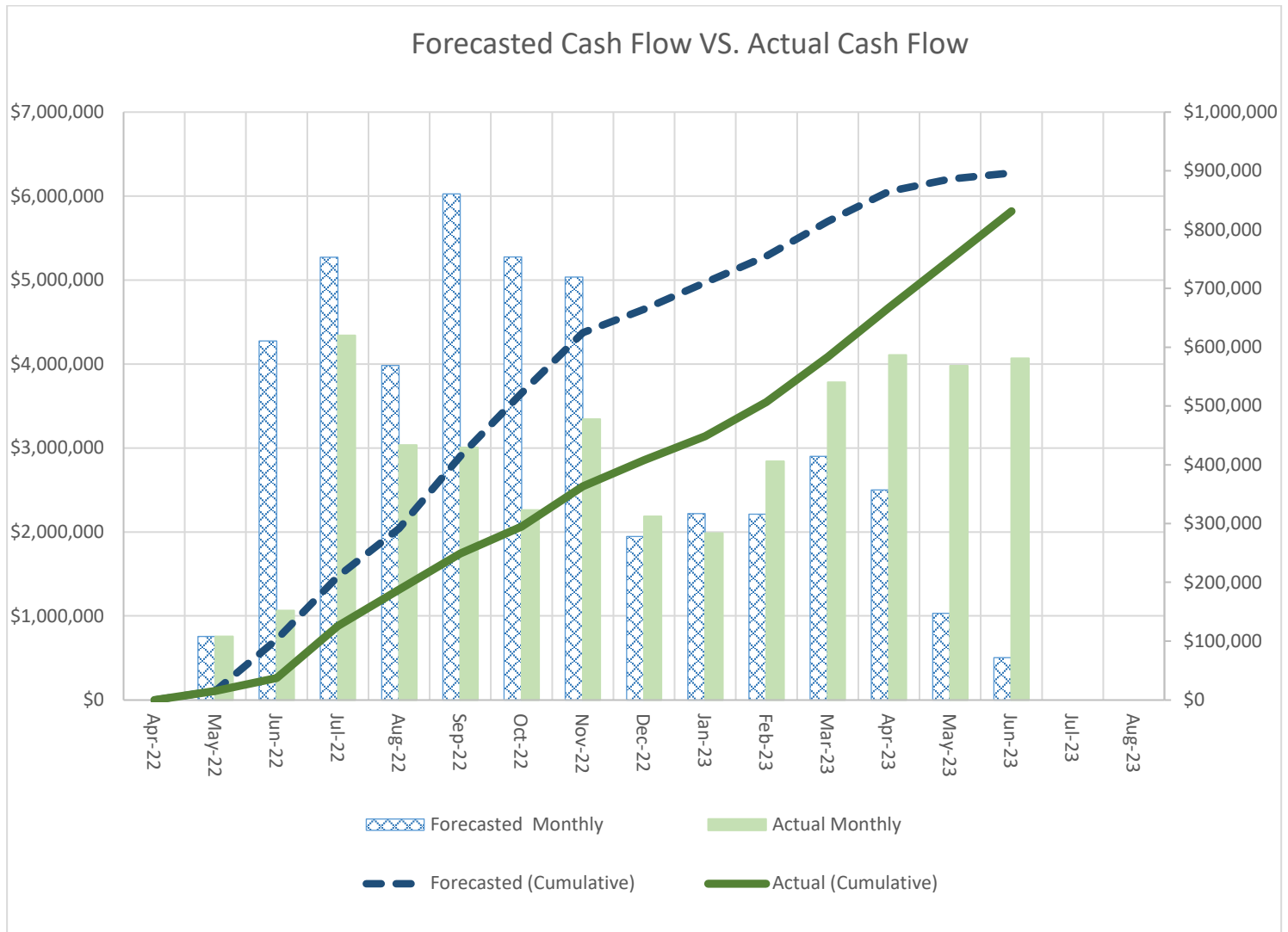
The TRP Construction contract includes the Wainfleet Central Fire Station construction (\$5,950,000) and allowances (\$325,000) for Testing and Inspection, Door Hardware, Interior Signage, Hydro & Gas Services, Security, Construction Rubble, Window Covers, Project Sign Board, and Commissioning for a total project budget of \$6,275,000. Projected cash flow (excluding HST) for monthly TRP Construction contract draws follows.

Projected and Actual Cumulative cash flow includes the total monthly amount Certified. The “actual monthly” and “actual cumulative” is before 10% of the certified amount is deducted for statutory holdback. It is also exclusive of HST. The cash flow forecast was issued by TRP Construction on May 31st, 2022. The forecasted cashflow include the contract allowances and does not include change orders.

Also included is a month by month (non-cumulative) actual and forecasted cashflow.

Construction Period Ending	Forecasted Cumulative – May 31 st , 2022 (Exc. HST)	Actual Monthly (Exc. HST & Inc. 10% Holdback)	Actual Cumulative (Exc. HST & Inc. 10% Holdback)
2022			
May	\$107,900	\$107,900	\$107,900
June	\$718,400	\$151,984	\$259,884
July	\$1,471,300	\$619,803	\$879,687
August	\$2,040,300	\$433,571	\$1,313,257
September	\$2,900,950	\$429,263	\$1,742,520
October	\$3,654,350	\$322,973	\$2,065,493
November	\$4,373,750	\$477,447	\$2,542,940
December	\$4,651,550	\$321,219	\$2,855,160
2023			
January	\$4,968,550	\$283,731	\$3,138,890
February	\$5,284,550	\$406,077	\$3,544,967
March	\$5,698,717	\$540,286	\$4,085,252
April	\$6,055,800	\$586,702	\$4,671,954
May	\$6,203,000	\$568,279	\$5,240,232
June	\$6,275,000	\$581,284	\$5,821,517
July	-		
August	-		

Note: The forecasted cashflow includes the upset limit for contract allowances.



Cashflow Commentary: UEM raised concerns to the contractor in November 2022 about the lagging actual cashflow against the forecasted cashflow. This is a concern as it is an indicator that the project may be behind schedule. The contractor provided background information explaining the trailing trend. This project has several large cost items, anticipated by the contractor to be procured or completed earlier in the project. The fire cisterns and associated work is valued at approximately two hundred thousand dollars and scheduled to be complete in Summer of 2022. This work delayed until Spring 2023 was completed in April 2023. The delays in underground mechanical rough-ins pushed the entire schedule back, impacting several high cost tasks such as the masonry, and roofing, both completed in May 2023.

The above graph shows that the contractor’s draws have been increasing, as anticipated, as the large cost items are completed. As of Certificate of Payment 14 issued on July 17th, 2023, \$560,000 remains outstanding on the contract. As noted in Section 2.1 - Monthly Schedule, it is possible that the contractor could achieve substantial completion in August 2023 (See Section 2.2 – Substantial Completion & Occupancy).

6.0 PROPOSED CHANGE ORDERS (PC)

Proposed Change	Date Issued	SI /RFI	Description of PCO	Status
PC 1.0	May 18/22	-	Add Hot Water line and Power to Future Washer	CO-3.0
PC 2.0	May 19/22	-	Remove Lights for SB-10	CO-6.0
PC 3.0	Jun. 8/22	-	Add ATS Bypass Switch and Power to Extractors	CO-5.0
PC 4.0	Jun. 23/22	-	Revised Light Fixture Type	CO-4.0
PC 5.0	Jul. 14/22	-	Extractor Discharge Tank, Duct Bank Relocation, SP-D Power	CO-11.0
PC 6.0	Jul. 25/22	-	Revised Sewer & Water Pipe Sizing	CO- 7.0 & 7.1
PC 7.0	Jul. 26/22	-	Roof Gable End	CO-9.0
PC 8.0	Jul. 28/22	-	Add Services Chase in Bunker Gear Room	CO-12.0
PC 9.0	Aug. 3/22	-	Remove Electronic Plumbing Fixtures	CO-15.0
PC 10.0	Sept. 7/22	-	Structural Steel Revisions	CO-18
PC 11.0	Sept. 15/22	-	Kitchen Grease Interceptor	CO 19.0
PC 12.0	Oct. 11/22	-	New Concrete Pad and Splash Pad	N/A
PC 12.1	Nov. 7/22	-	New Concrete Pad and Splash Pad & Cistern Revisions	CO-22.0
PC 13.0	Oct. 11/22	-	Electrical Pull Vault	CO-29.0
PC 14.0	Nov. 21/22	-	Truss Anchorage	CO-21.0
PC 15.0	Nov.23/22	-	Controls & High-Water Alarm	CO-31.0
PC 16.0	Jan. 3/23	-	Thermostat Wiring	CO-33.0
PC 17.0	Jan. 17/23	-	Exterior Lighting Controls	CO-23.0
PC 18.0	Jan. 24/23	-	Soft Starter for pump SP-02 and Controller	CO-30.0
PC 19.0	Feb. 3/23	-	Exterior Lighting, Signage, Network Cabling, Conduit, and Mezzanine Floor Finish	CO-32.0
PC-20.0	Feb. 21/23	-	Primary Wiring to Transformer	AD-14

PC-21.0	Mar. 2/21	-	Excess Soil/Clay	-
PC-22.0	Mar. 8/22	-	New pad for 40' Container & Concrete Pad Removal	N/A
PC-22.0R1	Mar. 22/23	-	New pad for 40' Container & Concrete Pad Removal	CO-34.0
PC-23.0	Apr. 11/23	-	New Outlets in Offices	CO-35.0
PC-24.0	Apr. 11/23	-	SCBA Washer Water Line Modifications	CO-38.8
PC-25.0	Apr. 17/23	-	CO and NOx Sensor – Option 1 & 2	Cancelled for PC-29.0
PC-26.0	Jun. 19/23	-	Apparatus Bay Ceiling Fan	CD-1.0
PC-27.0	Jun. 22/23	-	IT Room Power	-
PC-28.0	Jun. 27/23	-	Female Washroom Outlet	CO-40.0
PC-29.0	Jun. 28/23	-	CO and NOx Sensor – Option 3	-
PC-30.0	Jul. 6/23	-	Door D8-04 Hardware Revision	-
PC-31.0	Jul. 10/23	-	Fire Cistern Draft Pipe	-
PC-32.0	Jul. 17/23	-	Data Cabling	-

7.0 REQUEST FOR CHANGES (RFCO) – CONTRACTOR

Proposed Change	Date Issued	Description of PCO	Status
RFCO-01	May 30/22	Upsize Septic Tank from 6,800L to 18,000L	CO-2.0
RFCO-02	May 30/22	ATS Single Bypass Switch	Cancelled for PC 3.0
RFCO-03	Jun. 3/22	Credit for Hydro One Application Fees Paid by Town	CO-1.0
RFCO-04	Jun. 13/22	Proposed Alternative Ceramic Floor Tile	Cancelled
RFCO-05	Jun. 13/22	Revised Light Fixture Type	Cancelled for PC 4.0
RFCO-06	Jul. 6/22	Light Fixture Revisions	-
RFCO-07	Aug. 10/22	Delete Base Cabinet	CO-8.0
RFCO-08	Aug. 11/22	Siding Foam Closure	CO-10.0
RFCO-09	Aug. 22/22	Revise Solid Surface to Laminate	CO-13.0
RFCO-10	Aug. 24/22	Delete Roll-up Door in Kitchen	CO-14.0
RFCO-11	Nov. 9/22	Floor Drain Change	CO-20.0
RFCO-12	Jan. 20/23	Hydro cost Credit to Township	CO-24.0
RFCO-13	Jan. 26/23	Revise Door to Mechanical Room (SI-9.0)	CO-25.0
RFCO-14	Feb. 1/23	New Electrical Outlets (SI-8.0)	CO-26.0
RFCO-15	Feb. 6/23	Mezzanine Gate	CO-27.0
RFCO-16	Feb. 17/23	Additional Attic Duct Insulation	CO-28.0
RFCO-18	May 1/23	Window Passthrough Detail	CO-39.0
RFCO-19	May 12/23	IT Room Ceiling	CO-36.0
RFCO-20	May 17/23	Drywall Bulkhead – Bunkergear Room	CO-37.0
RFCO-21	Jul. 11/23	Corridor Bulkheads	CO-41.0
RFCO-22	Jul. 13/23	ERV Control Valve	-

8.0 POTENTIAL CHANGES OF SIGNIFICANCE

The proposed change order (PC), request for change order (RFCO), and change directive (CD) process often involves multiple quote submissions, requests for further detail, clarifications and negotiations before costing is finalized as a change order or the request is rejected.

CO and NO2 Sensors (PC-29): initial cost submissions from the contractor are around \$14,000. These sensors are a Ministry of Labour requirements that was missed on the issued for construction drawings and specifications.

Although there are a number our outstanding PC's awaiting costing, none are anticipated to be large in cost.

9.0 APPROVED CHANGE ORDERS (CO)

The total cost of approved Change Orders and Change Directives is a cost of \$102,392.98 which is approximately 1.6% of the awarded contract cost (\$6,275,000). Changes required because of design team issues is 2.4% of the Total Contract Cost.

To assist in reviewing the scope and nature of change orders, each are summarized as follows:

Type of Change Order	Cost of Changes to Date	Percent of Total Change Orders	Percent of Contract Cost (\$6,275,000)
Soil Conditions	\$0.00	0.0%	0.0%
Design Team: Errors, Omissions, Changes	\$149,369.15	97.0%	2.38%
Owner Requested	\$4,683.16	3.0%	0.07%
Address Existing Conditions	\$0.00	0.0%	0.0%
Other	\$0.00	0.0%	0.0%
Credits	(\$51,659.33)	N/A	N/A
Total Change Orders to Date	\$102,392.98		

9.1. SOIL CONDITIONS

CO #	Change Orders to Original Contract	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
Sub-Total Soil Conditions Change Orders					\$0.00
Percentage of Total Change Orders					0%

9.2. DESIGN TEAM ERRORS, OMISSIONS, DESIGN CHANGE

The following lists the approved change orders described as errors, omissions, and changes to the design by the architectural/engineering team. The percentage by discipline/division is as follows:

Discipline	Cost of Error/ Omission, Design Change to Date	Percent of Error/Omission, Design Changes	Percent of Contract Cost (\$85,580,225)
Architectural (A)	\$13,446.19	9.0%	0.21%
Structural (S)	\$2,841.85	1.9%	0.05%
Electrical (E)	\$95,851.75	64.2%	1.53%
Mechanical (M)	\$3,843.95	2.6%	0.06%
Civil (C)	\$26,109.17	17.5%	0.42%
Other (O)	\$7,276.24	4.9%	0.12%

CO #	Change Orders to Original Contract	Discipline	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
CO-2.0	Upsize Septic Tank from 6,800L to 18,000L	O	RFCO-01	Jun. 9/22	Jun. 10/22	\$7,276.24
CO-3.0	Add Hot Water Line and Power to Future Washer	E	PC 1.0	Jun. 10/22	Jun. 15/22	\$2,085.59
CO-5.0	Add ATS Bypass Switch and Power to Extractors	E	PC 3.0	Jun. 29/22	Jul. 13/22	\$8,330.58
CO-9.0	Gable End Framing	S	PC 7.0	Aug. 15/22	Aug. 15/22	\$979.15
CO-10.0	Siding Foam Closure	A	RFCO-08	Aug. 15/22	Aug. 15/22	\$1,470.00
CO-12.0	Add Services Chase in Bunker Gear Room	A	PC-8.0	Aug. 16/22	Aug. 25/22	\$884.39
CO-16.0	Add Power for SP-D	E	PC-5.0	Sept. 14/22	Sept. 21/22	\$8,084.56
CO-17.0	Duct Bank Relocation	E	PC-5.0	Sept. 14/22	Sept. 21/22	\$13,995.19
CO-19.0	Grease Interceptor	M	PC-11.0	Nov. 4/22	Nov. 7/22	\$2,303.18
CO-21.0	Girder Truss Anchor	S	PC-14.0	Nov. 25/22	Dec. 7/22	\$1,862.70

CO-22.0	Fire Cistern and Storm Outlet	C	PC-12.2	Dec. 22/22	Jan. 1/22	\$26,109.17
CO-23.0	Exterior Lighting Control	E	PC-17.0	Jan. 20/23	Jan. 23/23	\$805.54
CO-25.0	Mechanical Room Door	A	RFCO-13	Jan. 26/23	Jan. 27/23	\$2,730.00
CO-26.0	Additional Electrical Outlets	E	RFCO-14	Feb. 2/23	Feb. 7/23	\$2,398.59
CO-27.0	Mezzanine Gate	A	RFCO-15	Feb. 21/23	Feb. 21/23	\$4,025.70
CO-28.0	Attic Duct Insulation	M	RFCO-16	Mar. 2/23	Mar. 7/23	\$1,540.77
CO-29.0	Ductbank Vaults	E	PC-13.0	Mar. 14/23	Mar. 14/23	\$20,612.05
CO-30.0	SP02 Soft Start and Control Panel	E	PC-18.0	Mar. 15/23	Mar. 16/23	\$18,195.12
CO-31.0	High Water Alarm & Door Control Panel	E	PC-15.0	Apr. 3/23	Apr. 4/23	\$2,020.92
CO-32.0	Exterior Wall Packs & Data Cabling	E	PC-19.0	Apr. 4/23	Apr. 4/23	\$10,083.61
CO-33.0	Thermostat Wiring	E	PC-16.0	Apr. 12/23	Apr. 13/23	\$9,240.00
CO-36.0	IT Room Ceiling	A	RFCO-19.0	May 12/23	May 29/23	\$607.40
CO-37.0	Bulkhead in Bunker Gear RM	A	RFCO-20.0	May 25/23	May 29/23	\$934.29
CO-39.0	Kitchen Pass-Throughs	A	RFCO-18.0	Jun. 22/23	Jun. 22/23	\$2,794.41
	Sub-Total Errors, Omissions, Design Changes Change Orders					\$149,369.15
	Percentage of Total Change Orders					97.0%

9.3. TOWNSHIP REQUESTED CHANGE

CO #	Change Orders to Original Contract	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
CO-11.0	Extractor Tank Size	PC-5.0	Aug. 15/22	Aug. 25/22	1,774.50
CO-34.0	New pad for 40' Container & Concrete Pad Removal	PC-22.0	Apr. 25/23	Apr. 25/23	\$986.43
CO-35.0	Additional Receptacles In Administration	PC-23.0	May 12/23	May 12/23	\$1,063.23
CO-38.0	SCBA Washer Water Line	PC-24.0	Jun. 12/23	Jun. 13/23	\$859.00
Sub-Total Owner Requested Change Orders					\$4,683.16
Percentage of Total Change Orders					3.0%

9.4. ADDRESS EXISTING CONDITIONS

CO #	Change Orders to Original Contract	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
Sub-Total Existing Conditions Change Orders					\$0.00
Percentage of Total Change Orders					0%

9.5. CREDITS

CO #	Change Orders to Original Contract	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
CO-1.0	Credit for Hydro One Application Fees Paid by Town	RFCO-03	Jun. 3/22	Jun. 15/22	(\$1,043.18)
CO-4.0	Revised Light Fixture Type	PC 4.0	Jun. 24/22	Jun. 29/22	(\$2,235.50)
CO-6.0	Remove Lights for SB-10	PC 2.0	Jun. 29/22	Jul. 13/22	(\$708.55)
CO-7.0 & 7.1	Site Services Pipe Size	PC-6.0	Sept. 26/22	Sept. 28/22	(\$2,312.68)
CO-8.0	Delete Base Cabinet	RFCO-07	Aug. 10/22	Aug. 15/22	(\$546.00)
CO-13.0	Revise Solid Surface to Laminate	RFCO-09	Aug. 23/22	Aug. 25/22	(\$13,410.00)
CO-14.0	Delete Roll-up Door - Kitchen	RFCO-10.0	Aug. 24/22	Aug. 25/22	(\$2,781.00)
CO-15.0	Eyewash Alarm and Fixture Electrical	PC-9.0	Sept. 12/22	Sept. 13/22	(\$582.84)
CO-18.0	Steel Deletions	PC-10.0	Oct. 17/22	Oct. 17/22	(\$7,182.62)
CO-20.0	Floor Drain Revisions	RFCO-11	Nov. 14/22	Nov. 23/22	(\$18,735.50)
CO-24.0	Hydro Credit	RFCO-12	Jan. 20/23	Jan. 23/23	(\$2,121.46)
Sub-Total Credit Change Orders					(\$51,659.33)

10.0 CHANGE DIRECTIVES (CD)

CD #	Change Directives to Original Contract	Date CD Issued	CO Reference	Cost/(Credit)
CD-1.0	Apparatus Bay Ceiling Fan	Jun. 14/23	TBD	TBD
Total Change Directives				\$ TBD

11.0 ALLOWANCE DISPERSAL (AD)

Section 11.0 is a summary of awarded contracts, billing progress and budget status for the cash allowances.

CAA #	Description	Date CAA Issued	Date CAA Approved	Cost/(Credit)
AD-01	Door Hardware – Supply & Installation by William Knell & Company Limited. This allowance includes all specified door hardware, operators, sweeps, closures, and electronic components for the new Fire Station. The scope was competitively priced by three bidders, with William Knell & Company being the low bid.	May 11/22	May 12/22	\$46,350.00
AD-02	Door Hardware – Supply & Installation by William Knell & Company Limited. This allowance is for a new electric strike for door D11-01. This strike was omitted on the hardware schedule and is required for the operation of the specified automatic door operator.	Jun. 13/22	Jun. 14/22	\$250.00
AD-03	Hydro and Gas – Additional engineering required by Schneider Electric for modifications to the main electrical switchboard and transformer cabinet to accommodate the Hydro One supplied cabinet transformer (CT). The specified Schneider cabinet is designed to accommodate several types of CT but was not designed for the CT Hydro One has in stock.	Jun. 22/22	Jun. 29/22	\$1,571.06
AD-04	Construction Rubble – Removal and disposal of concrete foundations found buried on site (RFI-08). These foundations were not part of the demolished house or barn structures.	Jul. 4/22	Jul. 5/22	\$572.00
AD-05	Testing & Inspection – Retain GHD to complete all testing and inspection services listed in their proposal dated June 10 th , 2022. This allowance includes costs for the following: footing & subgrade inspections, compaction testing, concrete/mortar/grout testing, steel inspections, spray foam & air barrier inspection, and laboratory testing.	Jul. 20/22	Jul. 27/22	\$12,366.00
AD-06	Construction Rubble – sub-excavation of unsuitable soils and place lean mix concrete (RFI-09). An old well was found when excavating for the new foundations. The geotechnical engineer reviewed with the structural consultant and determined the extent of sub-excavation & lean mix concrete required to mitigate the problem.	Jul. 22/22	Jul. 27/22	\$8,430.60

AD-07	Hydro and Gas – The Hydro One connection fee for the new permanent service to the Fire Station.	Aug. 22/22	Aug. 22/22	\$20,074.08
AD-08	Security Control – Retain Pasword to supply and install the access control and security system for the project. This includes door access modules, card readers, wiring, keypads, sensors, controllers/control panels, installation, and programming.	Sept. 30/22	Oct. 3/22	\$25,780.00
AD-09	Commissioning – CFMS-West retained as the commissioning agent for this project.	Dec. 20/22	Jan. 1/23	\$14,700.00
AD-10	Surveying – work completed by Lanthier & Gilmore Surveying Ltd. for the construction layout prior to construction.	Dec. 21/22	Jan. 1/23	\$1,729.80
AD-11	Testing & Inspection – Extension of Allowance disbursal 05 (approved on Jul. 27/22) for GHD to compete all testing and inspection services listed in their proposal dated June 10 th , 2022. This allowance has been extended due to the increased number of visits and test required to complete the project. The total for the testing an inspection allowance is now \$22,000.	Jan. 4/23	Jan. 10/23	\$9,634.00
AD-12	Signage – Retain Harrison Solutions to supply and install the two exterior building signs for the new fire station.	Jan. 4/23	Jan. 10/23	\$11,193.82
AD-13	Hydro & Gas – Enbridge Gas charges for the new gas service.	Feb. 23/23	Mar. 2/23	\$6,153.38
AD-14	Hydro & Gas – Supply and installation of the primary electrical cables from the pole to the transformer.	Mar. 14/23	Mar. 14/23	\$13,237.01
AD-15	Signage – Supply and installation of a “2023” date stone to be installed adjacent to the front entrance.	Mar. 30/23	Mar. 30/23	\$450.00
AD-16	Signage – Supply and installation of four pot lights in the north soffit above the apparatus bay doors to illuminate the building signage.	Apr. 4/23	Apr. 4/23	\$2,545.57
AD-17	Signage – Supply and installation the interior wayfinding signage and exterior traffic signage.	Apr. 20/23	Apr. 21/23	\$4,160.60
AD-18	Window Coverings – Supply and installation of 15 roller window shades by Interiors By Better Shade.	May 25/23	Jun. 1/23	\$5,905.00

AD-19	Door Hardware – Supply of glass trim for the exterior doors. The Issued for Construction drawings and specifications omitted this item.	Jun. 1/23	Jun. 8/23	\$1,200.00
AD-20	Surveying – Concrete curb layout and GPS file.	Jun. 1/23	Jun. 8/23	\$2,500.00
AD-21	Testing & Inspection – Extension of Allowance disbursal 11 (approved on Jan. 10/23) for GHD to complete additional concrete testing and compaction testing during the site hardscaping activities. The total for the testing an inspection allowance is now \$24,930.50.	Jul. 17/21		\$2,930.50

12.0 CASH ALLOWANCE DRAWS (CAD)

The following cash allowance summary notes awarded contracts and tracks billing progress against a total Contract Allowance of \$325,000 The project cash allowances are drawn from the Contract Allowance as stipulated in the construction contract.

The Sum of Approved Allowances awarded to date on Certificate of Payment 14 is \$191,733.42 against the Allowance Budget of \$325,000. See summary table on next Page:

CAD Description	CAD Approved by Township (Exc. HST)	CAD Invoiced to Date (Exc. HST)	CAD Invoiced this Period (Exc. HST)	CAD Remaining to be Drawn (Exc. HST)
Door Hardware (AD-01)	\$46,350.00	\$33,104.58	\$0.00	\$13,245.42
Door Hardware (AD-02)	\$250.00	\$0.00	\$0.00	\$250.00
Door Hardware (AD-19)	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
Testing & Inspection (AD-05)	\$12,366.00	\$12,366.00	\$0.00	\$0.00
Testing & Inspection (AD-11)	\$9,634.00	\$9,634.00	\$1,427.00	\$0.00
Testing & Inspection (AD-21)	\$2,930.50	\$2,930.50	\$2,930.50	\$0.00
Hydro & Gas (AD-03)	\$1,571.06	\$1,571.06	\$0.00	\$0.00
Hydro & Gas (AD-07)	\$20,074.08	\$20,074.08	\$0.00	\$0.00
Hydro & Gas (AD-13)	\$6,153.38	\$6,153.38	\$0.00	\$0.00
Hydro & Gas (AD-14)	\$13,237.01	\$13,237.01	\$0.00	\$0.00
Surveying (AD-10)	\$1,729.80	\$1,729.80	\$0.00	\$0.00
Surveying (AD-20)	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00
Security Control (AD-08)	\$25,780.00	\$0.00	\$0.00	\$25,780.00
Construction Rubble (AD-04)	\$572.00	\$572.00	\$0.00	\$0.00
Construction Rubble (AD-06)	\$8,430.60	\$8,430.60	\$0.00	\$0.00
Window Coverings (AD-18)	\$5,905.00	\$0.00	\$0.00	n/a
Building Signage (AD-12)	\$11,193.82	\$11,193.82	\$5,596.91	\$0.00
Signage – Date Stone (AD-15)	\$450.00	\$450.00	\$0.00	\$0.00
Signage – Illumination (AD-16)	\$2,545.57	\$2,545.57	\$0.00	\$0.00
Signage – Interior & Traffic (AD-17)	\$4,160.60	\$2,080.30	\$0.00	\$2,080.30
Project Sign Board	n/a	\$0.00	\$0.00	n/a
Commissioning	\$14,700.00	\$5,520.00	\$1,080.00	\$9,180.00
Total Allowance in Contract (A)	\$325,000.00	-	-	-
Total Approved CAD's (B)	\$191,733.42	\$135,292.70	\$14,734.41	\$50,535.72
Difference (A - B)	\$133,266.58	-	-	-

* The total cash allowance for the above items is \$325,000. The cost for each item will be allocated as the contractor awards the individual contracts.

13.0 CERTIFICATE OF PAYMENTS SUMMARY

Certificate of Payment “CoP No. 13”, Draw 13 for the period ending May 31st, 2023, was issued by the Architect on June 7th, 2023, and recommended for payment by UEM on June 7th, 2023, for the Wainfleet Central Fire Station project. The amount payable excluding HST is \$511,450.81. The schedule of Certificate of Payments received and recommended is as follows. All costs exclude HST.

Certificate of Payment (CoP) / Period Ending	Cumulative Net Amount Certified by Architect (Exc. 10% Holdback)	TRP Contract Cost (Including COs & CDs)	Balance of Statutory Holdback (10%)	Balance to Complete Contract
\$97,110.00 (CoP No. 01 for May '22)	\$107,900.00	\$6,275,000.00	\$10,790.00	\$6,167,100.00
\$136,785.44 (CoP No. 02 for Jun. '22)	\$259,883.82	\$6,283,318.65	\$25,988.38	\$6,023,434.83
\$557,822.46 (CoP No. 03 for Jul. '22)	\$879,686.56	\$6,288,705.18	\$87,968.66	\$5,409,018.62
\$390,213.62 (CoP No. 04 for Aug. '22)	\$1,313,257.24	\$6,276,187.03	\$131,325.72	\$4,963,818.96
\$386,336.47 (CoP No. 05 for Sept. '22)	\$1,742,519.99	\$6,296,260.45	\$174,252.00	\$4,553,740.46
\$290,675.70 (CoP No. 06 for Oct. '22)	\$2,065,492.99	\$6,289,077.83	\$206,549.30	\$4,223,584.84
\$429,702.53 (CoP No. 07 for Nov. '22)	\$2,542,940.24	\$6,274,508.21	\$254,294.02	\$3,731,567.97
\$280,997.33 (CoP No. 08 for Dec. '22)	\$2,855,159.50	\$6,300,617.38	\$285,515.95	\$3,445,457.88
\$255,358.04 (CoP No. 09 for Jan. '23)	\$3,138,890.66	\$6,302,031.46	\$313,889.07	\$3,163,140.80
\$365,468.30 (CoP No. 10 for Feb. '23)	\$3,544,966.54	\$6,308,455.75	\$354,496.65	\$2,763,489.21

\$486,257.13 (CoP No. 11 for Mar. '23)	\$4,085,252.24	\$6,348,803.69	\$408,525.22	\$2,263,551.45
\$528,031.39 (CoP No. 12 for Apr. '23)	\$4,671,953.79	\$6,371,134.65	\$467,195.38	\$1,699,180.86
\$511,450.81 (CoP No. 13 for May '23)	\$5,240,232.47	\$6,373,739.57	\$524,023.25	\$1,133,507.10
\$523,155.94 (CoP No. 14 for Jun. '23)	\$5,821,516.85	\$6,377,393.20	\$582,151.69	\$555,876.35

14.0 SUPPLEMENTAL (SITE) INSTRUCTIONS (SI)

SI	Date Issued	Description
SI-1.0	July 28, 2022	Electrical/Mechanical Conduit Chase
SI-2.0	September 15, 2022	Tile Colour Clarifications
SI-3.0	September 28, 2022	Countertop and Cabinet Colour Clarifications
SI-4.0	October 27, 2022	Revise Window Location – Deputy Chief Office
SI-5.0	November 28, 2022	Commissioning Requirements
SI-6.0	December 13, 2022	Keypad Clarifications
SI-7.0	January 11, 2023	Additional Electrical Outlet Clarifications
SI-8.0	January 20, 2023	South Exterior Lights
SI-9.0	January 26, 2023	Revise Mechanical Room Door, Revise Attic Space Firestopping
SI-9.0r1	January 26, 2023	Revise Attic Space Firestopping
SI-10.0	March 21, 2023	Paint Colours and Accent Walls
SI-11.0	March 31, 2023	Date Stone Location
SI-12.0	May 18, 2023	Metal Siding – Trims & Box-outs
SI-13.0	June 27, 2023	Administration – Floor Polishing
SI-13.1	July 14, 2023	Floor Polishing & Grinding

15.0 REQUEST FOR TOWNSHIP INFORMATION (RFTI)

RFCI	Date Issued	Description	Status

16.0 STATUS OF PROJECT BUDGET

The status of the project budget and costs (excluding HST) to May 31st, 2023, for the Wainfleet Central Fire Station are as follows.

Note: The status of construction costs to date represents the amount paid by the Township of Wainfleet to the contractor and INCLUDES Holdbacks (10%).

ACTIVITY	BUDGET	STATUS TO DATE
A1. Construction Cost (Tender Cost from TRP)	\$5,950,000	\$5,586,761
A2. Construction Allowances (By Competitive Bid)	\$325,000	\$132,362
Construction Contingency	\$311,000	\$102,393
A3. Pre-Construction Township Activities	\$8,100	\$7,979
B. Owners Allowances	\$686,100	\$507,335
C. Advisory Services	\$378,700	\$326,155
TOTAL PROJECT BUDGET	\$7,658,900	\$6,662,986

17.0 POTENTIAL CONSTRUCTION PROJECT RISKS

All construction projects carry some level of risk and uncertainty to participants. Owners mitigate risk by following a rigorous planning, evaluative, investigative and design process and transfers risk by insurances, bonding, indemnification, supplementary conditions, and contracts. However, there remains potential project risks to the owner that should be regularly assessed by a risk register and ongoing evaluation of the probability of specific risks.

The probability of a project risk is considered as “low” (unlikely), “moderate” (possible), “high” (likely) or “very high” (active). A construction risk can have one or more causes and one or more impacts. Construction project risks are interrelated and interdependent.

The assessment of potential project risks considers the probability, uncertainty, and consequences of a potential risk. The probability of the risk may change as circumstances change or arise and are specific to a particular project. Some of the most consequential potential project risks experienced during construction include:

Schedule – Schedule risks include weather delays, unknown site conditions, moisture in concrete, fire, permit delays, contractor performance (including financial issues), supply (labour and material) problems, work stoppages (strikes and mandated shutdowns) and decision-making delays.

The effect of the potential return of the pandemic in 2023 is considered in assessing schedule risk. Potential schedule impacts are mitigated by agreeing to a critical path schedule and monitoring completion of milestone activities against the approved baseline. Supply of goods and labor is an ongoing scheduling matter that is monitored regularly. The schedule and actual cash flow is lagging behind forecasted and has started to trend up back towards the forecasted values (see graph in Section 5.0). The contractor did not meet the financial test for substantial performance by the end of June as noted in their latest schedule. (See the cashflow commentary on page 11 of this report).

- **Risk to Project: High - Monitor**

Budget – Factors contributing to budget risk include design omissions and errors, unknown site conditions, contract disputes, schedule delays, increases in material costs, and work stoppages. Consequences could be that certain parts of the project are eliminated, changed, or not fully completed.

- **Risk to Project: Low**

Overpayment to Contractor – There is a risk of overpayment to the contractor if the process of contractor draws are not rigorously reviewed. This can be a significant project risk in terms of completed project and addressing construction deficiencies.

Payment to the contractor follows due diligence involving the architect, engineering sub-trades, the contract administrator, and the project manager. The percent of work claimed by the contractor and the verification of delivered equipment and materials is reviewed by the frequent on-site visits. Reference to the contractor’s schedule and forecasted cashflow provide another monitor. Details such as the inclusions of only approved changes is another check against over payment. Holdbacks, both statutory and against unfinished or deficient work, provide assurances.

There is also risk of duplicate payment for work in the base contract and new work defined by changes to project scope. The contract administrator works closely with the design team to determine what is acceptable new scope and what the contractor is providing as part of their contractual obligations.

- **Risk to Project: Low**

Pandemic – A public health crisis would likely affect construction productivity, or the government could again mandate the construction industry, including supply of equipment, materials, and products, to stop work because of the COVID-19 virus. The consequence is a high level of uncertainty which has potential effects on the project schedule, cash flow, budget and potentially equipment, material and labour supply.

- **Risk to Project: Low**

Goods and Labour Supply – The supply of goods (equipment and materials) and labour (including availability of trades and specialized subtrades) can be affected by several factors such as a pandemic, mandated shutdowns, labour shortages, disputes and strikes, high demand for specific goods, currency exchange fluctuations and seasonal shutdown by manufacturers. The consequences are probable impacts on project schedule/completion date.

The construction industry is seeing an unprecedented number of labour strikes.

The contractor has acquired all major materials and deliveries. There are no anticipated items with extended delivery times that will impact substantial completion

- **Risk to Project: Low**

Health and Safety – Worker safety is paramount to the general contractor, subtrades and the owner. Unsafe work conditions, carelessness or a serious workplace accident can affect the project schedule. The general contractor has implemented a comprehensive work health and safety program. Consequence is that workers health and safety is affected which in turn could impact project schedule and completion.

- **Risk to Project: Low**

Environmental – Unknowns and the unexpected such as severe weather events, subsurface conditions not suitable for construction, contaminated soils, underground hazards, structures and tanks, endangered or sensitive species or the presence of archaeological or historical resources represent high levels of risk, particularly in the early stages of the project. The consequences are impacts to budget, schedule and project completion.

- **Risk to Project: Low**

Contractor Performance – The quality of construction including defective work, the completion of the project on schedule, negligence, project close-out and operational readiness, the financial stability of the general contractor, bankruptcy, the availability of trades and labour, health & safety practices and labour unrest represent high levels of risk. The consequences affect all aspects of the project.

This risk is mitigated by employing a rigorous contractor (including major subtrades) selection process that considers qualifications and experience, financial stability, and proposed project management and on-site supervision personnel.

As noted in the assessment of schedule risk, contractor performance in the last stages of the project is critical to its success. A coordinated effort of all trades and the architectural/engineering team is imperative to meet project milestones.

- **Risk to Project: Low – Monitor**

18.0 OTHER PROJECT MATTERS

No other project matters to document at this time.

19.0 CLOSE OUT DOCUMENTS

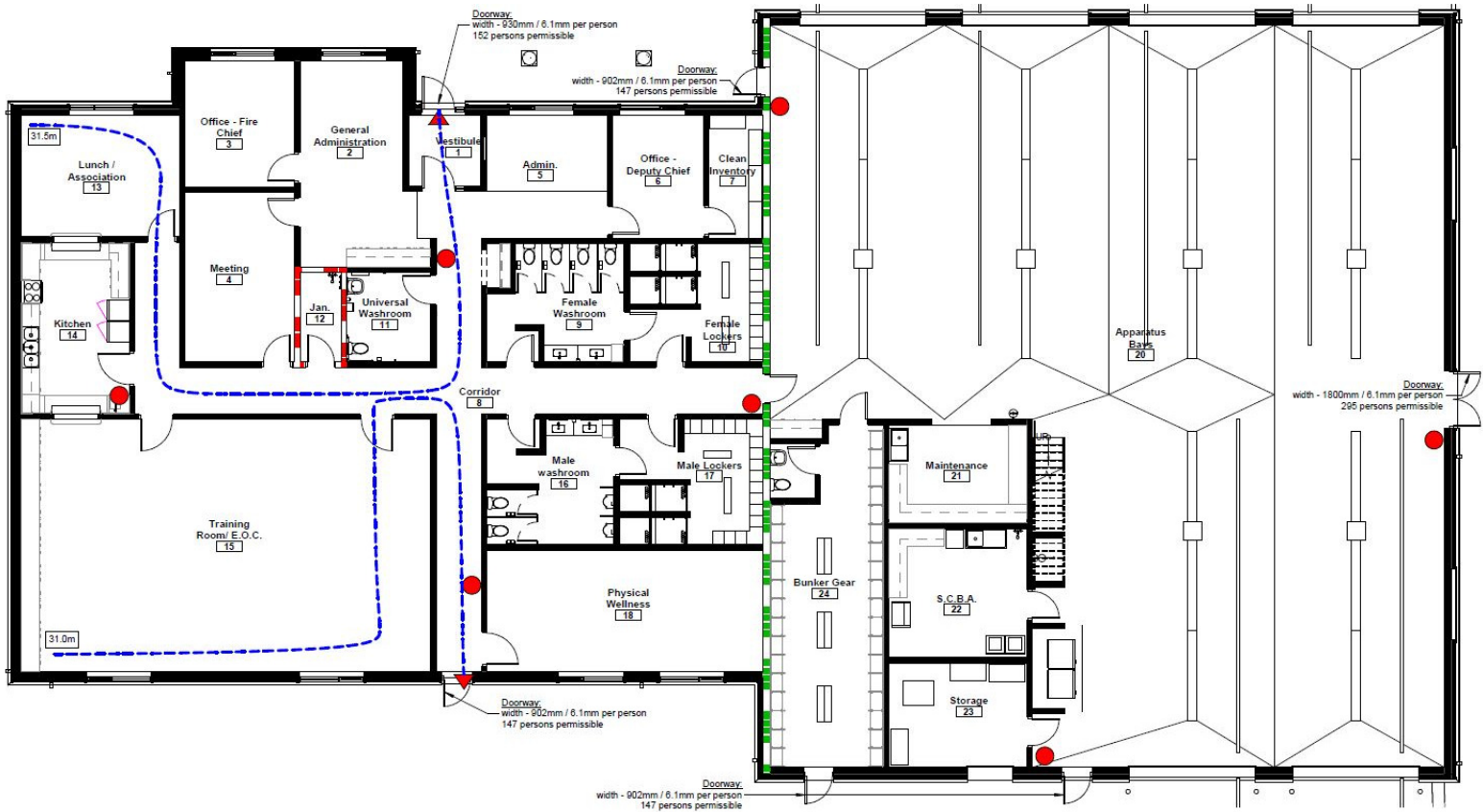
There are four significant milestones at the end of a construction project that must be addressed to permit occupancy:

- Certificate of Substantial Performance
 - **Construction in Progress**
- Occupancy Permit from Building Department (in consultation with Fire Department) including verification/compliance letters (i.e. ESA, emergency lighting, fire alarm, seismic restraint, sprinkler, electrical, mechanical), letters from sub-contractors and from the design architects/engineers. Balancing and controls can be ongoing during occupancy.
 - **Building Inspector and Fire Department undertake periodic inspections during construction**
- Architectural/Civil, Electrical, Mechanical and Structural As-Built Drawings
 - **Construction in Progress** – Drafts submitted to consultant team for review
- Operation and Maintenance Manuals
 - **Construction in Progress** – Drafts submitted to consultant team for review

20.0 CONSULTANT & SUBCONTRACTOR LIST

Scope	Consultant / Contractor	Location
Architect	Raimondo + Associates Architects	Niagara Falls
Project Management	Urban & Environmental Management (UEM)	Niagara Falls
Mech./Elec./ Civil/ Structural Engineering	Mantecon Partners	Dundas
Commissioning Agent	CFMS- West	Grimsby
Testing & Inspection	GHD	St Catharines
General Contractor	TRP Construction General Contractors	Burlington
Demolition	Budget Environmental Disposal Inc	Hamilton
Civil/Siteworks	Backwoods Excavating Inc.	Grassie
Septic	Dynamic Fusion	Dunnville
Mechanical	Besseling Mechanical Inc	Hamilton
Electrical	Fred Giessler Electric	Niagara-on-the-Lake
Masonry	Cecchini Masonry Ltd.	Thorold
Landscape	Touchstone Site Contractors	Thorold
Finish Carpentry	Baywood Interiors Ltd.	Kitchener
Concrete Formwork	Niagara Formwork Structure Inc.	Welland
Concrete Supplier	Inter County Concrete Contracting	Dunnville
Concrete Finishing	Appolo Concrete Contracting	Hamilton
Structural Steel	Bradshaw Ironworks Ltd.	Welland
Metal Doors, Frames, Hardware	William Knell and Company Ltd.	Kitchener
Metal Siding, Soffit, Roofing	Plazo Constriction Corporation	North York
Overhead Doors	Overhead Door Company Limited	St. Catharines
Toilet & Bath Accessories	Canada Washroom Products Inc.	Burlington
Glazing	Welland Glass & Entrances Inc.	Welland
Gypsum Board/ACT	DBN Drywall & Acoustics Ltd.	St. Catharines
Flooring	Percella Flooring Inc.	Toronto
Painting	Painting-Canada Inc.	Hamilton

21.0 WAINFLEET CENTRAL FIRE STATION FLOOR PLAN



22.0 SITE PICTURES



Siding, Soffit, Building Signage Complete at Apparatus Bay



Generator Installed on Pad, Town Sea-Container Placed/Anchored



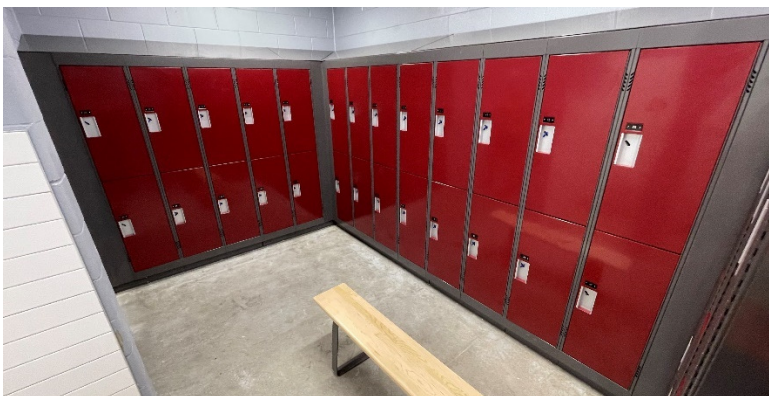
Siding, Soffit, Roof, Sidewalks, Curbs Complete



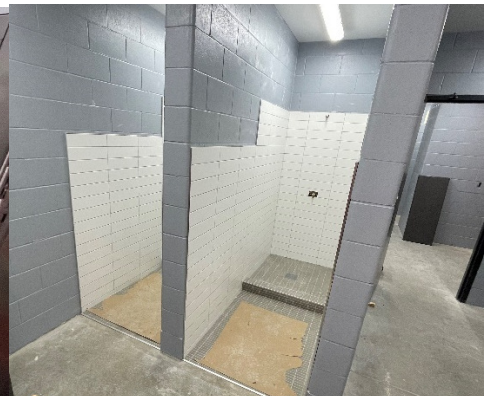
Curbs & Base Course Asphalt Complete



Concrete Sidewalks Complete



Washroom Lockers Installed



Washroom Tiling Complete



Apparatus Bay Floor Polished



Training Room Ceiling Grid Installed

PROJECT FACT SHEET

Wainfleet Fire Station Construction Contract:	
TRP Construction	\$ 5,950,000.00
Construction Allowances	\$ 325,000.00
Total Wainfleet Fire Station Contract (Ex. HST)	\$ 6,275,000.00
Wainfleet Fire Station Project Scope:	
- Gross Floor Area	1,239 m ² (13,342 ft ²)
- Site Area	2.02 ha (4.99 ac)
Wainfleet Fire Station Key Features:	
Six Apparatus Bays	Dedicated Offices for Fire Chief and Deputy Fire Chief
1,200 ft ² , 60-person Training Room	440 ft ² Physical Wellness Room
Male Washroom and Change Rooms w/32 lockers	Female Washroom and Change Rooms w/20 lockers
300kW Natural Gas Generator	Metal Roof
Provisions for Future Apparatus Bays (2)	Provisions for Future EMS Station
50,000 Gallon Greywater Storage (Rainwater) c/w Pumps for Filling Fire Trucks	
Schedule:	
Occupancy	August, 2023
Substantial Completion	August, 2023



Legislative Services

July 26, 2023

Sent via email: premier@ontario.ca

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

Honourable and Dear Sir:

Re: Controls on Airbnb, VRBO and Others Which Affect Municipal Rentals

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of July 24, 2023 passed the following resolution:

Whereas global technology platforms such as Airbnb or VRBO were created to improve global access to rental opportunities, particularly those available for vacation or shorter-term business purposes, and

Whereas the impact of these “disruptive technologies” on rental markets has raised the following concerns in the past decade:

- Concentration of ownership and proliferation of landlord corporations with minimal interest in or accountability to local communities
- Removal of housing stock from long-term rental markets with resulting increases in rents
- Lack of control over occupancy (e.g. families vs large groups of partygoers)
- Incidence of nuisance infractions (noise, garbage, parking), and

Whereas any reduction in the availability of long-term housing stock runs counter to the Province of Ontario’s goal of 1.5 million additional homes in the next 10 years, and

Whereas growth in short-term rental markets may also have a negative impact on housing affordability for the seasonal workers who service tourist destinations or farming communities, and

.../2

Mailing Address:

The Corporation of the Town of Fort Erie
1 Municipal Centre Drive, Fort Erie ON L2A 2S6
Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022 Web-site: www.forterrie.ca

Whereas implementing local/municipal restrictions through municipal law enforcement tools (licensing) and municipal planning tools (zoning by-law restrictions) may push demand to other communities, and

Whereas some platforms (e.g. Airbnb) are already working toward providing notice to owners about municipal regulations and licensing through a license number field, and

Whereas some jurisdictions (e.g. Quebec, Scotland) have acknowledged the limitations of local authorities/municipalities in controlling the impact of global technologies and have developed comprehensive regulatory frameworks, and

Whereas a comprehensive, consistent regulatory approach is likely to prove more effective in Ontario,

Now, therefore, be it resolved,

That: Council requests the Government of Ontario to establish a regulatory framework requiring digital platforms such as Airbnb and VRBO to:

1. Require owners using the digital platforms to comply with municipal planning and licensing regulations, and
2. Prevent advertising of properties that are not registered with the relevant municipality, and
3. Provide a contact with the platform to ensure ongoing and effective communications for provincial and municipal officials and further

That: The Province of Ontario work with municipalities to address situations in which long-term housing stock has been lost to corporate ownership of short-term rental properties and further

That: A copy of the resolution be forwarded to the Premier of Ontario (Hon. Doug Ford), the Minister of Municipal Affairs and Housing (Hon. Steve Clarke), local MPPs, the Association of Municipalities of Ontario (AMO) and all municipalities in Ontario.

Thank you for your attention to this matter.

Kind regards,

Ashlea Carter, AMP

Deputy Clerk

acarter@forterie.ca

AC:dlk

Attach.

c.c. The Honourable Steve Clark, Minister of Municipal Affairs and Housing minister.mah@ontario.ca
Jennifer Stevens, MPP - St. Catharines JStevens-CO@ndp.on.ca
Jeff Burch, MPP - Niagara Centre JBurch-QP@ndp.on.ca
Wayne Gates, MPP - Niagara Falls wgates-co@ndp.on.ca
Sam Oosterhoff, MPP - Niagara West-Glanbrook sam.oosterhoff@pc.ola.org
The Association of Municipalities of Ontario amo@amo.on.ca
All Ontario Municipalities

City Clerk's Office

Secretariat
Sylwia Przewdziecki
Council Secretariat Support
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-7032
Fax: 416-392-2980
e-mail: Sylwia.Przewdziecki@toronto.ca
web: www.toronto.ca

**In reply please quote:
Ref.: 23-PH4.8**

(Sent by Email)

July 25, 2023

ALL ONTARIO MUNICIPALITIES:

**Subject: Planning and Housing Committee Item 4.8
 City Comments on the Proposed Provincial Planning Statement (Ward All)**

City Council on June 14 and 15, 2023, considered [Item PH4.8](#), and a copy is attached for your information or appropriate action.

for City Clerk

S. Przewdziecki/wg

Attachment

Sent to: Minister of Municipal Affairs and Housing, Province of Ontario
 Minister of Economic Development, Job Creation and Trade, Province of Ontario
 Leader, Official Opposition, Province of Ontario
 Members of Provincial Parliament
 All Ontario Municipalities
 Executive Director, Association of Municipalities of Ontario

c. City Manager

Planning and Housing Committee

PH4.8		Adopted		Ward: All
-------	--	---------	--	-----------

City Comments on the Proposed Provincial Planning Statement

City Council Decision

City Council on June 14 and 15, 2023, adopted the following:

1. City Council express its concern to the Minister of Municipal Affairs on the general direction taken in the proposed Provincial Planning Statement as it represents fundamental changes in how growth planning is carried out in the Province and by the City of Toronto.
2. City Council support in principle the provisions in the proposed Provincial Planning Statement that encourage the supply of housing, notwithstanding, that references to "Affordable Housing" and "Housing that is affordable to low-and moderate-income households" have not been carried over.
3. City Council request the Province of Ontario through ERO 019-6813 and outlined in Attachment 1 to the report (May 17, 2023) from the Chief Planner and Executive Director, City planning to:
 - a. maintain all policy references to “residential intensification” and “redevelopment” in the current Provincial Policy Statement to provide clarity that where sufficient land and servicing exists to accommodate forecast population through infill, the need for greenfield development is diminished;
 - b. require that large and fast-growing municipalities accommodate a minimum of 50 percent of all residential development within their existing settlement area and that new settlement areas or settlement area expansion lands are planned for a minimum density target of 50 residents and jobs per gross hectare;
 - c. maintain the density targets of Urban Growth Centres (Growth Plan 2.2.3.2) and policies that directed how Urban Growth Centres will be planned (Growth Plan 2.2.3.1);
 - d. provide flexibility for municipalities to identify additional higher order transit corridors that deviate from the definition of "higher order transit" in the proposed Provincial Planning Statement;
 - e. maintain the Growth Plan policies (2.2.4.8 – 2.2.4.10) that support the development of complete communities with a compact built form and affordable housing within Major Transit Station Areas, on lands adjacent to Major Transit Station Areas, and along transit corridors;
 - f. include reference to affordable housing in Provincial Planning Statement Policy 2.4.2.6 given provincial direction to include affordable housing in Protected Major Transit Station

Areas through inclusionary zoning;

g. maintain that municipalities may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a 5-year official plan update and only where it has been demonstrated that certain conditions have been met (Provincial Policy Statement 1.1.3.8);

h. lead a provincial-municipal process with large and fast-growing municipalities for the periodic preparation of regional population and employment forecasts. Enable municipalities to continue to be able to adopt higher forecasts;

i. direct municipalities in the Greater Golden Horseshoe to continue using population and employment forecasts of Schedule 3 of the Growth Plan for managing growth to 2051 and ensuring “at least 25 year” supply of land;

j. maintain the current definitions of “affordable” housing and "low and moderate-income households" or provide explicit direction for municipalities to set their own definition;

k. maintain the requirement for municipalities to establish targets for housing affordable to low- and moderate-income households (Provincial Policy Statement 1.4.3(a)) and for affordable ownership and affordable rental housing (Growth Plan 2.2.6.1(a)(ii));

l. maintain Growth Plan policy 2.2.6.3 that provides direction to municipalities to use available tools to require that multi-unit residential developments incorporate a mix of unit types to accommodate a diverse range of households sizes and incomes;

m. revise the definition of “housing options” to include consideration for affordable housing, tenure, and unit types to accommodate a range of household sizes;

n. amend proposed policy 2.2.1.b.2, related to the conversion of existing commercial and institutional buildings for residential uses, to include a requirement to maintain or replace employment space within the redevelopment or within an off-site location;

o. enact a Regulation to permit the use of zoning with conditions, pursuant to Section 113 of the City of Toronto Act, 2006, that would enable a municipality to secure replacement employment space as part of redevelopments proposing to convert existing commercial and institutional space;

p. enact a Regulation to permit the use of conditional zoning, pursuant to Section 113 of the City of Toronto Act 2006, that would enable the City to require and secure employment space to be provided prior to, or concurrent with any non-employment uses, including residential;

q. revise the Employment Area definition to explicitly include film production, cluster of office uses, stand-alone convenience retail and services to serve businesses and workers within Employment Areas, and enable municipalities to define components of Employment Areas to serve local economies;

r. maintain the current timeframe for when a conversion of employment lands can be considered: only when municipalities are undertaking their 5-year Official Plan review, absent the Municipal Comprehensive Review concept;

s. strengthen land use policy protections for all Employment Areas across the Province to ensure that these lands support the economy and are viable over the long-term;

- t. require that municipalities determine that sensitive land uses proposed near manufacturing, warehousing and other major facilities are compatible or can be made compatible prior to permitting a sensitive land use;
- u. retain the existing Growth Plan policy (2.2.5.8) which requires that the development of sensitive land uses, major retail and major office will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other major facilities;
- v. maintain the current Provincial Policy Statement and Growth Plan policies that explicitly support energy efficiency, increased vegetation, and improved air quality;
- w. maintain and expand the geographic scope of the current Provincial Policy Statement and Growth Plan policies related to natural heritage protection, climate action, intensification, and greenhouse-gas reduction;
- x. expand the geographic scope of the Growth Plan's protections for natural heritage systems (4.2.2), water resource systems and watershed planning (4.2.1), and stormwater management (3.2.7) to the entire Province;
- y. maintain the Growth Plan's provincially identified Agricultural System;
- z. maintain Growth Plan policy 4.2.8.1 requiring municipalities to develop and implement official plan policies and other strategies related to conserving mineral aggregate resources;
- aa. change the definition of "waste management system" to consider the waste hierarchy and is inclusive of and prioritizes resource recovery and environmental outcomes consistent with the Province's circular economy ambitions;
- bb. align the Waste Management policies with the language of the Waste Free Ontario Act and Resource Recovery and Circular Economy Act and provide guidance on how municipalities are to interpret the Waste Management policies in the Provincial Planning Statement alongside the Resource Recovery and Circular Economy Act;
- cc. include policy direction that requires municipalities to coordinate and plan for appropriate and adequate shared waste management infrastructure;
- dd. include policy direction that ensures the provision of lands for integrated waste management, including recycling and processing facilities, and residual disposal/management;
- ee. maintain and expand the geographic scope of Growth Plan policy 4.2.1.4 that requires a sub-watershed plan for large-scale development in greenfield areas;
- ff. maintain policy references to "key hydrologic features, key hydrologic areas and their functions", from the current Provincial Policy Statement (2.2.1(e)) and expand the geographic scope of Growth Plan policy 4.2.1.2;
- gg. include direction in the proposed Provincial Planning Statement that planning authorities shall protect, improve, or restore the quality and quantity of water;
- hh. recognize and promote green infrastructure's role in water and stormwater systems;

ii. maintain all transportation related policies in the current Provincial Policy Statement and Growth Plan that support reducing vehicle trips;

jj. include language regarding planning for a transportation system in way that accounts for factors such as equity, cost, air quality, winter maintenance and resiliency;

kk. modify policies concerning the protection of heritage properties to say, “protected heritage property shall be conserved”, recognizing that the definition of “protected heritage property” includes more than lands with built heritage resources or cultural heritage landscapes;

ll. maintain the existing Land Needs Assessment methodology as Provincial guidance to the large and fast-growing municipalities for assessing land needs as a complement to the Provincial Projections Methodology Guideline available to other municipalities;

mm. include as part of the transition regulation that all planning matters (Official Plan Amendments or Zoning By-law Amendments) that predate the in-effect date of the new Provincial Planning Statement be transitioned under the existing planning framework. These include planning matters that are: (1) deemed complete and in process/under review; (2) city-initiated process underway or nearing completion, or (3) Council-adopted but is under appeal or appeal period nearing;

nn. continue to transition Official Plan Amendment 231 as a matter in process that was approved under the Growth Plan, 2006;

oo. acknowledge the importance of and requirement for undertaking integrated planning across the Province;

pp. provide guidance on expectations with respect to municipal engagement with Indigenous communities on land use planning matters that identify best practices;

qq. clarify the scope of a municipality's obligation to identify potential impacts of decisions on the exercise of Aboriginal or treaty rights and how the Province's role in addressing asserted Aboriginal or treaty rights will be integrated in the municipal decision-making process; and

rr. add a new policy that enables municipalities to put in place local policies that address the changing nature of office space and needs to reflect the local context.

4. City Council confirm that film production will continue to be considered a form of manufacturing for the purposes of land use planning and interpretation of official plan policies and zoning standards.

5. City Council forward Attachment 2 to the report (May 17, 2023) from the Chief Planner and Executive Director, City Planning from the Film Commissioner and Director, Entertainment Industries related to the impacts the proposed Provincial Planning Statement has on the City's film production industry to the Minister of Municipal Affairs and Housing and the Minister of Economic Development, Job Creation and Trade.

6. City Council forward a copy of the report (May 17, 2023) from the Chief Planner and Executive Director, City Planning to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, the Leader of

the Official Opposition, all Ontario MPPs, the Association of Municipalities of Ontario, and all Ontario municipalities for their information and consideration.

7. City Council request the Minister of Municipal Affairs and Housing to undertake dedicated consultation with affected industry stakeholders on any changes to policies related to the protection of employment lands in advance of proceeding with the proposed Provincial Planning Statement.

Committee Recommendations

The Planning and Housing Committee recommends that:

1. City Council express its concern to the Minister of Municipal Affairs on the general direction taken in the proposed Provincial Planning Statement as it represents fundamental changes in how growth planning is carried out in the province and by the City of Toronto.
2. City Council support in principle the provisions in the proposed Provincial Planning Statement that encourage the supply of housing, notwithstanding, that references to "Affordable Housing" and "Housing that is affordable to low- and moderate-income households" have not been carried over.
3. City Council request the Province through ERO 019-6813 and outlined in Attachment 1 to the report (May 17, 2023) from the Chief Planner and Executive Director, to:
 - a. maintain all policy references to "residential intensification" and "redevelopment" in the current Provincial Policy Statement to provide clarity that where sufficient land and servicing exists to accommodate forecast population through infill, the need for greenfield development is diminished.
 - b. require that large and fast-growing municipalities accommodate a minimum of 50 percent of all residential development within their existing settlement area and that new settlement areas or settlement area expansion lands are planned for a minimum density target of 50 residents and jobs per gross hectare.
 - c. maintain the density targets of Urban Growth Centres (Growth Plan 2.2.3.2) and policies that directed how Urban Growth Centres will be planned (Growth Plan 2.2.3.1).
 - d. provide flexibility for municipalities to identify additional higher order transit corridors that deviate from the definition of "higher order transit" in the proposed Provincial Planning Statement.
 - e. maintain the Growth Plan policies (2.2.4.8 – 2.2.4.10) that support the development of complete communities with a compact built form and affordable housing within MTSAs, on lands adjacent to MTSAs, and along transit corridors.
 - f. include reference to affordable housing in Provincial Planning Statement Policy 2.4.2.6 given provincial direction to include affordable housing in Protected Major Transit Station Areas through inclusionary zoning.
 - g. maintain that municipalities may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a 5-year official plan update and only where it has been demonstrated that certain conditions have been met (Provincial Policy Statement 1.1.3.8).

- h. lead a provincial-municipal process with large and fast-growing municipalities for the periodic preparation of regional population and employment forecasts. Enable municipalities to continue to be able to adopt higher forecasts.
- i. direct municipalities in the Greater Golden Horseshoe to continue using population and employment forecasts of Schedule 3 of the Growth Plan for managing growth to 2051 and ensuring “at least 25 year” supply of land.
- j. maintain the current definitions of “affordable” housing and "low and moderate-income households" OR provide explicit direction for municipalities to set their own definition.
- k. maintain the requirement for municipalities to establish targets for housing affordable to low- and moderate-income households (Provincial Policy Statement 1.4.3(a)) and for affordable ownership and affordable rental housing (Growth Plan 2.2.6.1(a)(ii))
- l. maintain Growth Plan policy 2.2.6.3 that provides direction to municipalities to use available tools to require that multi-unit residential developments incorporate a mix of unit types to accommodate a diverse range of households sizes and incomes.
- m. revise the definition of “housing options” to include consideration for affordable housing, tenure, and unit types to accommodate a range of household sizes.
- n. amend proposed policy 2.2.1.b.2, related to the conversion of existing commercial and institutional buildings for residential uses, to include a requirement to maintain or replace employment space within the redevelopment or within an off-site location.
- o. enact a Regulation to permit the use of zoning with conditions, pursuant to Section 113 of the City of Toronto Act 2006, that would enable a municipality to secure replacement employment space as part of redevelopments proposing to convert existing commercial and institutional space.
- p. enact a Regulation to permit the use of conditional zoning, pursuant to Section 113 of the City of Toronto Act 2006, that would enable the City to require and secure employment space to be provided prior to, or concurrent with any non-employment uses, including residential.
- q. revise the Employment Area definition to explicitly include film production, cluster of office uses, stand-alone convenience retail and services to serve businesses and workers within Employment Areas, and enable municipalities to define components of Employment Areas to serve local economies.
- r. maintain the current timeframe for when a conversion of employment lands can be considered: only when municipalities are undertaking their 5-year Official Plan review, absent the Municipal Comprehensive Review concept.
- s. strengthen land use policy protections for all Employment Areas across the Province to ensure that these lands support the economy and are viable over the long-term.
- t. require that municipalities determine that sensitive land uses proposed near manufacturing, warehousing and other major facilities are compatible or can be made compatible prior to permitting a sensitive land use.

u. retain the existing Growth Plan policy (2.2.5.8) which requires that the development of sensitive land uses, major retail and major office will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other major facilities.

v. maintain the current Provincial Policy Statement and Growth Plan policies that explicitly support energy efficiency, increased vegetation, and improved air quality.

w. maintain and expand the geographic scope of the current Provincial Policy Statement and Growth Plan policies related to natural heritage protection, climate action, intensification, and greenhouse-gas reduction.

x. expand the geographic scope of the Growth Plan's protections for natural heritage systems (4.2.2), water resource systems and watershed planning (4.2.1), and stormwater management (3.2.7) to the entire Province.

y. maintain the Growth Plan's provincially identified Agricultural System.

z. Maintain Growth Plan policy 4.2.8.1 requiring municipalities to develop and implement official plan policies and other strategies related to conserving mineral aggregate resources.

aa. change the definition of "waste management system" to consider the waste hierarchy and is inclusive of and prioritizes resource recovery and environmental outcomes consistent with the Province's circular economy ambitions.

bb. align the Waste Management policies with the language of the Waste Free Ontario Act and Resource Recovery and Circular Economy Act (RRCEA) and provide guidance on how municipalities are to interpret the Waste Management policies in the Provincial Planning Statement alongside the RRCEA.

cc. include policy direction that requires municipalities to coordinate and plan for appropriate and adequate shared waste management infrastructure.

dd. include policy direction that ensures the provision of lands for integrated waste management, including recycling and processing facilities, and residual disposal/management.

ee. maintain and expand the geographic scope of Growth Plan policy 4.2.1.4 that requires a sub-watershed plan for large-scale development in greenfield areas.

ff. maintain policy references to "key hydrologic features, key hydrologic areas and their functions", from the current Provincial Policy Statement (2.2.1(e)) and expand the geographic scope of Growth Plan policy 4.2.1.2.

gg. include direction in the proposed Provincial Planning Statement that planning authorities shall protect, improve, or restore the quality and quantity of water.

hh. recognize and promote green infrastructure's role in water and stormwater systems.

ii. maintain all transportation related policies in the current Provincial Policy Statement and Growth Plan that support reducing vehicle trips.

jj. include language regarding planning for a transportation system in way that accounts for factors such as equity, cost, air quality, winter maintenance and resiliency.

kk. modify policies concerning the protection of heritage properties to say, “protected heritage property shall be conserved”, recognizing that the definition of “protected heritage property” includes more than lands with built heritage resources or cultural heritage landscapes.

ll. maintain the existing Land Needs Assessment methodology as Provincial guidance to the large and fast-growing municipalities for assessing land needs as a complement to the Provincial Projections Methodology Guideline available to other municipalities.

mm. include as part of the transition regulation that all planning matters (Official Plan Amendments or Zoning By-law Amendments) that predate the in-effect date of the new Provincial Planning Statement be transitioned under the existing planning framework. These include planning matters that are: (1) deemed complete and in process/under review; (2) city-initiated process underway or nearing completion, or (3) Council-adopted but is under appeal or appeal period nearing.

nn. continue to transition Official Plan Amendment 231 as a matter in process that was approved under the Growth Plan, 2006.

oo. acknowledge the importance of and requirement for undertaking integrated planning across the Province.

pp. provide guidance on expectations with respect to municipal engagement with Indigenous communities on land use planning matters that identify best practices.

qq. clarify the scope of a municipality's obligation to identify potential impacts of decisions on the exercise of Aboriginal or treaty rights and how the Province's role in addressing asserted Aboriginal or treaty rights will be integrated in the municipal decision-making process.

rr. add a new policy that enables municipalities to put in place local policies that address the changing nature of office space and needs to reflect the local context.

4. City Council confirm that film production will continue to be considered a form of manufacturing for the purposes of land use planning and interpretation of official plan policies and zoning standards.

5. City Council forward Attachment 2 to the report (May 17, 2023) from the Chief Planner and Executive Director to the Minister of Municipal Affairs and Housing and the Minister of Economic Development, Job Creation and Trade from the Film Commissioner and Director, Entertainment Industries related to the impacts the proposed Provincial Planning Statement has on the City’s film production Industry.

6. City Council forward a copy of the report (May 17, 2023) from the Chief Planner and Executive Director to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, the Leader of the Official Opposition, all Ontario MPPs, the Association of Municipalities of Ontario, and all Ontario municipalities for their information and consideration.

7. City Council request that the Minister of Municipal Affairs and Housing undertake dedicated consultation with affected industry stakeholders on any changes to policies related to the protection of employment lands in advance of proceeding with the proposed Provincial Planning Statement.

Origin

(May 17, 2023) Report from the Chief Planner and Executive Director, City Planning

Summary

The policy led planning system under which municipalities within the Greater Golden Horseshoe (GGH) Area have operated since 2006 has experienced numerous changes over the last 5 years requiring the City to continuously review, examine and adapt our planning policies and practices. On April 6, 2023 as part of Bill 97, the Ministry of Municipal Affairs and Housing introduced a draft Provincial Planning Statement that is intended to replace the current Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. Some policies of the Growth Plan are intended to be incorporated into the new Provincial Planning Statement and the Growth Plan is proposed to be repealed.

The proposed repeal of the Growth Plan now treats the region generally the same as any other part of the Province despite it being home to 70% of Ontarians. While some Growth Plan policies are found in the proposed Provincial Planning Statement, virtually all the foundational ones have been eliminated and the overall policy intent of establishing a regional plan to lay out and coordinate planning, resource and infrastructure management efforts has been abandoned. Absent a comprehensive and coordinated regional growth management framework, potential unintended consequences may include, loss of agricultural land and associated worsening food insecurity, degradation of the natural heritage system and it's ability to mitigate the impacts of climate change, impacts on water quality, uncoordinated infrastructure planning that increases costs for local and regional governments, uncoordinated and unsustainable development patterns that encourage car dependency, and the loss and removal of employment lands needed to support a diverse economic base.

The direction for regional planning implied in the draft Provincial Planning Statement represents a seminal change in the land use planning system in the GGH that together with recent and potential future governance changes pose risks to the widely recognized benefits of coordinated and integrated land use, resource and infrastructure planning and calls into question progress toward widely understood and desirable outcomes around climate adaptation, inclusion, economic and financial stability over the next decades. Growing imperatives around housing supply and paying for infrastructure should spark an evolution in regional planning through a focussed collaborative process around making the Growth Plan work better, without jettisoning its fundamental goals around limiting sprawl and long-term land use predictability.

The Province has provided stakeholders 60 days to review the proposed document and comments are due no later than June 5, 2023. Staff will submit the recommendations from Planning and Housing Committee to the provincial ERO posting and will submit additional comments received at City Council's meeting on June 14-16, 2023 as supplementary information to the recommendations contained in this report.

This report outlines staff comments on the proposed Provincial Planning Statement as itemized in Attachment 1. The recommendations contained in this report address concerns raised by City staff intended to inform the Ministry of the City's comments and suggested revisions to the proposed Provincial Planning Statement. Staff from City Planning, Engineering & Construction Services, Economic Development & Culture, the Housing Secretariat, Toronto Water, Parks,

Forestry & Recreation, Corporate Finance and Legal Services reviewed and provided comments organized in the following six themes:

1. Regional Planning;
2. Housing;
3. Employment Lands Planning;
4. Environment;
5. Infrastructure; and
6. Implementation

Background Information (Committee)

(May 17, 2023) Report and Attachments 1 and 3 from the Chief Planner and Executive Director, City Planning on City Comments on the Proposed Provincial Planning Statement (<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-236614.pdf>)
Attachment 2 - Provincial Planning Statement 2023: Impact on Film Production Industry (<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-236776.pdf>)

Communications (Committee)

(May 29, 2023) Letter from Geoff Kettel and Cathie Macdonald, Co-Chairs, Federation of North Toronto Residents' Associations (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-169993.pdf>)
(May 31, 2023) Letter from Craig McLuckie, President, Toronto Industry Network (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-170052.pdf>)
(May 31, 2023) Letter from Victoria Harding, Executive Director, DGC Ontario (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-170104.pdf>)
(May 31, 2023) Letter from Issac Tang, Borden Ladner Gervais LLP, on behalf of PT Studios Inc. (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-170105.pdf>)
(May 31, 2023) Letter from Peggy Kyriakidou, President, and Jayson Mosek, Business Agent, NABET 700-M UNIFOR (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-170106.pdf>)

Communications (City Council)

(June 14, 2023) Letter from Les Veszlenyi and Angela Barnes, Co-Chairs of the Mimico Lakeshore Community Network (CC.Supp)
(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-170401.pdf>)
(May 31, 2023) Letter from Ian Carmichael and John Caliendo, Co-Chairs, ABC Residents Association (CC.New)
(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-170438.pdf>)

Speakers

Victoria Harding, Directors Guild of Canada - Ontario
Cynthia Lynch, FilmOntario
Peggy Kyriakidou, NABET 700M UNIFOR
Angela Mastronardi, IATSE Local 873