



COUNCIL INFORMATION PACKAGE

SUMMARY

OCTOBER 27, 2023

1. **C-2023-359**
Correspondence received October 23, 2023 from the Invasive Species Centre respecting a summary of the 2023 European Water Chestnut Rapid Response Program.
2. **C-2023-360**
Correspondence dated October 23, 2023 from the Municipality of West Grey to the Honourable Michael Parsa, Minister of Children, Community and Social Services respecting a resolution of support for the Municipality of Bluewater correspondence regarding childcare availability in Ontario.
3. **C-2023-361**
Correspondence dated October 23, 2023 from the Office of the Regional Clerk respecting areas of strategic focus for shared services.
4. **C-2023-362**
Correspondence dated October 23, 2023 from Watson & Associates respecting Assessment of Bill 134, Affordable Homes and Good Jobs Act, 2023.
5. **C-2023-363**
Correspondence dated October 23, 2023 from the Town of Rainy River respecting a resolution calling on the Province of Ontario to expand water treatment training opportunities.
6. **C-2023-364**
Correspondence dated October 24, 2023 from the Town of Fort Erie to The Honourable Arif Virani, Minister of Justice respecting endorsement of the Niagara Region declaration of intimate partner violence and gender-based violence as an epidemic.
7. **C-2023-365**
Correspondence dated October 23, 2023 from the City of Welland to The Regional Clerk respecting endorsement of the Niagara Region declaration of intimate partner violence and gender-based violence as an epidemic.
8. **C-2023-366**
Correspondence received October 25, 2023 from the Ontario Energy Board respecting notice of a rate hearing; Enbridge Gas Inc. has applied to increase its natural gas distribution rates.
9. **C-2023-367**
Correspondence dated October 25, 2023 from the City of Port Colborne to The Honourable Doug Ford Premier of Ontario respecting a resolution of support for the Niagara Region correspondence regarding Equity, Diversity and Inclusion and the Damaging Impacts of Hate and Intolerance.

10. **C-2023-368**
Correspondence dated October 25, 2023 from the City of Port Colborne to the Regional Clerk respecting a resolution of support for the Town of Fort Erie correspondence regarding Niagara Region's 2024 Operating Budget Levy Approval.
11. **C-2023-369**
Correspondence dated October 25, 2023 from the Township of West Lincoln to the Regional Clerk respecting a resolution of support for the Renfrew County Inquest and Declaration of Intimate Partner Violence as an Epidemic.
12. **C-2023-370**
Correspondence dated October 26, 2023 from the Municipality of North Perth to The Honourable Doug Downey, Attorney General respecting endorsement of the Town of Midland resolution regarding Catch and Release Justice in Ontario.
13. **C-2023-371**
Correspondence dated October 26, 2023 from the Municipality of North Perth to The Honourable Doug Ford Premier of Ontario respecting endorsement of the AMO briefing on Social and Economic Prosperity and agreement to participate in the same.
14. **C-2023-372**
Correspondence dated October 26, 2023 from the Municipality of North Perth to The Minister of Long-Term Care respecting a resolution of support for Bill 21, Fixing Long-Term Care Amendment Act.
15. **C-2023-373**
Correspondence dated October 26, 2023 from the Town of Plympton-Wyoming to The Honourable Doug Downey, Attorney General respecting a resolution of support for the Township of McKellar resolution regarding a Call for an Amendment to the Legislation Act, 2006.
16. **C-2023-374**
Correspondence dated October 27, 2023 from the Town of Greater Napanee to The Honourable Doug Ford, Premier of Ontario respecting a resolution of support for the Town of Midland resolution regarding Catch and Release Justice in Ontario.
17. **C-2023-375**
Correspondence dated October 27, 2023 from the Town of Greater Napanee to The Honourable Doug Ford, Premier of Ontario respecting a resolution of support for the City of Burlington correspondence regarding Provincial Legislation for Third-Party Short-Term Rental Companies.
18. **C-2023-376**
Correspondence dated October 17, 2023 from Urban & Environmental Management Inc. (UEM) respecting Monthly Summary Report No. 17 – Wainfleet Fire Station.



2023 Summary Report

Received October 23, 2023
C-2023-359

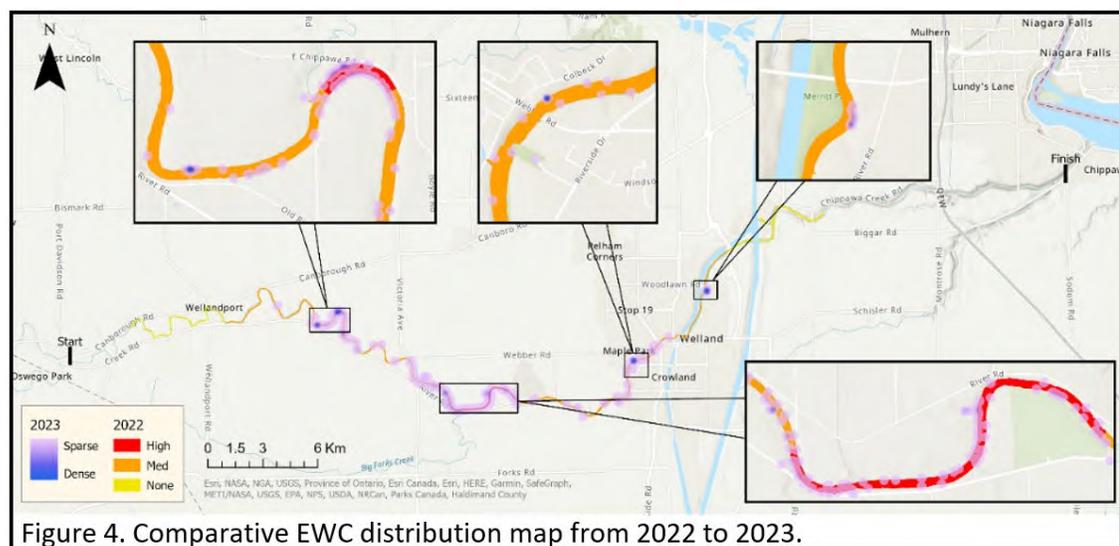
2023 Program Impact

- In 2023, **53km of the Welland River was monitored** for European Water Chestnut (EWC) and other aquatic invasive species
- **Only 907 plants** were found in 2023 compared to approximately 7,000 plants in 2022!
- **All plants were removed** by staff and volunteers prior to seed maturation and dispersal, ensuring the 2024 population will decrease even further!
- The program continues to benefit from support of local municipalities, Niagara Peninsula Conservation Authority, volunteers and landowners



2023 Outreach and Engagement Activities

- Hosted two **Paddle with a Purpose** events (> 20 volunteers) teaching paddlers to monitor (3.7km) and remove (110 plants) EWC
- Attended a waterfowl hunting event (44 visitors) to discuss EWC impacts on local waterfowl hunting
- Continued partnership with Peninsula Paddler's Association with attendance at both Paddle events.
- Strong coverage continues via local media



A special thank you to our 2023 partners!



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4, RR 2 Durham, ON N0G 1R0
519 369 2200

October 23, 2023

Received October 23, 2023
C-2023-360

Honourable Michael Parsa, Minister
MinisterMCCSS@ontario.ca
Ministry Children, Community and Social Services
7th Flr, 438 University Ave
Toronto, ON, M5G 2K8

RE: Childcare availability in Ontario

Dear Minister Parsa,

Please be advised that at its meeting held on October 17, 2023, the council of the Municipality of West Grey considered the above-noted matter and passed Resolution No. R-231017-004 as follows:

"THAT in consideration of correspondence received from the Municipality of Bluewater respecting childcare availability, council directs staff to send a letter of support to the Ministry of Children, Community and Social Services with copies being sent to the Premier of Ontario and all Ontario municipalities."

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jamie Eckenswiller, AMP (he/him)
Director of Legislative Services/Clerk
Municipality of West Grey

Attachment: Municipality of Bluewater – Childcare availability in Ontario Resolution

Cc. Honourable Doug Ford, Premier of Ontario
Ontario municipalities

Municipality of *Bluewater*

October 2, 2023

The Honourable Lisa M. Thompson
Member of Provincial Parliament (MPP)
408 Queen Street, P.O. Box 426
Blyth, ON N0M 1H0

Re: Childcare availability in Ontario

Dear Minister Thompson:

The Municipality of Bluewater is concerned about the critical issue of childcare availability in our province and how it is linked to educational requirements and low wages within the childcare sector. We believe that addressing these issues is crucial for the well-being of our families and the future prosperity of Bluewater and Ontario.

Childcare availability in Ontario has become an increasingly pressing problem for parents and guardians. Access to affordable, high-quality childcare is essential for families to balance work and family responsibilities, and it plays a vital role in supporting the early development and education of our children. However, the lack of available childcare spaces is a significant barrier for many parents, limiting their ability to participate fully in the workforce and achieve financial stability.

We suspect that one of the key factors contributing to the shortage of childcare spaces is the educational requirements imposed on childcare workers. While it is important to ensure the safety and well-being of children in childcare settings, the current educational requirements may be overly restrictive. These requirements often result in a shortage of qualified childcare providers, making it challenging to expand the availability of childcare services.

This year in the Municipality of Bluewater, we have childcare facilities and before and after school programs that have closed or have reduced capacity due to lack of qualified staffing. These recent closures and capacity issues have imposed a significant amount of stress on families in our community.

Additionally, low wages within the childcare sector are a significant concern. Many qualified and passionate individuals are discouraged from pursuing a career in childcare

due to the low wages and limited opportunities for professional growth. This low-wage structure not only makes it difficult to attract and retain skilled childcare educators but also effects the quality of care children receive. Investing in the professional development and fair compensation of early childcare educators is essential to ensure that our children receive the best care possible and the best start in life.

To address these issues and improve childcare availability in Ontario, the Municipality urges you to consider the following actions:

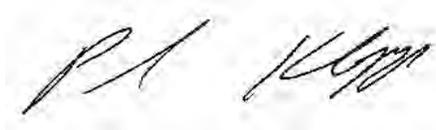
1. Review and Reform Educational Requirements: Work with relevant stakeholders to review and potentially revise the training methods of early childcare educators, striking a balance between safety and accessibility by increasing the praxis model to learning.
2. Invest in Professional Development: Advocate for increased investment in professional development opportunities for childcare workers to enhance their skills and qualifications.
3. Increase Wages: Support initiatives to increase the wages of childcare workers, ensuring that they are paid a fair and competitive salary for the vital work they do.
4. Expand Funding: Work to secure additional funding for the expansion of childcare services and facilities, especially in underserved and rural communities.
5. Promote Public Awareness: Raise public awareness about the importance of accessible and high-quality childcare services and the need for policy changes.

This is an urgent matter that is expected to worsen and your timely response to these concerns is needed.

By addressing these issues, we can make significant strides toward improving childcare availability in Bluewater and Ontario and ensuring that families have the support they need to thrive. We kindly request your timely support and advocacy on these matters and would be grateful for any updates or initiatives related to childcare reform in our province.

Thank you for your attention to this critical issue. We look forward to your continued dedication to the well-being of Ontario's families and children.

Sincerely,



Mayor Paul Klopp for the
Council of the Municipality of Bluewater

cc: Premier Doug Ford
Ben Lobb, Huron-Bruce MP
Hon. Michael Parsa, Minister of Children, Community and Social Services
All Ontario Municipalities

October 23, 2023

CL 14-2023, October 19, 2023
PEDC 10-2023, October 11, 2023
PDS 30-2023, October 11, 2023

LOCAL AREA MUNICIPALITIES

SENT ELECTRONICALLY

Areas of Strategic Focus for Shared Services

PDS 30-2023

Regional Council, at its meeting held on October 19, 2023, passed the following recommendation of its Planning and Economic Development Committee:

That Report PDS 30-2023, dated October 11, 2023, respecting Areas of Strategic Focus for Shared Services, **BE RECEIVED** and **BE CIRCULATED** to Local Area Municipalities for information.

A copy of PDS 30-2023 is enclosed for your reference.

Yours truly,



Ann-Marie Norio
Regional Clerk

js

CLK-C 2023-122

cc:

M. Robinson, Director, Strategic Transformation Office

M. Sergi, Commissioner, Growth, Strategy and Economic Development

N. Oakes, Executive Assistant to the Commissioner, Growth, Strategy and Economic Development

Subject: Areas of Strategic Focus for Shared Services

Report to: Planning and Economic Development Committee

Report date: Wednesday, October 11, 2023

Recommendations

1. That Report PDS 30-2023 **BE RECEIVED** for information; and
2. That this report **BE CIRCULATED** to Local Area Municipalities for information.

Key Facts

- The purpose of this report is to provide an update on the initial key areas of focus of the newly created Strategic Transformation Office, related to support of the Area Chief Administrative Officers (CAOs) Shared Services Working Group.
- Initial timelines for the first phases of shared services activities are included, considering recent provincial announcements and advocacy efforts.
- Significant successes in shared services have been achieved to date involving every Niagara municipality and will continue under the guidance of the Area CAOs.
- Although a long list of shared service opportunities exist (see Appendix 1), focusing on supporting provincial objectives of more efficient government and building more homes faster remain primary factors in identifying the initial set of focus projects.

Financial Considerations

All costs associated with supporting, executing or implementing any new shared service initiatives recommended by the CAO Working Group which require Niagara Region investments or interventions would be the subject of subsequent reports to Council if undertaken outside of identified operating budgets – specifically that of the Strategic Transformation Office.

Staff continue to monitor federal and provincial grant opportunities as a possible offset for the exploration and execution of new, high impact or high complexity shared services initiatives. For example, the Region's pre-budget advocacy to the province,

along with recent efforts at the Association of Municipalities of Ontario (AMO) conference, includes a request that the Ministry of Municipal Affairs and Housing reintroduce and expand the Municipal Modernization Program so that it applies to regional governments and two-tier shared services arrangements.

In some cases, contributions from specific municipalities to undertake work that exclusively affects them may also be considered, much like the shared commitment to resource a dedicated Project Lead to support the shared services initiatives referenced herein and previously approved in CAO 2-2021.

Analysis

Background

In March 2023, the Strategic Transformation Office (the Office) was established under the new Growth, Strategy and Economic Development Department, to provide the Corporation with dedicated staff who will operate as a project office to deliver on large scale, key Regional Council and corporate strategic transformational priority objectives. These objectives are defined as having widespread impact to the community and generally require a great deal of engagement and support from Niagara municipalities, as well as various other levels of government. The focus of the Office is to work on projects that change how Niagara Region operates and conducts business, so that services are delivered to residents in the most efficient manner possible.

One of the key priority areas of focus for the Office is assisting with identifying, coordinating, facilitating, and/or enabling more shared services opportunities between and among Niagara's municipalities, using dedicated staff and resources. With Niagara's CAOs having established a Shared Services Working Group dating back to pre-pandemic efforts, the new Office will act as a support to identify opportunities to work with them to drive results between parties. As referenced in report PDS 10-2023 and further examined below, some of this work may include projects or partners that do not include Niagara Region or are limited to only a few municipalities for a variety of reasons, further demonstrating that shared services are being prioritized across all municipal partners, in addition to any which may involve both the Region and municipalities together. A significant number of successful shared services arrangements have been achieved over the years, led by Niagara's CAOs and municipal senior staff efforts, employing a combination of arrangements ranging from formal to informal.

Successes

Niagara's CAOs have been pursuing shared services – both in terms of shared services amongst area municipalities (i.e., libraries, fire services), as well as between the Region and municipalities (i.e., transit, financial management software) – to make services more seamless and cost-effective, and processes more efficient for residents and business. Previous studies by KPMG and StrategyCorp dating back to recent pre-pandemic initiatives identified numerous additional opportunities with potential for shared service arrangements, which are further documented in reports brought to Regional Council and referenced in Appendix 1.

Shared services can be defined in a number of ways, the categories of which have been examined in prior reports to Council (see CAO 2-2021, CAO 2-2023) and cover formal initiatives like fee-for-services secured under Service Level Agreements, consolidation of services into a single delivery or governance regime, or Niagara Region and municipally led procurements where 'piggyback' clauses are secured to allow for additional partners to join; to more informal types of shared services like mutual aid-type business continuity arrangements between smaller municipalities, collaborative Communities of Practice to share knowledge and best practices, and include more visible public collaborations on coordination of advocacy and relationships with upper orders of government on large projects involving multiple municipalities. Shared service examples encompass both front-of-house, resident-facing services (e.g., fire services, transit) and back-of-house, administrative services (e.g., financial management software, joint compliance audits).

To the credit of many Area Municipalities, a variety of shared services varying in scope, complexity, financial and operational savings, have already been actioned from shared fire service pilots, mergers of libraries, amalgamation of transit, and coordination of animal control services among many others. Although not an exhaustive list, the following are some examples of some of Niagara's shared services successes to date.

Integrated Transit

Recognizing the need for better coordination of service planning, connectivity to the GO Transit network, more consistent service for riders, better longer-term resourcing, and an equitable funding model to enable growth of the system to service all 12 municipalities, a new transit system for Niagara was launched in January 2023. Prior to the amalgamation, transit had been delivered separately and independently at both the

regional and local levels by more than five separate municipalities operating under ten distinct brands. Now operating as Niagara Region Transit, transit has been integrated into a single organization that now operates public transit across Niagara, as an arms-length entity of Niagara Region, serving all 12 municipalities.

Coordinated Financial Management Software

A number of municipalities have financial systems that have exceeded their lifespans and must be replaced. With differing sizes, scope and needs, two models have been identified for this work – a larger system wherein partners share the Region’s provider and utilize the Region as backend support; and a smaller scale system wherein municipal partners have procured the same system vendor and share troubleshooting, software administration and staff resourcing.

In June 2022, Regional Council endorsed a staff proposal to share its financial management system with the City of St. Catharines, complete with an implementation workplan, project agreement, and a shared service agreement, so that Niagara Region would become St. Catharines’ financial management software and support provider. This work is underway and is projected to launch in 2024. Alternatively, multiple municipalities have undertaken a joint procurement to acquire Diamond software to create better buying power, shared resources, and appropriate cost containment for the financial needs of their municipalities.

Shared Fire Service Pilot

In October 2021, the municipalities of Grimsby and Lincoln entered into a shared fire service pilot, establishing the Niagara West Fire and Emergency Services to serve the two neighbouring communities. A single fire department was created and a Joint Advisory Committee consisting of members of Council from both municipalities was established to oversee and provide governance to the service area. A Fire Master Plan was carried out through a third party. The pilot received national recognition in 2022 when it was presented with the Collaboration Award of Excellence from the Canadian Association of Municipal Administrators.

Merged Library Services

In April 2022, Lincoln and Pelham successfully merged their library systems. Building upon initial successes with collective purchasing and reciprocal borrowing agreements, the municipalities now share services, programs, and staff. This has improved service

delivery through resource sharing, reduced duplication of roles, and enabled increased allocations to front-line staffing and social programs.

Joint Procurement for Animal Care and Control Services

In 2021, the Towns of Grimsby and Niagara-on-the-Lake released a joint Request for Purchase (RFP) for animal care and control services. By doing so, both municipalities were able to maximize economies of scale and streamline services, resulting in 40 percent savings. Other municipalities have indicated an interest in participating in the coordinated animal care and control service through a piggy-back clause once their existing contracts expire.

Municipal Elections and Municipal Act Legislation

In the last few municipal elections, including the 2022 municipal election, all Area Municipalities and the Public and Catholic school boards, have partnered in a Joint Election Compliance Audit Committee to gain efficiencies establishing Election Compliance Audit Committees as required under the *Municipal Elections Act*. This partnership allowed every municipality and the school boards access to one committee for this function as opposed to each being required to set up their own. There was also a joint RFPQ to secure an auditing firm in the event any compliance audit applications were granted and subject to an audit, preventing the need for a municipality who required an Auditor to seek one themselves.

A partnership was also formed to provide communication to the municipal and school board elections. “Niagara Votes” was a website set up as a “one stop shop” for all Niagara residents to access information for the 2022 municipal election and was in place for the 2018 election as well. Sharing these resources allowed all municipalities to expand the reach of their prescribed notices and engagement efforts, ensuring a unified, consistent approach to key messaging.

Additionally, a number of municipalities participated in a joint RFP to procure an electronic voting system. This minimized duplication of efforts, increased services at a reduced rate and ensured consistent customer service delivery across the participating municipalities. Niagara’s Area Clerks will be exploring this initiative further in the ramp-up to the next municipal election.

Niagara Region has also shared services with respect to obligations under the *Municipal Act* with regard to accountability and transparency. The Region’s RFPs for

both Integrity Commissioner Services and Lobbyist Registrar Services included provisions allowing municipalities to secure their own contracts with the Region's provider at the rate the Region pays for these services. This approach has provided an opportunity for area municipalities to secure these services without needing to go through a lengthy RFP process.

Shared Planning Services

With the passing of Bill 23 and the impending removal of Niagara Region as a municipality with planning authority, there will be a change in how planning services will be delivered in Niagara once a proclamation date is announced. In anticipation of this change, the CAOs and Planning Directors across Niagara's municipalities interested in developing a new model have come together to create a planning service agreement that supports the changes to provincial legislation and will assist municipalities in delivering planning services in a timely manner and ultimately lead to increasing Niagara's housing supply. Due to scale and budget constraints, not every municipality can hire the dedicated resources for some of the planning review functions, nor perhaps has the need for a full-time expert resource in some area of the planning review responsibilities. As a result, a planning service agreement has been tailored to each participating municipality to ensure they are equipped to undertake these additional planning responsibilities when proclamation occurs.

Having the ability to purchase a wide array of planning services from Niagara Region means the net new amount of planning support needed to ensure a smooth transition is minimized and is much more efficient and cost effective. Niagara has developed an innovative response to this change in planning authority, one that is flexible and optimal for service delivery for the specific context of Niagara and was achievable based on a long history of clearly defined responsibilities and delegating planning approvals to local area municipalities. Over the next few months participating municipalities are bringing reports seeking endorsement from their respective Councils.

IT Services

IT Solutions at Niagara Region continues to provide both formal and ad hoc shared services to both local area municipalities and the general broader public sector in Niagara. Specifically, Niagara Region IT Solutions provides Data Center Hosting services, GIS Web Map Hosting, and 911 Data services for several municipalities. Additionally, there have been shared procurements for software and services for all

municipalities (e.g., ESRI Enterprise Agreement, Arial Photography). Other examples of shared services in IT include Niagara Region hosting and managing Time and Attendance software for St. Catharines and is in the process of implementing a hosted PeopleSoft ERP solution for St. Catharines. Niagara Region also provides ad hoc staff augmentation (technical, leadership and advisory) to municipal partners to help address both short and long-term challenges.

These highlighted projects are examples of the ways that Niagara's municipalities are innovating and sharing resources and services to streamline the work delivered for business, residents, and visitors. Several are pilot projects which have proven successful and will become permanent partnerships going forward. Some, like transit, are completed projects, while other initiatives can expand to include more municipalities within new, successful shared service arrangements.

However, to continue to make further strides and deliver on the mandate to share more services, dedicated and focused resources are required to be able to implement additional targeted opportunities. At the Area CAO meeting held June 9, a number of municipalities identified continued pursuit of shared service opportunities as being prominent in their respective Council Strategic Plans; ensuring a renewed and sustained commitment to not only update the existing shared services initiatives workplan with current status of the existing projects (i.e. pilots, contracts, limited arrangements) but more strategically, to also determine which of those have been successful, can be extended or expanded, and in turn focus effort on what new initiatives will come next with the support of the new Office.

As a result of ongoing engagement with the Area CAOs, several priority projects rise to importance based on two key objectives, shared between the Province, Area Municipalities and Regional Council alike: achieving efficiency and effectiveness, including taxpayer affordability; and increasing housing opportunities capacity to get more homes to be built as quickly as possible. Larger projects will focus on improvements to systems and processes that will have a direct impact on delivering more homes, while less complex initiatives which affect more back-of-house administration, will focus on more efficient government services and adding capacity.

Next Steps

Appendix 1 identifies a long list of opportunities derived from multiple sources including the 2020 KPMG Sustainability Review, the StrategyCorp report commissioned by the Area CAOs (referenced in CAO 2-2021) and most recently, identified priorities of the Area CAO Working Group. To focus efforts, align with provincial priorities and work collaboratively with all partners, specific projects have been identified as being able to have high impact, high likelihood of success, and impacting these provincial objectives of efficiency of government and increasing housing supply. As previously mentioned, not all municipalities may be appropriate for each of these initiatives and in many instances, could simply result in a few municipalities working together on a service, in addition to larger Niagara-wide projects like a single tier water/wastewater model.

It is important to note that in the effort to identify and advance a service, process or program through a lens of potential for sharing in its resourcing or delivery between parties, some services may prove to have factors which do not enable it to proceed. In identifying shared service opportunities to explore, the CAO Working Group is not committing these projects to decision or implementation, but rather identifying the opportunities to initiate and proceed to the business case phase through further research, sensitivity analysis and/or process review. Some projects (and any subsequent changes) are entirely within staff's administrative delegated authority and can proceed (or not) on a case-by-case (or municipality-by-municipality) basis. Others may require Council or even provincial intervention to proceed. To be clear – a project identified as an opportunity to review, research and/or mobilize staff to explore further does not indicate a decision has in any way been made to take a position in any direction nor enact any specific changes; rather it signals that work is being undertaken to explore if opportunities to enact change may or may not exist based on the current status quo.

Based on the two shared provincial objectives of more efficient and effective government and increasing housing supply, the first initiative identified by the Area CAOs to explore is a coordinated building services model across the region. This examination would encompass improved building permit and inspection processes, thereby directly addressing the efficiency of municipal government in increasing the housing supply more expeditiously. Other more Niagara-specific benefits to this work will be examining how shared resources could also address an important area of concern as it relates to business continuity and reduced inter-municipal competition for the same labour pool, expertise and skills which is a critical concern for some CAOs.

In September 2021, the Region facilitated a kickoff meeting with the Area CAOs and Chief Building Officials (CBOs) to examine delivery of building services functions for interested municipalities with local capacity to carry out building inspections. The objective was to address recruitment challenges for specialized CBO positions, where limited individuals with specific skills move to other municipalities creating vacancies and in turn create significant staffing pressures on those left without any capacity; to maximize opportunities for resource sharing and workflow; to improve access to a wider array of qualified inspectors; and to provide access to resources for surge capacity where needed to assist neighbouring municipalities.

In support of these efforts, CBOs sought external legal advice and subject matter experts to assess the governance models that can be pursued in accordance with the *Building Code Act* and *Municipal Act*, and to determine business model options that would support equal or improved customer service levels. In September 2022, Niagara's CAOs endorsed moving forward with this preliminary work, although progress had halted. In keeping with direction provided by the Area CAOs in recent meetings, the Strategic Transformation Office will immediately pick up where prior efforts paused. Maximizing resources and workflow while being able to provide for surge capacity demand will all contribute to efficiency and effectiveness of Niagara's building inspections and will also help to create consistency in building inspection processes across the region. Additionally, achieving efficiency in the building inspection process will help to build homes and employment faster.

It is also worth noting that delivery of water and wastewater services in a consolidated model has also been identified as a critical way in which Niagara could advance the provincial objective of building more homes faster and increasing housing supply. Although a critical underpinning of the support infrastructure needed to enact more homes, it is also recognized that three prior attempts to proactively pursue a single tier water/wastewater model have not resulted in success. This service is one example of where provincial intervention could assist through legislation to support any movement toward a consolidated model.

In keeping with the objective of efficiency and effectiveness of municipal services, particularly with an eye toward ensuring best value for taxpayers, Area CAOs have identified other significant projects to pursue including a review of road maintenance services, opportunities for joint procurement process and policy governance, and expanding on joint procurement of even more goods and services.

Smaller, less complex projects that will improve administrative effectiveness and efficiency have been classified as 'policy alignment' projects. These projects will involve several or few municipalities depending on need and be in more of an opt-in/ opt-out scenario. The projects are also relatively smaller in scope and scale and will be completed much more quickly. With a long list of opportunities, once one is completed the next one will be initiated. Policy alignment projects include opportunities where municipalities have identified gaps in resources, capacity, and/or establishing policy baselines or policy revisions for example. Those at or near the top of the list of policy alignment opportunities include IT policies, including increased cybersecurity defence (depending on scope this may rise to the more complex category); climate change; accessibility compliance; diversity, equity and inclusion; crime prevention through environmental design; corporate communications; human resources; and health and safety. These opportunities range from required to discretionary and do not affect every municipality equally hence smaller groups looking at these policy alignments.

Lastly, it is important to note that no outcomes, models of delivery, or specific municipal participation has been committed to at this time. The above are the identified list of priorities for the next steps in work on shared services, with building services alignment and road maintenance services being the two most critical and impactful projects to be explored. Policy changes, while equally important but less tangible for the public, will be undertaken systematically and based on consensus and need, invoking participation from relevant municipalities on a case-by-case basis.

In terms of timing, the CAO Working Group has been meeting regularly and are committed to advancing the identified priorities immediately. The Strategic Transformation Office, in partnership with Area CAOs, will commence work on laying out the workplans for various initiatives and resourcing required for each. Recent AMO delegations have secured follow up with the Ministry of Red Tape Reduction, who were not only interested in Niagara's efforts to pursue further shared services to support provincial objectives but were also keen to understand Niagara's specific efforts to advance these in a meaningful way. Additionally, with the provincial government initiating its governance structure and service delivery review via legislative committee, the timing of efforts to continue with additional shared services initiatives could not be more appropriate or relevant.

Alternatives Reviewed

Regional Council has identified a more Effective Region as a core Strategic Priority, including specific deliverables related to identifying, advancing and implementing shared services. Creating dedicated resources via the Strategic Transformation Office to support the Area CAOs who have identified numerous areas of focus for the path ahead on exploring more shared service opportunities, will allow for measured success in meeting shared Niagara and provincial objectives for more effective government and increasing housing supply.

As an alternative, other priorities could certainly be identified for exploration; however, having buy-in from Niagara's CAOs on the focused priority projects allows for a coordinated, engaged and collaborative path forward wherein each can bring information to their respective Councils as needed or as appropriate, assign senior staff or subject matter experts to support the work, or to positively lead the contributions on behalf of their municipality. The list of identified priorities is long, and the CAO Working Group has attempted to narrow that for results. It is not a static list, nor will it be exhaustive. As projects are initiated and explored, new and emerging ones will take their places as the Area CAOs continue to work through these opportunities and seek ways to meet their common objectives.

Relationship to Council Strategic Priorities

The proposed shared services work is directly related to Council's Strategic Priority of an Effective Region and advances Objective 1.1 "Implement continuous improvement and modernized processes to ensure value-for-money in regional services and programs"; and Objective 1.2 "Explore and implement opportunities to improve service delivery outcomes through shared services".

The continued pursuit of shared service opportunities to transform service delivery also advances the Guiding Principles of fiscal responsibility; innovation; sustainability; partnerships; and transparency and accountability.

Other Pertinent Reports

PDS 10-2023	Strategic Transformation Office – Overview and Priorities
CAO 2-2023	Update on Shared Services Initiatives
CAO 2-2021	Update on Shared Services Initiatives by the CAO Working Group

Prepared by:

Matt Robinson
Director, Strategic Transformation Office
Growth, Strategy and Economic
Development

Recommended by:

Michelle Sergi, MCIP, RPP
Commissioner
Growth, Strategy and Economic
Development

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in extensive partnership with and reviewed by the Area CAO Shared Services Working Group comprising all 13 CAOs; Dan Carnegie – Acting Commissioner, Public Works; Todd Harrison – Commissioner, Corporate Services and Treasurer; Frank Tassone – Director, Transportation Services; Donna Gibbs – Director, Legal and Court Services; and Helen Furtado – Director, Financial Management and Planning and Deputy Treasurer; with additional contributions from Ann-Marie Norio – Regional Clerk; Stuart Hendrie – Chief Information Officer; and Cheryl Selig – Strategic Initiatives Manager, Strategic Transformation Office.

Appendices

Appendix 1	Shared Services Opportunities
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Shared Services Opportunities

Fire Services	Legal Services	Accessibility Compliance
Financial Systems	Joint Procurement	Integrity Commissioner
Coordinated Building Services	Financial Management Software	Animal Control
Merged Library Services	Joint Insurance	Asset Management Communities of Practice
Single Tier Water/Wastewater	Fire Administration	Municipal E-Voting
Drainage Inspection	Climate Change Policy	Public Works Yards
Emergency Management Officer	Cemeteries	Internal Audit
Roads Service Delivery and Maintenance	Infrastructure Servicing	Cybersecurity policy
Corporate and Public Communications	Livestream services	Diversity, Equity and Inclusion
Crime Prevention Through Environmental Design	Facilities Management	Physician Recruitment
HR Policy Alignment - Process	Policy Fundamentals (i.e., Health and Safety)	

October 23, 2023

To Our Municipal Clients:

Re: Assessment of Bill 134, *Affordable Homes and Good Jobs Act, 2023*

On behalf of our many municipal clients, we are writing to inform you of the Ontario Legislature's proposed changes to the *Development Charges Act* (D.C.A.) and the *Planning Act*, under Bill 134 (*Affordable Homes and Good Jobs Act*). These proposed changes are with respect to the definition of an "affordable residential unit" for the purpose of exempting such developments from the payment of development charges (D.C.), community benefits charges (C.B.C.) and parkland dedication. The following comments will be included in our formal response to the Province, which we also intend to present to the Standing Committee on Heritage, Infrastructure and Cultural Policy (Standing Committee) on November 15/16, 2023.

1. Introduction

The exemptions for affordable residential units were included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C., C.B.C. and parkland dedication were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin." This bulletin would inform average market rent and purchase price to be used in determining which developments qualify as affordable residential units. At the time of writing, this bulletin had not been published by the Minister.

The proposed legislation was posted to the Environmental Registry of Ontario on September 28, 2023 (ERO 019-7669). The 30-day comment period closes on October 28, 2023. Bill 134 has received Second Reading in the legislature (October 4, 2023) and has been ordered referred to the Standing Committee.

2. Proposed Amendments to the D.C.A.

The definition proposed under Bill 134 modifies the affordable residential unit definition by:

- introducing an income-based test for affordable rent and purchase price; and
- increasing the threshold for the market test of affordable rent and purchase price.



The proposed amendment would provide the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- the tenant and purchaser transacting the affordable unit being at arm’s length;
- the intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a comparison of the current definitions within the D.C.A. and those being proposed in Bill 134 (underlining added for emphasis).

Item	D.C.A. Definition	Bill 134 Definition
Affordable residential unit rented (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	the <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (b) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).



Item	D.C.A. Definition	Bill 134 Definition
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	the <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	the Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

3. Illustration of the Proposed Amendment

The proposed definition of an affordable residential unit is generally consistent with the 2020 Provincial Policy Statement (P.P.S.) and considers both income-based and market-price approaches to derive an affordable housing definition for both rental and ownership housing units. This is in contrast to the current D.C.A. definition implemented through Bill 23, which is solely based on the market-price approach.



The following provides an illustrative example of the two approaches and how the application of the affordable residential unit definitions would differ for rental and ownership housing. This example uses 2022 data for the Kingston regional market area. Note, this example is meant to be illustrative and uses data from the P.P.S. Housing Tables. The source of data to be used by the Province for the Affordable Residential Units bulletin, and the level of data disaggregation (by geography and unit type) has not yet been specified.

We have also provided, in an appendix, the P.P.S. Housing Tables for 2022 that may be of assistance to you in undertaking a similar analysis. The information in the appendix includes household income data for all households and renter households, as well as average resale house prices and rents.

3.1 Rental Housing Example

Applying the proposed affordable residential unit definition under Bill 134 for the Kingston regional market area:

- The average annual household income for renter households in the 60th percentile in 2022 was \$68,900.
- 30% of this annual household income is \$20,670 or \$1,720 per month.
- The average market rent is \$1,390 per month.
- 80% of the average market rent is \$1,120 per month.
- Under the proposed definition, affordable residential units with a rental rate of \$1,390 per month or less would be exempt from D.C.s. This rental threshold is 25% (or \$278/month) higher than the current D.C.A. definition, which would establish this rental threshold at \$1,112 per month.

Proposed Bill 134 D.C.A. Definition (October 2023)

Lesser of a) or b) of the following

a) the income-based affordable rent based on 60 th percentile average household income \$68,900.	\$1,720 (1)
b) average market rent identified for the residential unit.	\$1,390 (2)
Affordable Rental Unit (max. rent)	\$1,390

Current D.C.A. Definition (More Homes Built Faster Act)

Where rent is no more than 80% of the average market rent	\$1,112 (2)
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Affordable Rental Unit (max. rent)	\$1,112
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Notes:

(1) Provincial Policy Statement Housing Table - Table 3: Renter Household Incomes and Affordable Rents, 2022

(2) Provincial Policy Statement Housing Table - Table 4. Average Rent by Bedroom Count



3.2 Ownership Housing Example

Applying the proposed affordable residential unit definition under Bill 134 for the Kingston regional market area:

- The average annual household income for all households in the 60th percentile in 2022 was \$108,300.
- Annual accommodation costs equal to 30% of this annual household income (\$108,300 x 0.3 /12 = \$2,708) represent the carrying cost per month derived from typical monthly mortgage costs, property taxes, and mortgage insurance costs.^[1] This calculation equates to a purchase price of \$372,500.
- 90% of the average purchase price is \$523,500 (based on an average resale house price of \$581,700).
- 80% of the average purchase price is \$465,360.
- Under the proposed definition, affordable residential units purchased at \$372,500 or less would be exempt from D.C.s. This purchase price threshold is approximately 20% (or \$92,860) lower than under the current D.C.A. definition, which would establish the purchase price at \$465,360.

Proposed Bill 134 D.C.A. Definition (October 2023)

Lesser of a) or b) of the following

a) the income-based affordable purchase price based on 60 th income percentile household income of \$108,300.	\$372,500 (1)
b) 90% of the average purchase price.	\$523,500 (2)
Affordable Ownership Unit (max. purchase price)	\$372,500

Current D.C.A. Definition (More Homes Built Faster Act)

Where the price of the unit is no more than 80% of the average purchase price.	\$465,360 (2)
Affordable Ownership Unit (max. purchase price)	\$465,360

Notes:

(1) Provincial Policy Statement Housing Table - Table 1: All Households Incomes and Affordable House Prices, 2022

(2) Provincial Policy Statement Housing Table - Table 2: Average Resale House Price and 10% Below Average Resale Price, 2022

4. Comments on the Proposed Amendment

In comparison to the current D.C.A. definition of affordable residential units, the following observations are provided:

^[1] Mortgage payments based on a 25-year mortgage at 4.79% interest rate and 5% down payment. Estimated monthly property taxes = 0.125% of house value. Canada Mortgage and Housing Corporation mortgage loan insurance premium = 4.0% of loan amount. It is not yet clear if/to what extent these align with “accommodation costs” to be considered for the purposes of the income-based test proposed in Bill 134.



- The refined definition of affordable residential units presented in Bill 134 aligns with the income-based approach utilized in the 2020 P.P.S. This, in contrast to the current market-based approach, better aligns with how a number of municipalities define affordable developments in their housing strategies. However, as provided in our comments on Bill 23, while it is an admirable goal to create additional affordable housing units, further D.C., C.B.C., and parkland exemptions will continue to provide further financial burdens on municipalities to fund these exemptions.
- Based on the P.P.S. Housing Tables provided in the appendix:
 - The rent at which a residential unit would be considered affordable is higher under the Bill 134 proposal, compared to the current D.C.A. definition. This would imply that more rental units would receive the exemption relative to the wording provided in Bill 23, providing a greater incentive for affordable rental units.
 - Based on the information contained in this data source, the income test appears to be irrelevant for rental units, as market rent is consistently lower than the affordable rent (based on 60th percentile average household income) across all regional market areas.
 - Conversely, the affordability threshold for ownership housing units, exhibited in this data source, would generally appear to be lower when applying the income-based approach. As a result, Bill 134 is anticipated to incentivize purpose-built rental units over ownership housing.
 - Moreover, this would appear to provide exemptions for ownership affordable residential units that are more aligned with household income than market value.
 - It should also be noted that, based on the provincial average in the data tables, average market purchase prices are approximately double the affordable purchase prices. Based on this observation, only very small residential units, such as studio-type condominium units, may be priced at a point where they would qualify for the affordable residential units exemption. This would mean that establishing affordability using averages across all unit types may not help address the problem of “missing middle”^[1] housing, which would typically be geared towards families.

[1] The “missing middle” describes a range of medium-density housing types between single-detached houses and apartment buildings. This includes a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living, such as duplexes, triplexes, fourplexes, rowhouses, and townhouses. Source: [https://www.evergreen.ca/downloads/pdfs/2018/What is the Missing Middle Evergreen CUI s2.pdf](https://www.evergreen.ca/downloads/pdfs/2018/What%20is%20the%20Missing%20Middle%20Evergreen%20CUI%20s2.pdf)



- The proposed definition considers local income in addition to market prices. While the definition clearly identifies that annual incomes for households within the “applicable local municipality” will be used in the income-based test, the local municipality does not appear in the average market rent/purchase price definition. Concerns about the geographic scope of the bulletin and potential implications across local municipalities due to variations in income levels still remain.
- The income level is set at the 60th percentile of gross annual income in the applicable local municipality, distinguishing between renter households and all other households. The basis for determination of gross annual income is not provided in the legislation and will be informed by the Minister’s bulletin.
- For affordable households, the rent would be established at 30% of income, and purchase price at accommodation costs equal to 30% of income. A definition of accommodation costs is not provided in the legislation and will be informed by the Minister’s bulletin. The basis for calculating accommodation costs is unclear, and carrying costs need to reflect representative costs of home ownership, including typical mortgage costs, property taxes, and property insurance, as well as condominium fees, where applicable.
- The basis for market rents and purchase prices will be required. Many municipalities utilize Canada Mortgage and Housing Corporation data for establishing average market rents in affordable housing strategies. As noted earlier, it is unclear from the legislation how the average market rents and purchase prices will be determined.
- As currently written, the legislation is unclear if market rent and purchase price will be determined using overall averages or averages disaggregated by dwelling unit type or size. Establishing average rents and purchase prices using overall averages across all dwelling unit types will provide higher average values than those established by dwelling unit type and size, which would have greater exemption implications for municipalities with a larger amount of high-density development. As noted earlier, this approach would also tend to favour smaller condominium units, which would more likely meet the affordability threshold, in contrast to larger family sized units, which would likely not qualify for D.C. exemptions.
- Subsections 4.1 (5) and (6) of the D.C.A. currently identify the market rent/purchase price in the year the unit is occupied/sold as identified in the bulletin. This would appear to indicate an annual publication of the bulletin. The proposed definition of the “affordable residential units bulletin” does not imply an annual publication. The timing for publishing the bulletin should be clarified.
- The market test proposed in the definition is increased from 80% of average market rent/purchase price under the D.C.A. currently, to average market rent and 90% of the average market purchase price.



- The D.C.A. defines “rental housing development” for the purposes of the mandatory instalment payments in section 26.1 of the D.C.A. and the discounts for rental housing development in section 26.2. Affordable residential rental units within subsection 4.1 (2) are not specifically defined as rental housing development and, therefore, it does not appear that there is a requirement for those units to be in a building or structure with four or more units.
- The introduction of the income test for affordable residential units will increase municipal administration costs of agreements and the requirement to ensure these units remain affordable over a 25-year period. These administrative burdens will be cumbersome and will need to be monitored and coordinated by both upper-tier and lower-tier municipalities. Further clarification is required with respect to:
 - The parties to the agreement (e.g., developer vs. builder vs. owner);
 - The Minister of Municipal Affairs and Housing establishing standard forms of agreement, as provided under subsection 4.1 (12); and
 - Reporting requirements and onus (i.e., should the municipality reach out to the parties of each agreement or should the parties to the agreement be required to report to the municipality?).

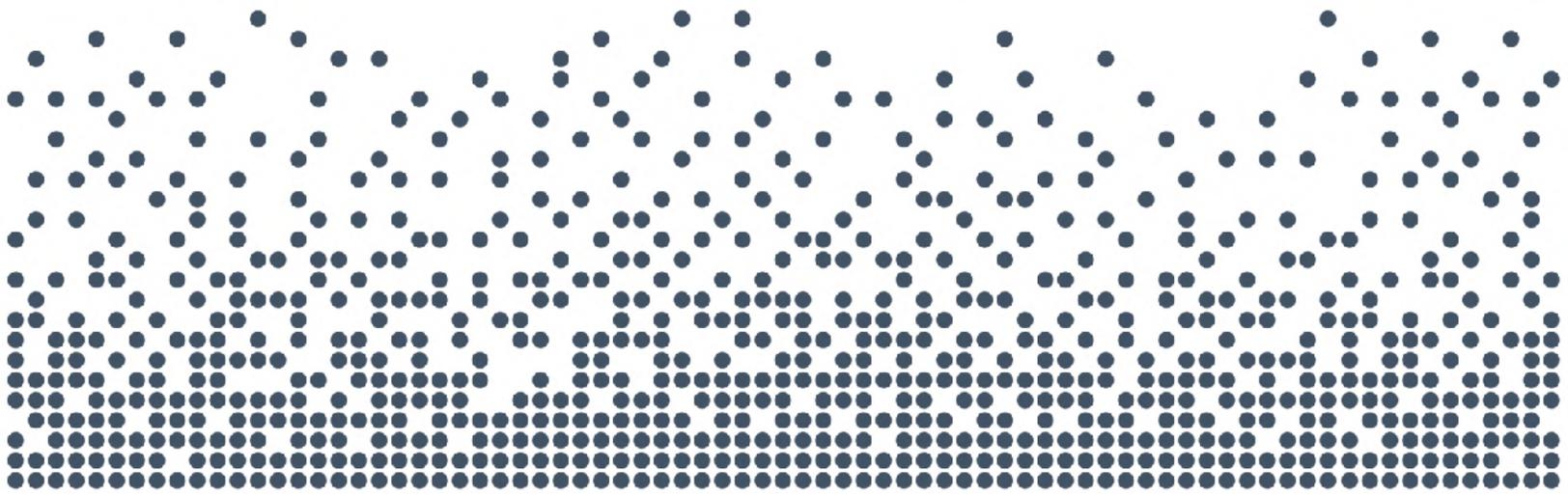
As summarized above, there are several concerns and areas of clarification that Watson will be advancing in our submission through the Environmental Registry of Ontario. Watson will also be seeking an opportunity to speak as a delegation to the Standing Committee to provide our concerns on behalf of our municipal clients.

We will continue to monitor the progress of Bill 134 through the legislature and will continue to keep our clients informed of any changes. If you have any questions, please do not hesitate to contact us.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

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Appendix

Provincial Policy Statement – Housing Table

Table 1: All Households Incomes and Affordable House Prices, 2022

Regional Market Area	10th Income Percentile	10th Percentile Affordable House Price	20th Income Percentile	20th Percentile Affordable House Price	30th Income Percentile	30th Percentile Affordable House Price	40th Income Percentile	40th Percentile Affordable House Price	50th Income Percentile	50th Percentile Affordable House Price	60th Income Percentile	60th Percentile Affordable House Price	70th Income Percentile	70th Percentile Affordable House Price	80th Income Percentile	80th Percentile Affordable House Price	90th Income Percentile	90th Percentile Affordable House Price
Ontario	\$31,200	\$107,200	\$49,100	\$168,800	\$65,400	\$225,000	\$82,300	\$283,200	\$100,500	\$345,900	\$120,400	\$414,300	\$145,800	\$501,700	\$179,000	\$615,800	\$236,400	\$813,400
City of Toronto	\$26,300	\$90,500	\$42,400	\$146,000	\$58,800	\$202,200	\$75,100	\$258,500	\$92,800	\$319,300	\$112,700	\$387,700	\$138,100	\$475,100	\$176,800	\$608,200	\$247,500	\$851,400
Central	\$36,700	\$126,200	\$56,100	\$193,100	\$74,600	\$256,600	\$92,800	\$319,300	\$112,700	\$387,700	\$134,800	\$463,700	\$160,200	\$551,200	\$196,600	\$676,600	\$254,100	\$874,300
Regional Municipality of Durham	\$40,700	\$139,900	\$61,400	\$211,300	\$80,100	\$275,600	\$99,400	\$342,100	\$118,200	\$406,700	\$140,300	\$482,700	\$165,700	\$570,200	\$198,900	\$684,200	\$251,900	\$866,600
Regional Municipality of Halton	\$42,400	\$146,000	\$66,300	\$228,100	\$87,800	\$302,200	\$110,500	\$380,100	\$133,700	\$459,900	\$160,200	\$551,200	\$192,200	\$661,400	\$234,200	\$805,800	\$309,300	\$1,064,300
City of Hamilton	\$29,600	\$101,900	\$46,000	\$158,100	\$61,400	\$211,300	\$77,300	\$266,100	\$93,900	\$323,100	\$113,800	\$391,500	\$137,000	\$471,300	\$160,000	\$581,600	\$221,000	\$760,200
District Municipality of Muskoka	\$29,400	\$101,100	\$46,400	\$159,600	\$61,000	\$209,800	\$75,100	\$258,500	\$91,700	\$315,500	\$108,300	\$372,500	\$129,300	\$444,700	\$159,100	\$547,400	\$209,900	\$722,200
Regional Municipality of Niagara	\$30,000	\$103,400	\$45,100	\$155,100	\$58,300	\$200,700	\$72,400	\$249,000	\$87,800	\$302,200	\$105,000	\$361,100	\$124,800	\$429,500	\$152,500	\$524,600	\$198,900	\$684,200
Regional Municipality of Peel	\$40,200	\$138,400	\$61,900	\$212,900	\$81,200	\$279,400	\$99,400	\$342,100	\$118,200	\$406,700	\$139,200	\$478,900	\$164,600	\$566,400	\$196,600	\$676,600	\$251,900	\$866,600
County of Simcoe	\$35,100	\$120,900	\$52,600	\$180,900	\$69,400	\$238,700	\$85,600	\$294,600	\$102,700	\$353,500	\$121,500	\$418,100	\$143,600	\$494,100	\$173,400	\$596,800	\$223,200	\$767,800
Regional Municipality of York	\$38,000	\$130,800	\$59,700	\$205,300	\$80,600	\$277,500	\$100,500	\$345,900	\$123,700	\$425,700	\$149,100	\$513,100	\$179,000	\$615,800	\$218,700	\$752,600	\$282,800	\$973,100
Eastern	\$31,400	\$108,000	\$49,100	\$168,800	\$65,400	\$225,000	\$81,800	\$281,300	\$99,400	\$342,100	\$118,200	\$406,700	\$142,500	\$490,300	\$174,600	\$600,600	\$227,600	\$783,000
City of Cornwall	\$27,000	\$92,700	\$40,700	\$139,900	\$55,000	\$182,500	\$66,700	\$229,600	\$80,600	\$277,500	\$97,200	\$334,500	\$116,000	\$399,100	\$141,400	\$486,500	\$183,400	\$631,000
County of Hastings	\$28,900	\$99,600	\$43,300	\$148,000	\$55,700	\$191,600	\$68,900	\$237,200	\$82,900	\$285,100	\$99,400	\$342,100	\$118,200	\$406,700	\$142,500	\$490,300	\$183,400	\$631,000
Kawartha Lakes Division	\$29,600	\$101,900	\$45,500	\$156,600	\$60,100	\$206,800	\$74,000	\$254,700	\$90,600	\$311,700	\$107,200	\$368,700	\$129,300	\$444,700	\$154,700	\$532,200	\$203,300	\$699,400
Haliburton County	\$27,800	\$95,800	\$41,500	\$142,900	\$54,400	\$187,000	\$66,700	\$229,600	\$81,200	\$279,400	\$97,200	\$334,500	\$116,000	\$399,100	\$140,300	\$482,700	\$182,200	\$661,400
City of Kawartha Lakes + Haliburton	\$29,200	\$100,300	\$44,600	\$153,600	\$58,800	\$202,200	\$72,900	\$260,900	\$87,800	\$302,200	\$105,000	\$361,100	\$125,900	\$433,300	\$152,500	\$524,600	\$201,100	\$691,800
City of Kingston	\$28,700	\$98,800	\$45,100	\$155,100	\$59,200	\$203,700	\$74,000	\$254,700	\$88,500	\$307,900	\$108,300	\$372,500	\$130,400	\$448,500	\$160,200	\$551,200	\$209,900	\$722,200
County of Lanark	\$32,500	\$111,800	\$49,900	\$171,800	\$65,400	\$225,000	\$80,100	\$275,600	\$97,200	\$334,500	\$114,900	\$395,300	\$135,900	\$467,500	\$163,500	\$562,600	\$212,100	\$729,800
UC of Leeds and Grenville	\$30,500	\$104,900	\$46,000	\$158,100	\$60,100	\$206,800	\$75,100	\$258,500	\$90,600	\$311,700	\$107,200	\$368,700	\$128,200	\$440,900	\$155,800	\$536,000	\$201,100	\$691,800
County of Lennox and Addington	\$32,300	\$111,000	\$48,600	\$161,200	\$60,500	\$208,300	\$74,600	\$256,600	\$90,600	\$311,700	\$107,200	\$368,700	\$127,000	\$437,100	\$156,900	\$539,800	\$212,100	\$729,800
Prince Edward Division	\$32,000	\$110,200	\$46,800	\$161,200	\$60,500	\$208,300	\$74,600	\$256,600	\$90,600	\$311,700	\$107,200	\$368,700	\$127,000	\$437,100	\$156,900	\$539,800	\$212,100	\$729,800
County of Lennox + Addington + Prince Edward Division	\$32,000	\$110,200	\$46,800	\$161,200	\$60,500	\$208,300	\$74,600	\$256,600	\$90,600	\$311,700	\$107,200	\$368,700	\$127,000	\$437,100	\$156,900	\$539,800	\$212,100	\$729,800
County of Northumberland	\$32,900	\$113,300	\$48,600	\$167,200	\$63,200	\$217,400	\$77,300	\$266,100	\$92,800	\$319,300	\$110,500	\$380,100	\$131,500	\$452,300	\$160,200	\$551,200	\$207,700	\$714,600
City of Ottawa	\$35,100	\$120,900	\$56,100	\$193,100	\$75,100	\$258,500	\$93,900	\$323,100	\$112,700	\$387,700	\$134,800	\$463,700	\$162,400	\$558,800	\$198,900	\$684,200	\$258,500	\$889,500
City of Peterborough	\$29,400	\$101,100	\$44,200	\$152,000	\$58,300	\$200,700	\$72,400	\$249,000	\$87,300	\$300,300	\$105,000	\$361,100	\$125,900	\$433,300	\$154,700	\$532,200	\$203,300	\$699,400
UC of Prescott and Russell	\$33,100	\$114,000	\$51,300	\$176,400	\$69,800	\$240,200	\$87,300	\$300,300	\$105,000	\$342,100	\$124,800	\$429,500	\$146,900	\$505,500	\$175,700	\$604,400	\$218,700	\$752,600
County of Renfrew	\$29,400	\$101,100	\$44,600	\$153,600	\$59,700	\$205,300	\$74,000	\$254,700	\$89,500	\$307,900	\$105,000	\$361,100	\$125,900	\$433,300	\$151,400	\$520,700	\$192,200	\$661,400
Southwestern	\$31,400	\$108,000	\$49,100	\$168,800	\$65,400	\$224,400	\$77,900	\$268,000	\$93,900	\$323,100	\$112,700	\$387,700	\$134,800	\$463,700	\$164,600	\$566,400	\$214,300	\$737,400
City of Brantford	\$31,200	\$107,200	\$47,700	\$164,200	\$62,300	\$214,400	\$77,900	\$268,000	\$93,900	\$323,100	\$112,700	\$387,700	\$133,700	\$459,900	\$161,300	\$555,000	\$205,500	\$707,000
County of Bruce	\$31,600	\$108,700	\$48,200	\$165,700	\$62,800	\$215,900	\$77,900	\$271,800	\$96,100	\$330,700	\$116,000	\$399,100	\$143,600	\$494,100	\$176,800	\$608,200	\$240,800	\$828,600
Municipality of Chatham-Kent	\$28,300	\$97,300	\$41,100	\$141,400	\$53,000	\$182,500	\$65,000	\$223,500	\$75,500	\$273,700	\$95,000	\$326,900	\$114,900	\$395,300	\$139,200	\$478,900	\$183,400	\$631,000
County of Dufferin	\$38,900	\$133,800	\$61,000	\$209,800	\$82,300	\$283,200	\$100,500	\$345,900	\$119,300	\$410,500	\$141,400	\$486,500	\$164,600	\$566,400	\$196,600	\$676,600	\$245,300	\$843,800
County of Grey	\$28,700	\$98,800	\$43,300	\$149,000	\$56,600	\$194,600	\$70,700	\$243,300	\$86,200	\$296,500	\$103,800	\$357,300	\$124,800	\$429,500	\$153,600	\$528,400	\$205,500	\$707,000
County of Huron	\$29,400	\$101,100	\$44,200	\$152,000	\$57,400	\$197,700	\$72,400	\$249,000	\$86,700	\$298,400	\$102,700	\$353,500	\$123,700	\$426,700	\$151,400	\$520,700	\$198,900	\$684,200
County of Lambton	\$30,900	\$106,400	\$46,400	\$159,600	\$61,000	\$209,800	\$76,200	\$262,300	\$91,700	\$315,500	\$109,400	\$376,300	\$132,600	\$456,100	\$162,400	\$558,800	\$214,300	\$737,400
City of London	\$28,900	\$99,600	\$44,200	\$152,000	\$58,300	\$200,700	\$72,400	\$249,000	\$87,800	\$302,200	\$105,000	\$361,100	\$127,000	\$437,100	\$155,800	\$536,000	\$205,500	\$707,000
County of Norfolk	\$32,000	\$110,200	\$48,600	\$161,200	\$60,500	\$208,300	\$74,600	\$256,600	\$90,600	\$311,700	\$107,200	\$368,700	\$127,000	\$437,100	\$156,900	\$539,800	\$212,100	\$729,800
County of Oxford	\$33,800	\$115,600	\$50,800	\$174,900	\$65,000	\$223,500	\$79,500	\$273,700	\$96,100	\$330,700	\$112,700	\$387,700	\$132,600	\$456,100	\$159,100	\$547,400	\$203,300	\$699,400
City of St. Thomas	\$31,800	\$109,500	\$47,300	\$162,700	\$61,400	\$211,300	\$76,200	\$262,300	\$91,700	\$315,500	\$107,200	\$368,700	\$127,000	\$437,100	\$152,500	\$524,600	\$192,200	\$661,400
City of Stratford	\$32,500	\$111,800	\$48,600	\$167,200	\$62,300	\$214,400	\$77,300	\$266,100	\$82,800	\$319,300	\$110,500	\$380,100	\$130,400	\$448,500	\$156,900	\$539,800	\$201,100	\$691,800
Regional Municipality of Waterloo	\$34,000	\$117,100	\$51,700	\$177,900	\$68,100	\$234,100	\$84,500	\$290,800	\$101,600	\$349,700	\$121,500	\$418,100	\$144,700	\$497,900	\$175,700	\$604,400	\$227,600	\$783,000
County of Wellington	\$35,400	\$121,600	\$54,400	\$187,000	\$71,300	\$245,200	\$88,400	\$304,100	\$107,200	\$368,700	\$128,200	\$440,900	\$151,400	\$520,700	\$183,400	\$631,000	\$238,600	\$821,000
City of Windsor	\$30,500	\$104,900	\$46,400	\$159,600	\$60,100	\$206,800	\$74,600	\$256,600	\$90,600	\$311,700	\$108,300	\$372,500	\$130,400	\$448,500	\$162,400	\$558,800	\$212,100	\$729,800
Northeastern	\$27,400	\$94,300	\$41,500	\$142,900	\$54,400	\$187,000	\$68,500	\$235,700	\$84,500	\$290,800	\$102,700	\$353,500	\$124,800	\$429,500	\$153,600	\$528,400	\$198,900	\$684,200
Algoma District	\$26,500	\$91,200	\$38,400	\$132,300	\$50,400	\$173,300	\$62,800	\$215,900	\$77,300	\$266,100	\$95,000	\$326,900	\$116,000	\$399,100	\$142,500	\$490,300	\$185,600	\$638,600
Algoma DSSAB	\$26,100	\$89,700	\$36,700	\$126,200	\$47,700	\$164,200	\$58,800	\$202,200	\$72,400	\$249,000	\$89,500	\$307,900	\$109,400	\$376,300	\$135,900	\$467,500	\$176,800	\$608,200
Cochrane DSSAB	\$27,200	\$93,500	\$41,500	\$142,900	\$55,200	\$190,100	\$70,700	\$243,300	\$86,700	\$298,400	\$107,200	\$368,700	\$130,400	\$448,500	\$162,400	\$558,800	\$205,500	\$707,000
City of Greater Sudbury	\$29,800	\$102,600	\$46,000	\$158,100	\$61,000	\$209,800	\$75,700	\$260,400	\$92,800	\$319,300	\$112,700</							

Table 2: 10% Below Average Resale Price, 2022

Regional Market Area	Average Resale Price 2022	10% Below Average Resale Price 2022
Ontario	\$813,000	\$731,700
City of Toronto	\$1,146,500	\$1,031,800
Central	\$1,030,100	\$927,100
Regional Municipality of Durham	\$893,000	\$803,700
Regional Municipality of Halton	\$1,206,300	\$1,085,700
City of Hamilton	\$805,100	\$724,600
District Municipality of Muskoka	\$920,800	\$828,700
Regional Municipality of Niagara	\$667,700	\$601,000
Regional Municipality of Peel	\$1,052,500	\$947,300
County of Simcoe	\$791,500	\$712,300
Regional Municipality of York	\$1,271,000	\$1,143,900
Eastern	\$536,800	\$483,100
City of Cornwall	\$384,400	\$345,900
County of Hastings	\$495,000	\$445,500
City of Kawartha Lakes	\$671,100	\$604,000
City of Kingston	\$581,700	\$523,500
County of Lanark	\$520,300	\$468,200
UC of Leeds and Grenville	\$470,000	\$423,000
County of Lennox and Addington	\$638,700	\$574,800
County of Northumberland	\$673,300	\$606,000
City of Ottawa	\$670,900	\$603,800
City of Peterborough	\$675,200	\$607,700
UC of Prescott and Russell	\$462,400	\$416,200
County of Renfrew	\$399,600	\$359,700
Southwestern	\$650,900	\$585,800
City of Brantford	\$672,400	\$605,200
County of Bruce	\$589,500	\$530,500
Municipality of Chatham-Kent	\$410,900	\$369,800
County of Dufferin	\$923,900	\$831,500
County of Grey	\$712,200	\$641,000
County of Huron	\$569,700	\$512,700
County of Lambton	\$527,000	\$474,300
City of London	\$621,600	\$559,400
County of Norfolk	\$626,900	\$564,200
County of Oxford	\$639,000	\$575,100
City of St. Thomas	\$558,400	\$502,600
City of Stratford	\$609,000	\$548,100
Regional Municipality of Waterloo	\$754,800	\$679,300
County of Wellington	\$830,400	\$747,400
City of Windsor	\$523,400	\$471,000
Northeastern	\$375,800	\$338,200
Algoma DSAB	\$256,700	\$231,000
Cochrane DSSAB	\$254,400	\$229,000
City of Greater Sudbury	\$414,600	\$373,100
Manitoulin-Sudbury DSSAB	\$332,800	\$299,500
Nipissing DSSAB	\$393,800	\$354,400
Parry Sound DSSAB	\$692,300	\$623,100
Sault Ste. Marie DSSAB	\$312,600	\$281,300
Timiskaming DSSAB	\$246,300	\$221,700
Northwestern	\$322,500	\$290,300
Kenora DSSAB	\$356,400	\$320,800
Rainy River DSSAB	\$247,800	\$223,000
Thunder Bay DSSAB	\$320,400	\$288,300

Source: Real Property Solutions House Price Index

Note: The average resale price may be influenced, particularly in smaller areas, by the number and type of house resales.

Contact: Stewart Houghton | Community and Supportive Housing Division | Housing.Research@ontario.ca

Provincial Policy Statement – Housing Table

Table 3: Renter Household Incomes and Affordable Rents, 2022

Regional Market Area	10th Income Percentile	10th Percentile Affordable Rent	20th Income Percentile	20th Percentile Affordable Rent	30th Income Percentile	30th Percentile Affordable Rent	40th Income Percentile	40th Percentile Affordable Rent	50th Income Percentile	50th Percentile Affordable Rent	60th Income Percentile	60th Percentile Affordable Rent	70th Income Percentile	70th Percentile Affordable Rent	80th Income Percentile	80th Percentile Affordable Rent	90th Income Percentile	90th Percentile Affordable Rent
Ontario	\$23,000	\$570	\$30,700	\$770	\$41,500	\$1,040	\$52,600	\$1,310	\$64,500	\$1,610	\$77,900	\$2,150	\$93,900	\$2,350	\$113,800	\$2,840	\$149,100	\$3,730
City of Toronto	\$22,500	\$560	\$31,400	\$780	\$43,700	\$1,090	\$56,600	\$1,410	\$69,800	\$1,750	\$84,500	\$2,150	\$101,600	\$2,540	\$123,700	\$3,090	\$163,500	\$4,090
Central	\$24,500	\$610	\$33,400	\$830	\$44,600	\$1,120	\$56,100	\$1,400	\$68,500	\$1,710	\$82,300	\$2,060	\$98,300	\$2,460	\$120,400	\$3,010	\$155,800	\$3,890
Regional Municipality of Durham	\$25,000	\$620	\$34,000	\$850	\$45,100	\$1,130	\$55,700	\$1,390	\$68,100	\$1,700	\$81,800	\$2,040	\$97,200	\$2,430	\$118,200	\$2,960	\$152,500	\$3,810
Regional Municipality of Halton	\$25,600	\$640	\$38,000	\$950	\$51,300	\$1,280	\$65,000	\$1,620	\$79,500	\$1,990	\$95,000	\$2,380	\$114,900	\$2,870	\$140,300	\$3,510	\$187,800	\$4,700
City of Hamilton	\$20,800	\$520	\$28,900	\$720	\$38,900	\$970	\$47,700	\$1,190	\$57,900	\$1,450	\$69,800	\$1,750	\$83,400	\$2,090	\$100,500	\$2,510	\$129,300	\$3,230
District Municipality of Muskoka	\$21,400	\$540	\$27,600	\$690	\$35,400	\$880	\$45,500	\$1,140	\$53,900	\$1,350	\$65,400	\$1,640	\$77,900	\$1,950	\$93,900	\$2,350	\$124,800	\$3,120
Regional Municipality of Niagara	\$21,700	\$540	\$28,300	\$710	\$36,700	\$920	\$44,600	\$1,120	\$53,900	\$1,350	\$64,500	\$1,610	\$76,800	\$1,920	\$95,000	\$2,380	\$122,600	\$3,070
Regional Municipality of Peel	\$25,200	\$630	\$38,400	\$960	\$52,100	\$1,300	\$65,000	\$1,620	\$78,400	\$1,960	\$92,800	\$2,320	\$109,400	\$2,730	\$130,400	\$3,260	\$166,800	\$4,170
County of Simcoe	\$25,000	\$620	\$32,900	\$820	\$43,700	\$1,090	\$53,900	\$1,350	\$65,800	\$1,650	\$79,000	\$1,970	\$93,900	\$2,350	\$113,800	\$2,840	\$146,900	\$3,670
Regional Municipality of York	\$24,500	\$610	\$35,400	\$880	\$47,700	\$1,190	\$61,400	\$1,540	\$75,700	\$1,890	\$90,600	\$2,260	\$109,400	\$2,730	\$133,700	\$3,340	\$176,800	\$4,420
Eastern	\$22,800	\$570	\$30,300	\$760	\$40,700	\$1,020	\$50,800	\$1,270	\$62,300	\$1,580	\$75,100	\$1,880	\$90,600	\$2,260	\$109,400	\$2,730	\$141,400	\$3,540
City of Cornwall	\$21,400	\$540	\$26,700	\$670	\$32,500	\$810	\$41,100	\$1,030	\$49,500	\$1,240	\$58,800	\$1,470	\$71,300	\$1,780	\$86,700	\$2,170	\$111,600	\$2,790
County of Hastings	\$22,500	\$560	\$28,100	\$700	\$35,400	\$880	\$44,600	\$1,120	\$53,000	\$1,330	\$63,200	\$1,580	\$76,800	\$1,920	\$92,800	\$2,320	\$118,200	\$2,960
Kawartha Lakes Division	\$19,400	\$490	\$26,100	\$650	\$31,800	\$800	\$41,100	\$1,030	\$49,900	\$1,250	\$61,900	\$1,550	\$74,600	\$1,860	\$95,000	\$2,380	\$124,800	\$3,120
Haliburton County	\$20,100	\$500	\$27,000	\$670	\$32,300	\$810	\$40,700	\$1,020	\$48,200	\$1,200	\$58,300	\$1,460	\$74,000	\$1,850	\$93,900	\$2,350	\$119,300	\$2,980
City of Kawartha Lakes + Haliburton	\$19,400	\$490	\$26,100	\$650	\$31,800	\$800	\$41,100	\$1,030	\$49,500	\$1,240	\$61,400	\$1,540	\$74,600	\$1,860	\$93,900	\$2,350	\$122,600	\$3,070
City of Kingston	\$21,000	\$520	\$29,200	\$730	\$38,400	\$960	\$47,300	\$1,180	\$57,400	\$1,440	\$68,900	\$1,720	\$82,900	\$2,070	\$100,500	\$2,510	\$132,600	\$3,310
County of Lanark	\$21,200	\$530	\$27,800	\$700	\$37,100	\$930	\$45,500	\$1,140	\$54,400	\$1,360	\$65,000	\$1,620	\$75,700	\$1,890	\$93,900	\$2,350	\$122,600	\$3,070
UC of Leeds and Grenville	\$21,700	\$540	\$27,400	\$680	\$35,100	\$880	\$42,900	\$1,070	\$51,300	\$1,280	\$61,900	\$1,550	\$75,700	\$1,890	\$90,600	\$2,260	\$116,000	\$2,900
County of Lennox and Addington	\$22,500	\$560	\$28,500	\$710	\$35,100	\$880	\$45,100	\$1,130	\$55,700	\$1,390	\$65,800	\$1,650	\$79,000	\$1,970	\$100,500	\$2,510	\$123,700	\$3,090
Prince Edward Division	\$24,100	\$600	\$28,900	\$720	\$38,000	\$950	\$46,400	\$1,160	\$57,400	\$1,440	\$66,300	\$1,660	\$77,900	\$1,950	\$98,300	\$2,460	\$127,000	\$3,180
County of Lennox & Addington + Prince Edward Division	\$23,000	\$570	\$28,500	\$720	\$36,200	\$910	\$46,000	\$1,150	\$56,600	\$1,410	\$66,300	\$1,660	\$77,900	\$1,960	\$100,500	\$2,510	\$125,900	\$3,150
County of Northumberland	\$23,200	\$580	\$28,900	\$720	\$37,600	\$940	\$45,500	\$1,140	\$54,800	\$1,370	\$66,300	\$1,660	\$81,200	\$2,030	\$98,300	\$2,460	\$125,900	\$3,150
City of Ottawa	\$23,600	\$590	\$34,200	\$860	\$46,000	\$1,150	\$58,300	\$1,460	\$70,700	\$1,770	\$85,100	\$2,130	\$100,500	\$2,510	\$121,500	\$3,040	\$156,900	\$3,920
City of Peterborough	\$21,700	\$540	\$27,800	\$700	\$35,400	\$880	\$43,700	\$1,090	\$53,000	\$1,330	\$63,600	\$1,590	\$76,200	\$1,910	\$91,700	\$2,290	\$117,100	\$2,930
UC of Prescott and Russell	\$23,200	\$580	\$28,100	\$700	\$35,800	\$890	\$44,200	\$1,100	\$53,000	\$1,300	\$66,300	\$1,660	\$80,100	\$2,000	\$97,200	\$2,430	\$124,800	\$3,120
County of Renfrew	\$21,000	\$520	\$27,400	\$680	\$37,100	\$930	\$46,800	\$1,170	\$57,900	\$1,450	\$71,300	\$1,780	\$85,100	\$2,130	\$101,600	\$2,540	\$129,300	\$3,230
Southwestern	\$22,100	\$550	\$29,800	\$750	\$39,300	\$980	\$48,600	\$1,220	\$58,300	\$1,460	\$69,400	\$1,730	\$83,400	\$2,090	\$100,500	\$2,510	\$129,300	\$3,230
City of Brantford	\$23,200	\$580	\$29,800	\$750	\$38,900	\$970	\$47,700	\$1,190	\$57,400	\$1,440	\$69,400	\$1,730	\$82,300	\$2,060	\$101,600	\$2,540	\$129,300	\$3,230
County of Bruce	\$21,900	\$550	\$27,400	\$680	\$35,800	\$890	\$44,200	\$1,100	\$53,500	\$1,340	\$63,200	\$1,580	\$78,400	\$1,960	\$98,300	\$2,460	\$134,800	\$3,370
Municipality of Chatham-Kent	\$19,400	\$490	\$27,000	\$670	\$33,600	\$840	\$41,500	\$1,040	\$49,500	\$1,240	\$58,300	\$1,460	\$70,300	\$1,760	\$85,100	\$2,130	\$108,300	\$2,710
County of Dufferin	\$25,000	\$620	\$31,800	\$800	\$40,200	\$1,010	\$51,300	\$1,280	\$63,600	\$1,590	\$82,800	\$2,320	\$113,800	\$2,840	\$145,800	\$3,650		
County of Grey	\$18,800	\$470	\$26,300	\$660	\$32,300	\$810	\$40,700	\$1,020	\$49,100	\$1,230	\$58,300	\$1,460	\$71,300	\$1,780	\$87,800	\$2,200	\$116,000	\$2,900
County of Huron	\$20,500	\$510	\$26,700	\$670	\$34,200	\$860	\$43,300	\$1,080	\$52,100	\$1,300	\$61,900	\$1,550	\$75,100	\$1,880	\$92,800	\$2,320	\$125,900	\$3,150
County of Lambton	\$20,100	\$500	\$27,800	\$700	\$35,100	\$880	\$43,700	\$1,090	\$53,900	\$1,350	\$64,100	\$1,600	\$76,800	\$1,920	\$93,900	\$2,350	\$123,700	\$3,090
City of London	\$20,800	\$520	\$29,400	\$730	\$38,400	\$960	\$47,300	\$1,180	\$57,000	\$1,430	\$67,600	\$1,690	\$80,600	\$2,020	\$97,200	\$2,430	\$122,600	\$3,070
County of Norfolk	\$21,400	\$540	\$27,800	\$700	\$35,800	\$890	\$44,200	\$1,100	\$54,400	\$1,360	\$64,500	\$1,610	\$80,100	\$2,000	\$100,500	\$2,510	\$134,800	\$3,370
County of Oxford	\$24,500	\$610	\$30,700	\$770	\$40,700	\$1,020	\$50,800	\$1,510	\$72,400	\$1,810	\$85,100	\$2,130	\$102,700	\$2,570	\$128,200	\$3,040	\$156,900	\$3,920
City of St. Thomas	\$23,200	\$580	\$28,300	\$710	\$35,400	\$880	\$43,700	\$1,090	\$52,100	\$1,300	\$62,300	\$1,560	\$74,600	\$1,860	\$90,600	\$2,260	\$113,800	\$2,840
City of Stratford	\$24,100	\$600	\$31,400	\$780	\$40,700	\$1,020	\$49,100	\$1,230	\$57,900	\$1,450	\$68,900	\$1,720	\$82,900	\$2,070	\$101,600	\$2,540	\$129,300	\$3,230
Regional Municipality of Waterloo	\$24,500	\$610	\$34,000	\$850	\$45,100	\$1,130	\$55,200	\$1,380	\$66,300	\$1,660	\$78,400	\$1,960	\$92,800	\$2,320	\$111,600	\$2,790	\$142,500	\$3,560
County of Wellington	\$24,700	\$620	\$33,400	\$830	\$44,200	\$1,100	\$55,200	\$1,100	\$58,300	\$1,380	\$66,300	\$1,660	\$78,400	\$1,960	\$92,800	\$2,320	\$110,500	\$2,760
City of Windsor	\$19,700	\$490	\$27,600	\$690	\$36,200	\$910	\$44,600	\$1,120	\$53,500	\$1,340	\$63,200	\$1,580	\$75,700	\$1,890	\$92,800	\$2,320	\$120,400	\$3,010
Northeastern	\$19,700	\$490	\$26,500	\$660	\$32,900	\$820	\$41,500	\$1,040	\$49,900	\$1,250	\$60,100	\$1,500	\$72,900	\$1,820	\$88,400	\$2,210	\$117,100	\$2,930
Algonia District	\$18,300	\$460	\$25,900	\$650	\$30,700	\$770	\$38,000	\$950	\$45,500	\$1,140	\$53,900	\$1,350	\$65,000	\$1,620	\$80,100	\$2,000	\$105,000	\$2,620
Algonia DSSAB	\$18,300	\$460	\$25,400	\$640	\$28,900	\$720	\$35,400	\$880	\$42,900	\$1,070	\$50,800	\$1,270	\$61,000	\$1,520	\$75,100	\$1,880	\$92,800	\$2,510
Cochrane DSSAB	\$19,000	\$480	\$26,500	\$660	\$31,400	\$780	\$40,200	\$1,010	\$48,600	\$1,220	\$59,200	\$1,480	\$75,100	\$1,880	\$92,800	\$2,320	\$121,500	\$3,040
City of Greater Sudbury	\$21,400	\$540	\$28,700	\$720	\$37,600	\$940	\$46,000	\$1,150	\$55,700	\$1,390	\$66,700	\$1,670	\$79,000	\$1,970	\$97,200	\$2,430	\$123,700	\$3,090
Manitoulin District	\$23,600	\$590	\$26,300	\$660	\$32,700	\$820	\$42,900	\$1,070	\$52,100	\$1,300	\$65,000	\$1,620	\$76,200	\$1,910	\$90,600	\$2,260	\$112,700	\$2,820
Sudbury District	\$17,700	\$440	\$25,400	\$640	\$29,200	\$730	\$39,300	\$980	\$49,900	\$1,250	\$59,700	\$1,490	\$71,800	\$1,800	\$92,800	\$2,320	\$119,300	\$2,980
Manitoulin - Sudbury DSSAB	\$18,300	\$460	\$25,900	\$650	\$30,500	\$760	\$40,700	\$1,020	\$50,800	\$1,270	\$60,500	\$1,510	\$73,500	\$1,840	\$90,600	\$2,260	\$116,000	\$2,900
Nipissing DSSAB	\$20,800	\$520	\$26,700	\$670	\$32,900	\$820	\$41,100	\$1,030	\$48,600	\$1,220	\$57,900	\$1,450	\$69,400	\$1,730	\$84,500	\$2,110	\$108,300	\$2,710
Parry Sound DSSAB	\$19,900	\$500	\$26,100	\$650	\$30,900	\$770	\$38,900	\$970	\$48,200	\$1,200	\$58,300	\$1,430	\$68,900	\$1,720	\$84,500	\$2,110	\$112,700	\$2,820
City of Sault Ste. Marie	\$18,600	\$460	\$26,100	\$650														

Average Apartment Rents, Ontario, 2022

Table 4. Average Rent by Bedroom Count

Regional Market Area	Bachelor Rent	1 Bedroom Rent	2 Bedroom Rent	3 Bedroom Rent	4+ Bedroom Rent	Total Bedroom Rent
Ontario	\$1,179	\$1,350	\$1,555	\$1,835	\$2,549	\$1,470
City of Toronto	\$1,316	\$1,537	\$1,811	\$2,083	\$2,633	\$1,673
Central	\$1,297	\$1,514	\$1,754	\$2,014	\$2,425	\$1,644
Regional Municipality of Durham	\$1,074	\$1,284	\$1,460	\$1,662	**	\$1,425
Regional Municipality of Halton	\$1,145	\$1,510	\$1,784	\$1,910	**	\$1,696
City of Hamilton	\$919	\$1,142	\$1,334	\$1,486	**	\$1,238
District Municipality of Muskoka	\$814	\$965	\$1,203	\$1,281	**	\$1,143
Regional Municipality of Niagara	\$858	\$1,071	\$1,260	\$1,389	**	\$1,199
Regional Municipality of Peel	\$1,148	\$1,484	\$1,666	\$1,849	\$1,768	\$1,601
County of Simcoe	\$985	\$1,226	\$1,430	\$1,572	**	\$1,338
Regional Municipality of York	\$1,048	\$1,383	\$1,539	\$1,881	**	\$1,489
Eastern	\$1,078	\$1,273	\$1,485	\$1,694	\$2,773	\$1,381
City of Cornwall	\$780	\$825	\$1,003	\$1,035	**	\$941
County of Hastings	\$913	\$1,109	\$1,295	\$1,579	**	\$1,245
City of Kawartha Lakes	\$777	\$1,070	\$1,292	\$1,294	**	\$1,169
Haliburton County	**	**	**	**	**	**
City of Kawartha Lakes + Haliburton County	\$777	\$1,070	\$1,292	\$1,294	**	\$1,169
City of Kingston	\$975	\$1,211	\$1,472	\$1,624	**	\$1,390
County of Lanark	**	\$900	\$1,119	**	**	\$982
UC of Leeds and Grenville	\$767	\$912	\$1,141	\$1,161	**	\$1,066
County of Lennox and Addington	**	\$913	\$989	**	**	\$955
Prince Edward Division	**	\$1,024	\$1,124	**	**	\$1,089
County of Lennox & Addington + Prince Edward Division	**	\$943	\$1,042	**	**	\$1,002
County of Northumberland	**	\$1,231	\$1,650	\$1,756	**	\$1,544
City of Ottawa	\$1,122	\$1,348	\$1,633	\$1,865	**	\$1,462
City of Peterborough	\$873	\$1,090	\$1,339	\$1,517	**	\$1,244
UC of Prescott and Russell	\$501	\$680	\$1,131	**	**	\$1,014
County of Renfrew	\$508	\$879	\$1,066	**	**	\$1,028
Southwestern	\$888	\$1,132	\$1,354	\$1,472	**	\$1,261
City of Brantford	\$885	\$1,165	\$1,259	\$1,326	**	\$1,233
County of Bruce	**	\$1,054	\$1,409	\$1,488	**	\$1,324
Municipality of Chatham-Kent	\$867	\$954	\$1,088	\$1,058	**	\$1,036
County of Dufferin	**	\$1,269	\$1,455	\$1,588	**	\$1,372
County of Grey	\$742	\$931	\$1,069	\$1,145	**	\$1,019
County of Huron	**	\$787	\$948	**	**	\$877
County of Lambton	\$873	\$1,011	\$1,221	\$1,554	**	\$1,142
City of London	\$863	\$1,127	\$1,400	\$1,617	**	\$1,291
County of Norfolk	\$610	\$882	\$1,021	**	**	\$979
County of Oxford	\$886	\$1,161	\$1,384	\$1,468	**	\$1,311
City of St. Thomas	\$790	\$1,042	\$1,292	**	**	\$1,208
City of Stratford	\$743	\$1,257	\$1,350	\$1,434	**	\$1,310
Regional Municipality of Waterloo	\$1,075	\$1,245	\$1,469	\$1,631	**	\$1,398
County of Wellington	\$989	\$1,324	\$1,490	\$1,504	**	\$1,424
City of Windsor	\$791	\$1,010	\$1,174	\$1,316	**	\$1,065
Northeastern	\$751	\$914	\$1,151	\$1,281	**	\$1,064
Algoma District	\$741	\$880	\$1,009	\$964	**	\$958
Algoma DSSAB	\$741	\$880	\$1,009	\$964	**	\$958
Cochrane DSSAB	\$570	\$944	\$1,062	\$1,120	**	\$1,004
City of Greater Sudbury	\$796	\$930	\$1,254	\$1,472	**	\$1,135
Manitoulin District	**	**	**	**	**	**
Sudbury District	**	**	**	**	**	**
Manitoulin - Sudbury DSSAB	**	**	**	**	**	**
Nipissing DSSAB	\$674	\$905	\$1,116	\$1,311	**	\$1,040
Parry Sound DSSAB	**	**	**	**	**	**
City of Sault Ste. Marie	\$746	\$917	\$1,087	\$1,005	**	\$1,015
Timiskaming DSSAB	**	**	**	**	**	**
Northwestern	\$751	\$956	\$1,168	\$1,446	**	\$1,084
Kenora DSSAB	**	\$836	\$1,008	**	**	\$911
Rainy River DSSAB	**	**	**	**	**	**
Thunder Bay DSSAB	\$757	\$964	\$1,175	\$1,457	**	\$1,094

Source: CMHC, Rental Market Survey, October 2022

** Data suppressed to protect confidentiality, not statistically reliable or not available

Contact: Stewart Houghton | Community and Supportive Housing Division | Housing.Research@ontario.ca

PO Box 488
201 Atwood Avenue
Rainy River, ON
P0W 1L0



Office Phone: (807) 852-3244
Clerk Phone: (807) 852-3978
Fax: (807) 852-3553
Email: rainyriver@tbaytel.net
Website: www.rainyriver.ca

Received October 24, 2023
C-2023-363

Town of Rainy River

RESOLUTION

MOVED BY  DATE: October 10, 2023

SECONDED BY  RESOLUTION: 23-020

“WHEREAS the Corporation of the Town of Rainy River is a small community in Northwestern Ontario with limited financial resources;

AND WHEREAS the Town of Rainy River owns and operates the water treatment facilities, water distribution facilities, wastewater treatment facilities and wastewater collection facilities which service the residents of the Town of Rainy River;

AND WHEREAS the Town of Rainy River requires Class II Water Treatment Operators for its facilities;

AND WHEREAS the Corporation of the Town of Rainy River attempts to provide training as prescribed by the Province of Ontario to obtain the necessary classification(s);

AND WHEREAS the Town of Rainy River has been fortunate in obtaining a full staff compliment eager to take on the responsibilities of water treatment and distribution and wastewater collection and treatment operations;

AND WHEREAS any new employees of the Town of Rainy River require certification;

AND WHEREAS training is becoming increasingly difficult to procure;

AND WHEREAS the Province of Ontario has implemented stringent review of water treatment plants to ensure compliance;

!

AND WHEREAS the Province of Ontario is promoting and providing an increased number of training opportunities for a variety of trades;

BE IT HEREBY RESOLVED that the Corporation of the Town of Rainy River petitions the Province of Ontario to expand water treatment training opportunities for communities within Ontario;

AND FURTHER the training be delivered in a method that is flexible and affordable;

AND FURTHER utilize existing networks, such as Contact North, for on-line exam preparation and exam supervision;

AND FURTHER the Council of the Corporation of the Town of Rainy River forward copies of this resolution to Premier Doug Ford, Minister of Environment, Conservation and Parks Andrea Khanjin, MPP Greg Rickford, Walkerton Clean Water Centre, Ontario Municipalities.”

ABSTAIN _____
AYES _____
NAYES _____

D. ARMSTRONG _____
D. EWALD _____
J. HAGARTY _____
B. HELGESON _____
N. IVALL _____
M. KREGER _____
G. PROST _____

CARRIED _____ ✓
DEFEATED _____


MAYOR OR ACTING MAYOR





Legislative Services

Received October 24, 2023
C-2023-364

October 24, 2023

File #120203

Sent via email: arif.virani@parl.gc.ca

The Honourable Arif Virani, Minister of Justice
The Ministry of Justice
House of Commons
Ottawa, ON K1A 0A6

Honourable and Dear Sir:

Re: Niagara Region's Support of Recommendations from Renfrew County Inquest and Declaration of Intimate Violence as an Epidemic

Please be advised the Council of the Town of Fort Erie at its meeting of October 23, 2023 received and supported the motion from the Niagara Region dated October 5, 2023 endorsing the declaration of intimate partner violence and gender-based violence as an epidemic and support the recommendations contained within the attached letter.

Attached please find a copy of the Niagara Region's correspondence dated October 5, 2023.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Peter Todd,
Manager, Legislative Services / Town Clerk
ptodd@forterie.ca

PT-dlk

c.c. The Honourable Doug Ford, Premier of Ontario premier@ontario.ca
Wayne Gates, MPP - Niagara Falls wgates-co@ndp.on.ca
Tony Baldinelli, MP, Niagara Falls, Tony.Baldinelli@parl.gc.ca
The Association of Municipalities of Ontario amo@amo.on.ca
LAM's

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.forterie.ca



Clerks Division
Tara Stephens
City Clerk
905-735-1700 x2159
tara.stephens@welland.ca
Received October 25, 2023
C-2023-365

October 23, 2023

File No. 23-128

SENT VIA EMAIL

Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Attention: Ann-Marie Norio, Regional Clerk

Dear Ann-Marie:

Re: October 17, 2023 – WELLAND CITY COUNCIL

At its meeting of October 17, 2023, Welland City Council passed the following motion:

“THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and endorses the correspondence from the Region of Niagara dated September 21, 2023 regarding Motion - Recommendations from the Renfrew County Inquest and Declaration of Intimate Partner Violence as an Epidemic and Declaration of Intimate Partner Violence as an Epidemic.”

Yours truly,

A handwritten signature in blue ink that reads 'TStephens'.

Tara Stephens
City Clerk

TS:cap

c.c.: - Local Area Municipalities, sent via email

Enbridge Gas Inc. has applied to increase its natural gas distribution rates

Enbridge Gas Inc. has applied to increase its natural gas rates effective April 1, 2024, to recover costs associated with meeting its obligations under the *Greenhouse Gas Pollution Pricing Act* and the regulations under the *Ontario Emissions Performance Standards*, as well as to recover other related account balances.

If the application is approved as filed, a typical residential customer of Enbridge Gas Inc. would see the following annual increase:

EGD Rate Zone (2,400 m³)	\$69.91
Union South Rate Zone (2,200 m³)	\$63.72
Union North Rate Zone (2,200 m³)	\$63.97

For a typical residential customer, these increases include an annual bill increase arising from the 2024 carbon charges of \$68.79 (EGD) and \$62.91 (Union South and Union North); plus, a one-time charge of \$1.12 (EGD), \$0.81 (Union South) and \$1.06 (Union North) to recover the balances in the related deferral and variance accounts.

Other customers, including businesses, will also be affected. It's important to review the application carefully to determine whether you may be affected by the proposed changes.

The federal government's *Greenhouse Gas Pollution Pricing Act* establishes a carbon pricing program under which a natural gas utility in Ontario, such as Enbridge Gas Inc., is required to pay a carbon charge to the federal government on the volume of natural gas that it delivers to its customers, and on the volume of natural gas used in the operation of Enbridge Gas Inc.'s natural gas distribution system. The federal carbon charge came into effect on April 1, 2019, has increased annually on April 1st between 2020 and 2023 and will increase again on April 1, 2024.

The *Ontario Emissions Performance Standards* program is the Ontario government's carbon pricing system for industrial emitters that came into effect on January 1, 2022, and replaced the federal government's Output-Based Pricing System in Ontario.

This hearing will be held under section 78 of the **Ontario Energy Board Act, 1998**.

Ce document est aussi disponible en français.

YOU SHOULD KNOW

There are three types of OEB hearings: oral, electronic and written. The applicant has applied for, and the OEB intends to proceed with, a written hearing. If you think a different hearing type is needed, you can write to us to explain why.

During this hearing, we will hear questions and arguments from participants about this case. We will also hear questions and arguments from participants that have registered as Intervenors. After the hearing, we will decide whether to approve the application.

HAVE YOUR SAY

You have the right to information about this application and to participate in the process. Visit www.oeb.ca/notice and use file number **EB-2023-0196** to:

- Review the application
- File a letter with your comments
- Apply to become an intervenor

IMPORTANT DATES

You must engage with the OEB on or before **November 7, 2023** to:

- Provide input on the hearing type (oral, electronic or written)
- Apply to be an intervenor

If you do not, the hearing will move forward without you, and you will not receive any further notice of the proceeding.

PRIVACY

If you write a letter of comment, your name and the content of your letter will be put on the public record and the OEB website. If you are a business or if you apply to become an intervenor, all the information you file will be on the OEB website.

LEARN MORE

Ontario Energy Board

☎/TTY: 1 877-632-2727

🕒 Monday - Friday: 8:30 AM - 5:00 PM

🌐 oeb.ca/notice

Enbridge Gas Inc.

☎ 1 877-362-7434

🕒 Monday - Friday: 8:30 AM - 5:00 PM

🌐 <https://www.enbridgegas.com/en/about-enbridge-gas/regulatory>



PORT COLBORNE

Legislative Services

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

T 905.835.2900 ext 106 F 905.834.5746

E saima.tufail@portcolborne.ca

Received October 26, 2023
C-2023-367

October 25, 2023

Sent Via Email: premier@ontario.ca

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

Dear Doug Ford:

Re: Niagara Region – Motion – Equity, Diversity and Inclusion and the Damaging Impacts of Hate and Intolerance

Please be advised that, at its meeting of October 10, 2023 the Council of The Corporation of the City of Port Colborne resolved as follows:

That the correspondence received from the Niagara Region regarding Equity, Diversity and Inclusion and the Damaging Impacts of Hate and Intolerance, be supported.

A copy of the above noted resolution is enclosed for your reference.

Sincerely,

S. Tufail

Saima Tufail
Acting City Clerk

- cc. The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
Association of Municipalities of Ontario
Local Area Municipalities
Jeff Burch, MPP Niagara Centre
Wayne Gates, MPP Niagara Falls
Sam Oosterhoff, MPP Niagara West
Jennifer Stevens, MPP St. Catharines
Dean Allison, MP Niagara West
Vance Badawey, MP Niagara Centre
Tony Baldinelli, MP Niagara Falls
Chris Bittle, MP St. Catharines
B. MacCulloch, Chief of Police, Niagara Regional Police Services

September 25, 2023

CL 13-2023, September 21, 2023
CSC 9-2023, September 13, 2023
CSC-C 18-2023, September 13, 2023

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion – Equity, Diversity and Inclusion and the Damaging Impacts of Hate and Intolerance

CSC-C 18-2023

Regional Council, at its meeting held on September 21, 2023, passed the following recommendation, as amended, of its Corporate Services Committee:

WHEREAS respect for the views and opinions of others is a hallmark of civil discourse in our society;

WHEREAS freedom of expression is a fundamental value of a free and democratic society;

WHEREAS speech that threatens violence, intimidates, abuses or bullies is not and should not be protected as free expression;

WHEREAS there have been many recent instances of violence, threats of violence, intimidation, abuse, and bullying by some individuals in the Niagara region against others for a variety of reasons other than legitimate differences of political views or opinions;

WHEREAS some elected officials in Niagara have been the subject of violent attacks, online harassment, and physical intimidation over the past several months;

WHEREAS Regional Council approved on February 17, 2022, a Resolution at the Corporate Services Committee that condemned those acts of violence, harassment, and intimidation against members of Regional Council and local area municipal councils, all public servants, and all health care providers;

WHEREAS elected officials are obligated to adhere to the provisions of codes of conduct that regulate their behaviour when serving the public; and

WHEREAS there is no excuse for bad behaviour by any individual against another.

NOW THEREFORE BE IT RESOLVED:

1. That Regional Council **AFFIRMS** that equity, diversity, and inclusion are core values that it supports and will continue to promote;
2. That the Niagara Regional Police Service **BE REQUESTED** to consider the implementation of training and look to update protocols with respect to responding to complaints of threats of violence, intimidation, and bullying of elected officials and members of local appointed committees in Niagara;
3. That staff **BE DIRECTED** to investigate the following and provide a report to the Corporate Services Committee as soon as reasonably practical:
 - a) Creation of a program to educate the public on the benefits of equity, diversity and inclusion and conversely the damaging impacts of hate and intolerance;
 - b) Whether Council should consider the creation of a residents or citizens code of conduct to guide individuals engaging elected officials or attending meetings of Regional Council and its Committees and various advisory committees;
 - c) Any further information, data or recommendations that Council should consider to alleviate incidents of hate and intolerance in Niagara;
4. That the Provincial Government **BE REQUESTED** to develop legislation and/or policies to protect elected officials and members of local appointed committees from violence, threats of violence, intimidation, abuse, and bullying by other individuals; and
5. That a copy of this Resolution **BE SENT** to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario, all municipalities in Niagara, all Niagara MPPs and MPs, and the Chief of the Niagara Regional Police Service for consideration and support.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl
CLK-C 2023-109

Motion – Equity, Diversity and Inclusion and the Damaging Impacts of Hate and
Intolerance

September 25, 2023

Page 3

Distribution List:

The Honourable Doug Ford, Premier of Ontario
The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
The Association of Municipalities of Ontario (AMO)
Local Area Municipalities
Jeff Burch, Member of Provincial Parliament, Niagara Centre
Wayne Gates, Member of Provincial Parliament, Niagara Falls
Sam Oosterhoff, Member of Provincial Parliament, Niagara West
Jennie Stevens, Member of Provincial Parliament, St. Catharines
Dean Allison, Member of Parliament, Niagara West
Vance Badawey, Member of Parliament, Niagara Centre
Tony Baldinelli, Member of Parliament, Niagara Falls
Chris Bittle, Member of Parliament, St. Catharines
B. MacCulloch, Chief of Police, Niagara Regional Police Services



PORT COLBORNE

Legislative Services

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

T 905.835.2900 ext 106 F 905.834.5746

E saima.tufail@portcolborne.ca Received October 26, 2023
C-2023-368

October 25, 2023

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

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

Dear Ms. Norio:

Re: Town of Fort Erie regarding Niagara Region's 2024 Operating Budget Levy Approval

Please be advised that, at its meeting of October 10, 2023 the Council of The Corporation of the City of Port Colborne resolved as follows:

That the correspondence received from the Town of Fort Erie regarding the Niagara Region's 2024 Operating Budget Levy Approval, be supported and endorsed.

A copy of the above noted resolution is enclosed for your reference.

Sincerely,



Saima Tufail
Acting City Clerk

cc. Local Area Municipalities



Oct 25, 2023

Received October 26, 2023
C-2023-369

Ann-Marie Norio, Regional Clerk
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON
L2V 4T7

Dear Ms. Norio:

Re: Niagara Region - Motion Respecting Recommendations from the Renfrew County Inquest and Declaration of Intimate Partner Violence as an Epidemic

This is to confirm that at the Oct 23, 2023 Council Meeting the following resolution was adopted with respect to the above noted matter:

1. That, the correspondence received from the Regional Municipality of Niagara regarding the Motion Respecting Recommendations from the Renfrew County Inquest and Declaration of Intimate Partner Violence as an Epidemic, as attached as Schedule A, be received and supported; and,
2. That, the Township of West Lincoln recognize the issues of gender-based violence and intimate partner violence in Niagara as serious to the health and wellness of local residents and their families; and,
3. That, the Township of West Lincoln commit to engaging with community partners to educate and support our residents about the seriousness and long-term danger of violence in our communities; and,
4. That, the Township of West Lincoln declare, in accordance with Recommendation #5 of the Niagara Region request, that intimate partner violence and gender-based violence are an epidemic; and,
5. That, a copy of this motion be sent to each of Niagara's 12 Local Area Municipalities; The Honourable Arif Virani, Minister of Justice; The Honourable Doug Ford, Premier of Ontario; The Honourable Charmaine A. Williams, Associate Minister of Women's Social and Economic Opportunity; The Honourable Parm Gill, Minister of Red Tape Reduction; Niagara four MPs; Niagara's four MPPs; the Association of Municipalities of Ontario (AMO); the

Federation of Canadian Municipalities (FCM); Mayors and Regional Chairs of Ontario (MARCO); and Ontario's Big City Mayors (OBCM).

If any further information is required, please contact the undersigned at 905-957-3346, Ext 6720.

Yours Truly,



Jessica Dyson
Director of Legislative Services/Clerk

Niagara's 12 Local Area Municipalities
The Honourable Arif Virani, Minister of Justice;
The Honourable Doug Ford, Premier of Ontario;
The Honourable Charmaine A. Williams, Associate Minister of Women's Social and Economic Opportunity;
The Honourable Parm Gill, Minister of Red Tape Reduction;
Niagara four MPs; Niagara's four MPPs;
Association of Municipalities of Ontario (AMO);
the Federation of Canadian Municipalities (FCM); Mayors and Regional Chairs of Ontario (MARCO); and Ontario's Big City Mayors (OBCM)



MUNICIPALITY OF

North Perth

www.northperth.ca

Received October 26, 2023
C-2023-370

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1995

October 26th, 2023

The Honourable Doug Downey
Ministry of the Attorney General
McMurty-Scott Building
720 Bay St., 11th Flor
Toronto, ON M7A 2S9
Via Email: doug.downey@ontario.ca

Re: Catch and Release Justice in Ontario

Please be advised that the Council of the Municipality of North Perth passed the following resolution at their regular meeting held on October 23rd, 2023 regarding "Catch and Release" Justice in Ontario.

Moved By: Sarah Blazek **Seconded By:** Matt Richardson

THAT: The Council of the Municipality of North Perth endorses the resolution from the Town of Midland and circulates the resolution to relevant stakeholders.

CARRIED

If you have any questions regarding the above resolution, please do not hesitate to contact me.

Regards,

Sarah Carter
Acting Clerk/Legislative Services Supervisor
Municipality of North Perth
330 Wallace Ave. N., Listowel ON N4W 1L3
519-292-2062
scarter@northperth.ca

Cc: Perth-Wellington MP, John Nater
Perth Wellington MPP, Matthew Rae
All Ontario Municipalities

THE CORPORATION OF THE
TOWN OF MIDLAND

575 Dominion Avenue
Midland, ON L4R 1R2
Phone: 705-526-4275
Fax: 705-526-9971
info@midland.ca



September 8, 2023

The Senate of Canada
Ottawa, ON
K1A 0A4

Via Email: sencom@sen.parl.gc.ca

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

Via Email: premier@ontario.ca

Dear Premier Ford:

Re: "Catch and Release" Justice is Ontario

At its September 6, 2023, Regular Council Meeting with Closed Session the Council for the Town of Midland passed the following Resolution:

That the Town of Midland send a letter to the Federal and Provincial Governments requesting meaningful improvements to the current state of "catch and release" justice in the Ontario legal system. Police Services across Ontario are exhausting precious time and resources having to manage the repeated arrests of the same offenders, which in turn, is impacting their morale, and ultimately law-abiding citizens who are paying the often significant financial and emotional toll of this broken system; and

That this resolution be sent to other Municipalities throughout Ontario for their endorsement consideration.

Thank you.

Yours very
truly,

THE CORPORATION OF THE TOWN OF MIDLAND

Sherri Edgar

Sherri Edgar, AMCT
Municipal Clerk
Ext. 2210



MUNICIPALITY OF

North Perth

www.northperth.ca

Received October 26, 2023
C-2023-371

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1995

October 26th, 2023

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
Via Email: premier@ontario.ca

Re: Social and Economic Prosperity Review

Please be advised that the Council of the Municipality of North Perth passed the following resolution at their regular meeting held on October 23rd, 2023 regarding Policy Update – Social and Economic Prosperity Review from the Association of Municipalities Ontario.

Moved By: Matt Duncan **Seconded By:** Allan Rothwell

THAT: The Council of the Municipality of North Perth endorses the briefing from AMO calling for discussion on Social and Economic Prosperity and that North Perth is willing to participate.

AND THAT: The resolution be forwarded to the Premier of Ontario, AMO, Perth-Wellington MP John Nater, Perth-Wellington MPP Matthew Rae, and all Ontario municipalities.

CARRIED

If you have any questions regarding the above resolution, please do not hesitate to contact me.

Regards,

Sarah Carter
Acting Clerk/Legislative Services Supervisor
Municipality of North Perth
330 Wallace Ave. N., Listowel ON N4W 1L3
519-292-2062
scarter@northperth.ca

Cc: AMO
Perth-Wellington MP, John Nater
Perth Wellington MPP, Matthew Rae
All Ontario Municipalities

AMO Policy Update not displaying correctly? [View the online version](#)
Add Communicate@amo.on.ca to your safe list



POLICY UPDATE

October 18, 2023

Policy Update - Social and Economic Prosperity Review

Municipalities across Ontario are facing increasingly complex challenges, such as tackling homelessness and climate change, without the financial tools to solve them. It's time for the province and municipalities to work collaboratively towards solutions for the long-term stability and sustainability of municipal finances.

[AMO has called on Premier Ford](#) to propose an update of the partnership between provincial and municipal governments to build sustainable communities, a solid foundation for economic growth and quality of life.

A [social and economic prosperity review](#) would help to create a sustainable, accountable provincial-municipal relationship where both orders of government can meet their responsibilities, grounded in:

- Affordability and fiscal sustainability for both orders of government
- Fairness for taxpayers and affordability for residents
- Coordinated and timely infrastructure investment resilient to climate realities
- Increased housing supply and affordability
- Robust health and social services supporting increased economic participation
- Long term economic development and prosperity for Ontario and its communities
- Modern, effective and streamlined service delivery

It's the right time for a province-wide conversation.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



MUNICIPALITY OF

North Perth

www.northperth.ca

Received October 26, 2023
C-2023-372

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3 Phone: 519-291-2950 Toll Free: 888-714-1995

October 26th, 2023

Minister of Long-Term Care
438 University Avenue, 8th Floor
Toronto, ON M5G 2K8

To Whom It May Concern,

Please be advised that the Council of the Municipality of North Perth passed the following resolution at their regular meeting held on October 16th, 2023 regarding a request for support for Bill 21, Fixing Long-Term Care Amendment Act (Till Death Do Us Part), 2022 from Catherine Fife, Waterloo MPP.

Moved By: Lee Anne Andriessen **Seconded By:** Sarah Blazek

THAT: The Council of the Municipality of North Perth supports Consent Agenda Item 7.11 *Catherine Fife, Waterloo MPP – Request for Support for Bill 21, Fixing Long-Term Care Amendment Act (Till Death Do Us Part), 2022.*

AND THAT: Staff be directed to forward the resolution to other provincial entities and other Council counterparts across Ontario.

CARRIED

If you have any questions regarding the above resolution, please do not hesitate to contact me.

Regards,

Sarah Carter
Acting Clerk/Legislative Services Supervisor
Municipality of North Perth
330 Wallace Ave. N., Listowel ON N4W 1L3
519-292-2062
scarter@northperth.ca

Cc: Catherine Fife, Waterloo MPP
Perth Wellington MPP, Matthew Rae
All Ontario Municipalities



Catherine Fife

MPP Waterloo

Todd Kasenberg
Mayor of Municipality of North Perth

RE: Requesting your support for Bill 21, Fixing Long-Term Care Amendment Act (Till Death Do Us Part), 2022

September 25, 2023

Dear Mayor Kasenberg,

I am writing to you today to share an update on Bill 21, Fixing Long-Term Care Amendment Act (Till Death Do Us Part), 2022, and to request your support for this important legislation.

Bill 21 amends the Residents' Bill of Rights set out in section 3 of Fixing Long-Term Care Act, 2021 by adding the right of residents not to be separated from their spouse upon admission but to have accommodation made available for both spouses so they may continue to live together.

The Act was inspired by Cambridge resident Jim McLeod, who will have been separated from his wife of 65 years Joan, on September 17, 2023. Nearly 6 years later, Jim continues to champion spousal reunification. He often says that he will talk to anyone and has two giant binders full of his advocacy work on the Bill. Last week, he told me that his heart is breaking because of his separation from Joan. He has brought other seniors who are separated from their spouses into the advocacy – you cannot sit with these folks for any amount of time and not care deeply about this legislation.

I know that you value the many contributions that older adults have made to Waterloo Region, and care deeply that they can live their final years with dignity and love. **I am hoping you will consider bringing a motion forward to your Council, in support of the Till Death Do Us Part Act.** Your support will help us to keep attention on this important legislation, so that it can finally be called to the Standing Committee on Social Policy – one step closer to Royal Assent.

I would be happy to discuss the Bill with you further, via phone call or an in-person meeting at your convenience. Thanks in advance for considering my request.

Sincerely,

A handwritten signature in black ink that reads "Catherine Fife".

Catherine Fife, Waterloo MPP
Finance & Treasury Board Critic

Constituency Office
100 Regina St. S., Suite 220
Waterloo, ON N2J 4A8
Ph: 519-725-3477 | Fax: 519-725-3667
Email: cfife-co@ndp.on.ca

Queen's Park Office
Room 154, Main Legislative Bldg.
Queen's Park, Toronto ON M7A 1A5
Ph: 416-325-6913 | Fax: 416-325-6942
Email: cfife-qp@ndp.on.ca

BACKGROUND:

On November 15, 2022, the Till Death Do Us Part Act, passed second reading in the Ontario legislature after being [introduced for the third time in September 2022](#). The bill was then referred to the Ontario Legislature's Social Policy Committee. You can view highlights of the second reading debate here: <https://www.youtube.com/watch?v=mYRIgQqDe2k>

I have been pushing for the Standing Committee on Social Policy to schedule a time to begin the work of reviewing Bill 21 since November 2022. **Today marks 286 days since the Act passed second reading at the Legislative Assembly of Ontario.** Unfortunately, the Bill has yet to be called to committee.

Bill 21, which was formerly Bill 153 and 95, respectively, had passed second reading and was sent to the Justice Committee in December 2019, but was wiped off the order paper when Premier Ford prorogued the house in 2021. It was reintroduced early 2022 but did not have time to progress before the election.

Since I first introduced this Bill in 2019, the number of people who've reached out to my offices with heartbreaking stories of couples entering long-term care who are torn apart has skyrocketed. Simply put, Ontario seniors deserve dignity in care and should have the right to live with their partner as they age. Of note, Nova Scotia passed similar legislation, titled the [Life Partners in Long-Term Care Act](#) in 2021.

Following many meetings with stakeholders, it's clear that "care campuses" which offer different levels of care (independent, assisted living and long-term care) are the progressive model for investing in quality care for Ontario's aging population. Care campuses are an essential element to keeping couples together as they often age at different rates. This level of choice has been brought to my attention as especially important to rural and northern municipal leaders across Ontario. The care campus model for seniors housing that builds different levels of care has unique financial savings that will be critical as we grapple with a rapidly aging province.

We need the Bill to be called to the Standing Committee on Social Policy as soon as possible. We know that couples who are separated across Ontario cannot wait any longer for this legislative change to be made.

Here are the links to recent media coverage of the Till Death Do Us Part Act, which provide more specific insights into the lived experiences of older adults who are separated from their spouses:

- [CTV News Kitchener: Ontario seniors separated in long-term care pushing for the right to remain together](#)
- [CityNews Kitchener: Waterloo MPP appeals for seniors bill to be brought forward](#)
- [Waterloo Region Record: Cambridge senior calls for end to separating couples in long-term care](#)

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Received October 27, 2023
C-2023-373

Hon. Doug Downey
Attorney General
McMurtry-Scott Bldg 11th Flr, 720 Bay St.
Toronto, ON M7A 2S9

October 26th 2023

Sent via e-mail: doug.downey@ontario.ca

Re: Call for an Amendment to the Legislation Act, 2006

Dear Mr. Downey,

Please be advised that at the Regular Council Meeting on October 25th 2023, the Town of Plympton-Wyoming Council passed the following motion, supporting the attached resolution from the Township of McKellar regarding a Call for an Amendment to the Legislation Act, 2006.

Motion 10

Moved by Councillor Kristen Rodrigues

Seconded by Councillor John van Klaveren

That Council support item 'L' of correspondence from the Township of McKellar regarding a Call for an Amendment to the Legislation Act, 2006.

Carried.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at ekwarciak@plympton-wyoming.ca.

Sincerely,

Erin Kwarciak

Clerk

Town of Plympton-Wyoming

cc: Sent via e-mail
Paul Calandra, Minister of Municipal Affairs and Housing
Bob Bailey, MPP Sarnia-Lambton
The Association of Ontario Municipalities (AMO)
Neil Oliver, CEO & President, Metroland Media Group
All Ontario Municipalities



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

October 19, 2023

Hon. Doug Downey
Attorney General
McMurtry-Scott Bldg 11th Flr, 720 Bay St.
Toronto, ON M7A 2S9

Sent via email: Doug.Downey@ontario.ca

RE: Call for an Amendment to the *Legislation Act, 2006*

Dear Mr. Downey,

At the Regular Meeting of Council held on October 17, 2023, the Council of the Corporation of the Township of McKellar carried the following resolution:

Resolution No. 23-671

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

WHEREAS Metroland Media Group has sought bankruptcy protection and will cease the print publication of its weekly community newspapers across Ontario, moving to an online-only model; and

WHEREAS Neil Oliver, Chief Executive Officer and President of Metroland Media Group, said the 71 Metroland community publications will be digital only going forward; and

WHEREAS the *Legislation Act, 2006* provides a definition of “newspaper” which applies to every Ontario Act and Regulation, as in a provision requiring publication, means a document that, (a) **is printed in sheet form**, published at regular intervals of a week or less and circulated to the general public, and (b) consists primarily of news of current events of general interest; (“journal”); and

WHEREAS Ontario Municipalities are required to follow publication and notice requirements for Provincial Acts and Regulations; and

WHEREAS communities such as the West Parry Sound Area cannot comply with publication requirements in Provincial Acts and Regulations as the Parry Sound North Star news publication is no longer being printed in sheet form and there are no other local news publications fitting the definition of “newspaper”; and

WHEREAS some small, rural, Ontario Municipalities may not have the means to bring an application to the Court to ask for directions and approval of an alternate manner of providing notice;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby request the Provincial government to make an amendment to the *Legislation Act, 2006* to include digital publications as an acceptable means of publication and notice requirements for Provincial Acts and Regulations; and

FURTHER request the support of all Ontario Municipalities; and

FURTHER THAT this resolution be forwarded to the Minister of Municipal Affairs and Housing, Paul Calandra; Parry Sound-Muskoka MPP, Graydon Smith; The Association of Ontario Municipalities (AMO); CEO and President of Metroland Media Group, Neil Oliver and all Ontario Municipalities.

Carried

Regards,



Karlee Britton
Deputy Clerk
Township of McKellar
deputyclerk@mckellar.ca
(705) 389-2842 x5

cc:

Paul Calandra, Minister of Municipal Affairs and Housing
Graydon Smith, MPP Parry Sound-Muskoka
The Association of Ontario Municipalities (AMO)
Neil Oliver, CEO & President, Metroland Media Group
All Ontario Municipalities

Executive Services
99-A Advance Avenue, Napanee, ON K7R 3Y5 www.greaternapanee.com

October 27, 2023

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

Re: Catch and Release Justice

Dear Premier Ford:

Please be advised that the Council of the Town of Greater Napanee passed the following resolution at its regular session meeting of October 24, 2023:

RESOLUTION #512/23: Calver, Norrie

That Council receive for information the correspondence from the Town of Midland respecting catch and release justice;
And further that Council direct staff to send a letter of support for the resolution passed by the Town of Midland to the Premier of Ontario, MPP Breese, and all Ontario municipalities.

CARRIED

Please do not hesitate to contact jwalters@greaternapanee.com if you require any further information with respect to this resolution.

Sincerely,



Jessica Walters
Clerk

cc. Hon. Ric Breese, MPP, Hastings-Lennox & Addington
All Ontario municipalities

THE CORPORATION OF THE
TOWN OF MIDLAND

575 Dominion Avenue
Midland, ON L4R 1R2
Phone: 705-526-4275
Fax: 705-526-9971
info@midland.ca



September 8, 2023

The Senate of Canada
Ottawa, ON
K1A 0A4

Via Email: sencom@sen.parl.gc.ca

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

Via Email: premier@ontario.ca

Dear Premier Ford:

Re: "Catch and Release" Justice is Ontario

At its September 6, 2023, Regular Council Meeting with Closed Session the Council for the Town of Midland passed the following Resolution:

That the Town of Midland send a letter to the Federal and Provincial Governments requesting meaningful improvements to the current state of "catch and release" justice in the Ontario legal system. Police Services across Ontario are exhausting precious time and resources having to manage the repeated arrests of the same offenders, which in turn, is impacting their morale, and ultimately law-abiding citizens who are paying the often significant financial and emotional toll of this broken system; and

That this resolution be sent to other Municipalities throughout Ontario for their endorsement consideration.

Thank you.

Yours very
truly,

THE CORPORATION OF THE TOWN OF MIDLAND

Sherri Edgar

Sherri Edgar, AMCT
Municipal Clerk
Ext. 2210

Executive Services
99-A Advance Avenue, Napanee, ON K7R 3Y5 www.greaternapanee.com

October 27, 2023

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

Re: Provincial Legislation for Third-Party Short-Term Rental Companies

Dear Premier Ford:

Please be advised that the Council of the Town of Greater Napanee passed the following resolution at its regular session meeting of October 24, 2023:

RESOLUTION #511/23: Hicks, Martin

That Council receive for information the correspondence from the City of Burlington respecting provincial legislation for third-party short-term rental brokerage companies; And further that Council direct staff to send a letter of support for the resolution passed by the City of Burlington to the Premier of Ontario, MPP Breese, and all Ontario municipalities.

CARRIED

Please do not hesitate to contact jwalters@greaternapanee.com if you require any further information with respect to this resolution.

Sincerely,



Jessica Walters
Clerk

cc. Hon. Ric Breese, MPP, Hastings-Lennox & Addington
All Ontario municipalities

Sent via email

September 28, 2023

SUBJECT: Provincial legislation for third-party short-term rental companies

Please be advised that at its meeting held Tuesday, September 26, 2023, the Council of the City of Burlington approved the following resolution:

Whereas the demand for alternative accommodations has resulted in an increased prominence of residential properties being advertised for short term accommodations through third party companies such as Airbnb and VRBO; a shift from the 'traditional' cottage rental historically managed by a property owner; and

Whereas over the past decade a flood of properties have been removed from the ownership and long-term rental market (*Canada Research Chair in Urban Governance at McGill University*) contributing to housing shortages, increased housing demands and increased housing costs resulting in housing affordability issues, including affordable rentals; and

Whereas short term rentals (STR) can be beneficial, when operated appropriately, by providing solutions for the accommodation industry that supports local tourism and small businesses as well as providing an opportunity for property owners to generate income from their residence (permanent or seasonal) using a convenient third-party system; and

Whereas STR's can create nuisances including noise, parking, high volumes of visitors attending a property, septic capacity and fire safety, for adjacent residential property owners who wish to experience quiet enjoyment of their property; and

Whereas research indicates that demand for STR's is increasing, in part due to vacationers choosing domestic travel options as well as the financial benefits to property owners, demonstrating that STR's are here to stay; and

Whereas there are no Provincial regulations in place governing third party STR companies resulting in a variety of regulations/guidelines being implemented at the local municipal level which creates inconsistencies, confusion and frustrations for both consumers and residents across the province; and

Therefore, be it resolved that Burlington City Council calls on the Provincial Government to move forward as soon as possible to legislate all third-party short-term rental brokerage companies, for example Airbnb and VRBO, requiring them to:

- appropriately manage and be responsible for their listings, and to compel compliance; and
- establish a registry system, making it mandatory for each rental listing to register and pay an appropriate annual fee, with the requirement that STR companies are to provide the registry and collected fees to the municipality in which the STR properties are located, allowing municipalities to be aware of all registered STR properties and to have access to funds to assist with the response and enforcement of issues surrounding STR properties; and
- de-list/remove a property from the STR company's listing when a municipality has identified and verified life, health and/or nuisance infractions including noise, fire safety, septic, etc. to ensure a property cannot be rented; and

That a copy of this resolution be sent to all Ontario municipalities for support as well as to the Minister of Municipal Affairs and Housing and Halton MPPs.

If you have any questions, please contact me at extension 7702 or the e-mail address above.

Sincerely,



Kevin Arjoon
City Clerk

Monthly Summary Report No. 17 – Wainfleet Central Fire Station

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:	September 1 st , 2023, to September 30 th , 2023		
Prepared By:	Urban & Environmental Management Inc. – 4701 St. Clair Ave. Suite 301, Niagara Falls		
Report Date:	October 17 th , 2023	UEM Project #21-800	
Circulation:	Township of Wainfleet Morgan Alcock Shawn Shutton Richard Nan	Mallory Luey William Kolasa	Revision: Final

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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 by the end of October 2023. Several key items are required for the building's occupancy permit. Additionally incomplete/deficient work is outstanding, and the building is not fit for its intended use, delaying the certification of substantial performance. A preliminary deficiency list prepared by the Township was shared to the contractor on August 22nd, 2023. Major issues include exterior siding, flooring, interior masonry, electrical finishes, and site works. The contract administrator has yet to produce a deficiency list.

Contractor and subtrade performance have not been satisfactory, resulting in poor performance of the work, requiring multiple returns to site to correct already completed work. The current subtrade labour market is saturated with work, resulting in delays waiting for trades to return to site.

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. HOLDBACKS AND DEFICIENCIES

During the closeout of a project there are often deficiencies to be corrected and the completion of outstanding work. These tasks may continue past the certification of substantial performance and occupancy dates. The contract administrator would not certify the full amount of a payment application on any line item that has deficient or incomplete work. The amount not certified should be proportional to the cost to correct the deficient or incomplete work.

The statutory holdback of 10% of the certified work complete is mandated through the Construction Act for payment of sub-trades. It is available only if the general contractor declares bankruptcy and cannot pay the trades for work completed. Project performance bonding is available to complete work that was not finished when bankruptcy was declared or if the contract is not fully completed by the contractor.

The Construction Act was revised in 2019 to include Section I, Prompt Payment. This revision defines conditions, schedules, rights, and penalties in the certification of payment applications, payment by owner to the general contractor, and payment by the general contractor to subtrades. Prior to 2019 the statutory holdback included a mechanism in which costs by the owner to correct deficient work could be deducted from the holdback, this is no longer an option.

The Prompt Payment regulations require that the contractor submit a "proper invoice." An invoice is only deemed "proper" if it meets the requirements of the Construction Act. The contract administrator cannot arbitrarily withhold funds against any completed task/item without direct proof or cause.

On this project there is a unique condition where the polished concrete flooring has not been accepted as a finished product as it was damaged because the general contractor and subtrades did not protect the concrete floors prior to polishing. The polished concrete floor end product is not a single line item for "flooring". The polished concrete floor is made up of "concrete supply", "concrete floor finishing" (the float and finishing of the concrete as it cures) and "concrete polishing". The concrete supply and concrete floor finishing were certified in October through December 2022. At this time the concrete floor was acceptable and was not damaged. The contract administrator could not reasonably withhold payment on these line items. The balance of work to complete the floor finish was under the concrete polishing line item. By the time the polisher commenced work the floor was damaged from work carried out the general contractor and the subtrades. Under the Construction Act, the contract administrator could not reasonably withhold certification of the floor polishing as the polishing trade did complete their work; and were not responsible for the damage.

The Town must rely on the contract administrator to enforce the contract and exhaust all contractually available options to have the general contractor correct the floor damage by acceptable means. If the contractor does not correct the floor in a satisfactory manner, the Town can retain another contractor to complete the work and back charge the general contractor or make a claim against the performance bond. This is a last resort option as it will likely lead to litigation and cost both parties an indeterminate amount in legal fees.

2.4. 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. The following items are dependent on the contractor finishing the building to the level of being fit for its intended use as an emergency response station.

- Office Equipment
- Communication Radios & Public Address Systems
- Maintenance Tools & Equipment
- SCBA Compressor & Fill Station

2.5. 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.

2.6. 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
Fire Alarm Verification	August 3 rd , 2023
Planting, Seed, Sod	June 22nd, 2023 Oct. 2023
Occupancy	June 28th, 2023 Oct. 2023
Vinyl Plank Flooring	June 28th, 2023 Oct. 2023
Substantial Completion	June 29th, 2023 Oct. 2023

On September 30th, 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 have concluded; site reviews are coordinated on an as-needed basis.

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** – Updates Outstanding Since May 2023

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

- **Complete** – Point-to-Point tower connectivity online August 3rd, 2023

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

July 1st to July 31st, 2023

- Washroom fixtures and partitions installed
- Generator installation complete
- IT room complete
- Fire alarm devices installed
- Bunker gear racks installed
- Bollards and fencing installed

August 1st to August 31st, 2023

- Potable water pump installed
- Fire cistern pump installed
- Mechanical controls installed
- IT network online
- Security cameras installed
- Appliances delivered

September 1st to September 30th, 2023

- Top-cost asphalt complete
- Line painting complete

- Mechanical start-ups commenced
- Mechanical and electrical deficiencies ongoing
- Commissioning activities commenced.

5.0 FORECASTED CASH FLOW

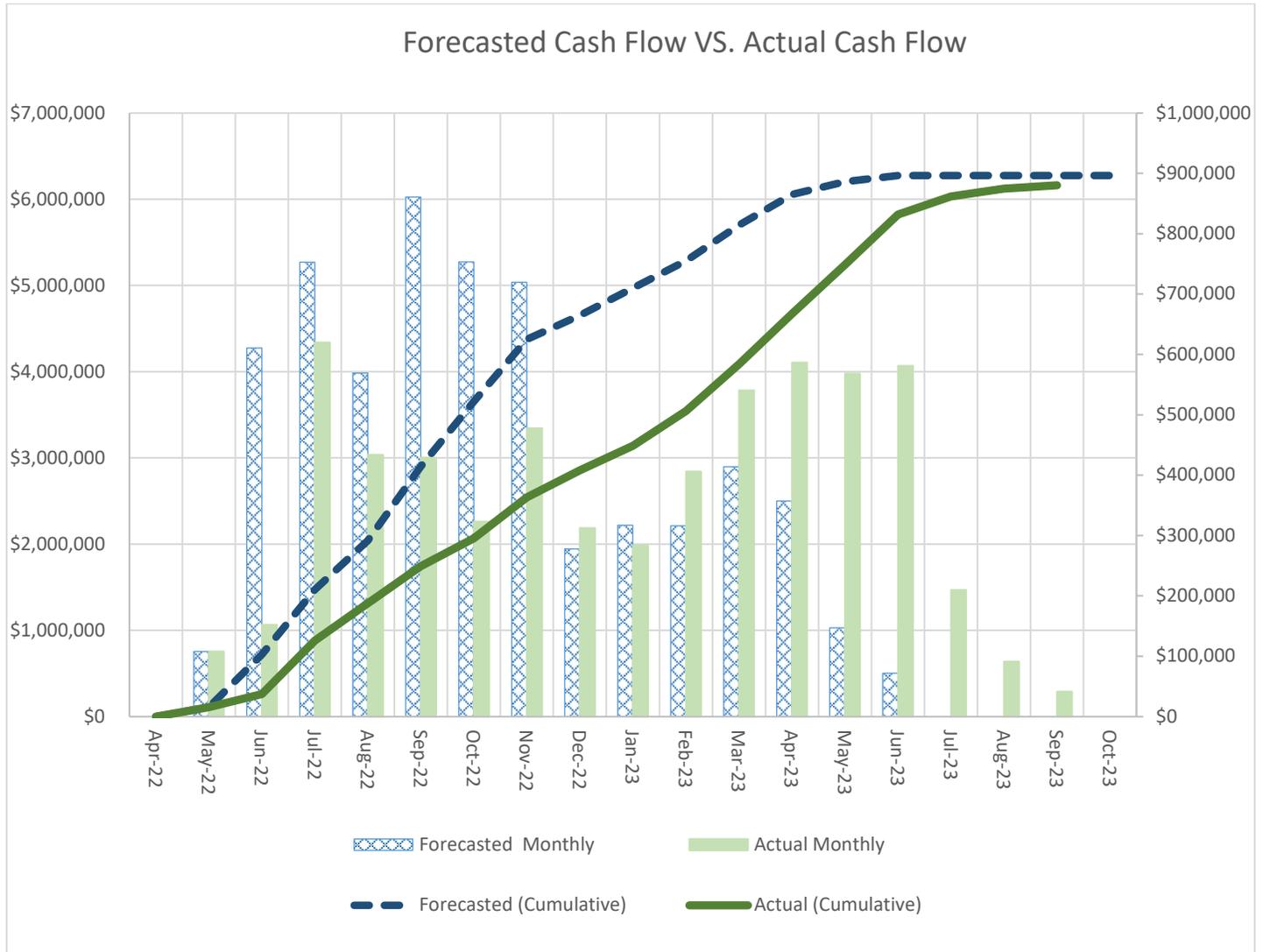
The TRP Construction contract includes the Wainfleet Central Fire Station construction (\$5,950,000) and allowances (\$325,000) for Testing and Inspection, Door Hardware, Interior Signage, Hydro & Gas Services, Security, Construction Rubble, Window Covers, Project Sign Board, and Commissioning for a 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	-	\$209,686	\$6,031,203
August	-	\$91,378	\$6,122,590
September	-	\$41,285	\$6,163,875

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 increased February through May 2023, as anticipated, as the large cost items were completed. As of August 31st, budget and cost are close to and the amount of dollars yet to spent will support the financial requirements for substantial completion in October.

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	Cancelled
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 / CO-48.0
PC-27.0	Jun. 22/23	-	IT Room Power	CO-42.0
PC-28.0	Jun. 27/23	-	Female Washroom Outlet	CO-40.0
PC-29.0	Jun. 28/23	-	CO and NOx Sensor – Option 3	CO-47
PC-30.0	Jul. 6/23	-	Door D8-04 Hardware Revision	CO-44.0
PC-31.0	Jul. 10/23	-	Fire Cistern Draft Pipe	CO-46.0
PC-32.0	Jul. 17/23	-	Data Cabling	CO-45.0
PC-33.0	Aug. 9/23	-	Combustion Air Intake	-
PC-34.0	Sept. 6/23	-	Carpet Tile and Vinyl Plank Flooring	-
PC-35.0	Sept. 22/23	-	Backflow and French Drains	-

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
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
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	-
RFCO-23	Aug. 18/23	Emergency Lighting Battery Pack	-

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.

Backflow and French Drains (PC-35): partial cost submissions from the contractor are around \$15,000, the total cost is estimated to be around \$20,000. The backflow preventors will stop water backing up the outlet pipes when the municipal drain is at capacity. The Municipal drain has been witnessed backfilling both the fire cisterns and oil & grit separator multiple times since August 2023.

9.0 APPROVED CHANGE ORDERS (CO)

The total cost of approved Change Orders and Change Directives is a cost of \$126,732.47 which is approximately 2.0% of the awarded contract cost (\$6,275,000). Changes required because of design team issues is 2.73% 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	\$171,565.32	96.2%	2.73%
Owner Requested	\$6,826.48	3.8%	0.11%
Address Existing Conditions	\$0.00	0.0%	0.0%
Credits	(\$51,659.33)	N/A	N/A
Total Change Orders to Date	\$126,732.47		

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)	\$17,733.81	10.3%	0.28%
Structural (S)	\$2,841.85	1.7%	0.05%
Electrical (E)	\$98,040.40	57.1%	1.56%
Mechanical (M)	\$18,316.45	10.7%	0.29%
Civil (C)	\$27,356.57	15.9%	0.44%
Other (O)	\$7,276.24	4.2%	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
CO-40.0	Female Washroom Receptacle	A	PC-28.0	Jul. 5/23	Jul. 14/23	\$315.00
CO-41.0	Corridor Bulkheads	A	RFCO-21.0	Jul. 14/23	Jul. 16/23	\$854.12
CO-42.0	IT Room Power	E	PC-27.0	Jul. 19/23	Jul. 25/23	\$1,571.25
CO-43.0	ERV Control Valve	M	RFCO-22.0	Jul. 19/23	Jul. 25/23	\$1,254.68
CO-44.0	D8-04 Change	A	PC-30.0	Jul. 31/23	Jul. 31/23	\$3,118.50
CO-45.0	Additional Data Cables	E	PC-32.0	Jul. 31/23	Jul. 31/23	\$617.40
CO-46.0	Correct Draft Pipe Elbows	C	PC-31.0	Aug. 4/23	Aug. 8/23	\$1,247.40
CO-47.0	CO2 & NO2 Sensor	M	PC-20.0	Aug. 11/23	Aug. 15/23	\$13,217.82
	Sub-Total Errors, Omissions, Design Changes Change Orders					\$171,565.32
	Percentage of Total Change Orders					96.2%

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
CO-48.0	Apparatus Bay Fan Rough-in	PC-26.0	Sug. 25/23		\$2,143.32
Sub-Total Owner Requested Change Orders					\$6,826.48
Percentage of Total Change Orders					3.8%

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	CO-48.0	\$2,143.32
Total Change Directives				\$ 2,143.32

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	Jul. 18/23	\$2,930.50
AD-22	Testing & Inspection – Extension of Allowance disbursal 11 and 12 (approved on Jul. 25/23) for GHD to complete asphalt testing during the site hardscaping activities for \$1,077.50. The total for the testing and inspection allowance is now \$26,008.00.	Jul. 12/23		\$1,077.50

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 is \$192,810.92 against the Allowance Budget of \$325,000. As of Certificate of Payment 17, \$170,090.92 has been paid to the contractor. 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	\$46,350.00	\$0.00	\$0.00
Door Hardware (AD-02)	\$250.00	\$250.00	\$0.00	\$0.00
Door Hardware (AD-19)	\$1,200.00	\$1,200.00	\$0.00	\$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	\$0.00	\$0.00
Testing & Inspection (AD-21)	\$2,930.50	\$2,930.50	\$0.00	\$0.00
Testing & Inspection (AD-21)	\$1,077.50	\$1,077.50	\$1,077.50	\$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	\$0.00	\$0.00
Security Control (AD-08)	\$25,780.00	\$10,000.00	\$10,000.00	\$15,780.00
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	\$5,905.00	\$5,905.00	\$0.00
Building Signage (AD-12)	\$11,193.82	\$11,193.82	\$0.00	\$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	\$4,160.60	\$0.00	\$0.00
Project Sign Board	n/a	\$0.00	\$0.00	n/a
Commissioning (AD-09)	\$14,700.00	\$7,760.00	\$1,120.00	\$6,940.00
Total Allowance in Contract (A)	\$325,000.00	-	-	-
Total Approved CAD's (B)	\$192,810.92	\$170,090.92	\$5,905.00	\$22,720.00
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. 17”, Draw 17 for the period ending September 30th, 2023, was issued by the Architect on October 12th, 2023, and recommended for payment by UEM on October 13th, 2023, for the Wainfleet Central Fire Station project. The amount payable excluding HST is \$37,156.50. 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
\$188,717.29 (CoP No. 15 for Jul. '23)	\$6,031,202.72	\$6,381,388.03	\$603,120.27	\$350,185.31
\$82,248.32 (CoP No. 16 for Aug. '23)	\$6,122,589.75	\$6,399,589.15	\$612,258.98	\$276,999.40
\$37,156.50 (CoP No. 17 for Sept. '23)	\$6,163,874.75	\$6,401,732.47	\$616,387.48	\$237,857.72

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
SI-14.0	August 21, 2023	Fire Alarm System Clarification
SI-15.0	September 12, 2023	Parking Lot Line Painting
SI-16.0	October 4, 2023	Air Balancing

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 September 30th, 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	\$5,867,051
A2. Construction Allowances (By Competitive Bid)	\$325,000	\$170,091
Construction Contingency	\$311,000	\$126,732
A3. Pre-Construction Township Activities	\$8,100	\$7,979
B. Owners Allowances	\$686,100	\$707,091
C. Advisory Services	\$378,700	\$362,385
TOTAL PROJECT BUDGET	\$7,658,900	\$7,241,330

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 has exceeded the contractors forecasted cash flow (see graph in Section 5.0). The contractor did not meet the financial test for substantial performance by the end of September. (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 percentage 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 the 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. The 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.

The contractor is no longer on site daily to oversee the completion of outstanding work and deficiencies.

- **Risk to Project: High – Monitor**

18.0 OTHER PROJECT MATTERS

No other project matters to document at this time.

19.0 CLOSE OUT DOCUMENTS

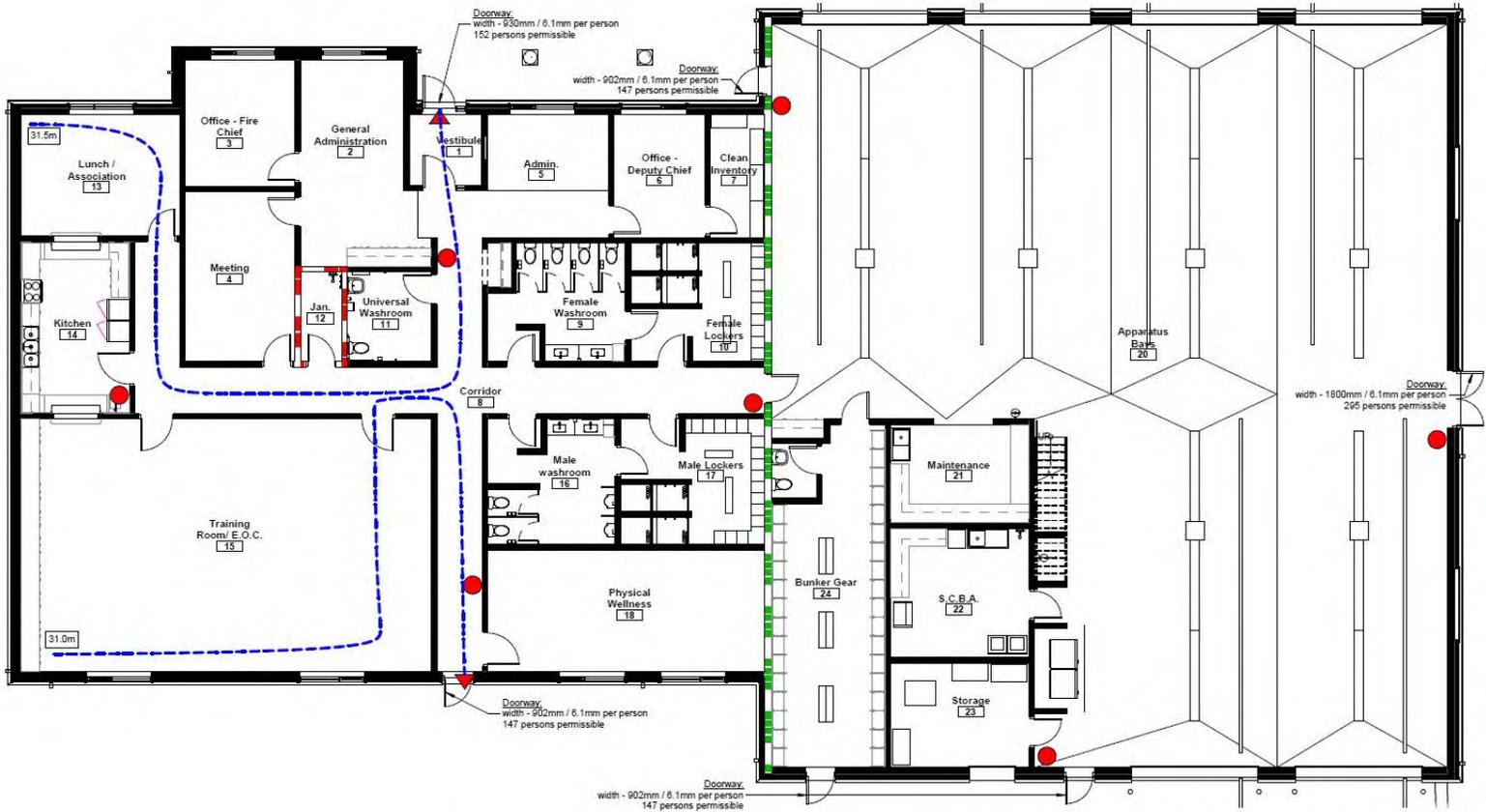
There are four significant milestones at the end of a construction project that must be addressed to permit occupancy:

- 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** – Architectural drafts submitted to consultant team for review
- Operation and Maintenance Manuals
 - **Construction in Progress** – Drafts submitted for architect / design team 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



Topcoat Asphalt and Line Painting - Front



Topcoat Asphalt and Line Painting - Rear



Office Furniture Delivered



Landscaping Commenced - Front



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	October 2023
Substantial Completion	October 2023