



CITY OF ORILLIA

COUNCIL INFORMATION PACKAGE (CIP)

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July 22, 2022

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CITY OF ORILLIA **COUNCIL INFORMATION PACKAGE (CIP)**

TO: Mayor and Members of Council
FROM: Jeff Duggan, Senior Planner
Development Services and Engineering Department
DATE: July 14, 2022
SUBJECT: Council Referral
25 Peter Street North

The purpose of this CIP memo is to provide a status update on the following Council referral.

“THAT the parking matters set out in the deputation from Adrian Dingle, Raising the Roof, concerning the proposed housing development at 25 Peter Street North be referred to the Development Services and Engineering Department for review and report back to Council.”

Raising the Roof – Chez Toit (RTR) is a not-for-profit housing provider currently proposing to redevelop the property municipally known as 25 Peter Street North.

On June 7, 2021, Adrian Dingle, Director of Housing Development for RTR addressed Council with respect to their proposed redevelopment concept which includes renovation of the 2nd floor of the existing Canada Post office building to create 20 residential units and the construction of a 3rd floor which is also proposed to contain 20 residential units. Of the 40 residential units, 24 are proposed to be rented at “affordable” rates while the remaining 16 residential units are proposed to be rented at market-rate.

There are currently 12 parking spaces available on the site. Nine (9) of the existing parking spaces are to remain allocated for Canada Post use while the remaining three (3) spaces would be allocated to the proposed 40-unit housing development. Due to the physical constraints of the property, there are no additional parking spaces available for the residential units. In order to recognize the Zoning deficiency that would be created as a result of the new residential units, RTR could apply for a Zoning By-law Amendment. Conversely, RTR could choose to pay Cash-in-Lieu of Parking in the amount of \$82,500 as outlined in City Policy 8.1.3.1 thereby eliminating the need to undertake a Zoning By-law Amendment. It is unknown at this time which option the applicant will choose.

However, in addition to RTR’s request that Council consider the proposed development in the absence of additional parking, RTR has also indicated that it will be requesting funding from the City in the amount of \$834,020. Such a request would be above and beyond that which could currently be accommodated within the City’s existing Affordable Housing Reserve fund which currently has a balance

of \$300,000. There may also be opportunity for additional funding made available through the City's Downtown Tomorrow Community Improvement Plan although no application to this program has yet been made. It is currently unclear as to the specifics of the anticipated funding requests. RTR has been asked to provide additional information in this regard, specifically with respect to when these requests can be anticipated and whether the development project's financial viability depends on City contributions.

As the request for reduced parking and the anticipated requests by RTR for City funding are inextricably related, staff believe it prudent to report on these issues concurrently so that Council has a complete picture of the implications of the requests, those being from both a land use and financial perspective. Staff will report back to Council on these matters upon receipt and review of the information requested from RTR.

Attachments:

- Raising the Roof Project Update – May 12, 2022

Project Update

25 Peter Street Affordable Housing Conversion

Prepared by Adrian Dingle on behalf of Raising the Roof | Chez Toit

May 12, 2022

For the consideration of Orillia City Council

Executive Summary

Raising the Roof (RTR) is in position to purchase the property at 25 Peter Street from Canada via the Federal Lands Initiative, a CMHC affordable housing incentive program. Immediately following this closing in late June, RTR will submit a rezoning application to the City of Orillia to permit the addition of 40 new units of purpose-built rental housing for consideration by Staff and Council in late summer or early fall.

Technical designs are in place and the total cost associated with this build is \$13.4M. As of today, RTR has arranged financing and funding of \$10.3M, leaving \$3.1M remaining. Short term impact investment tools are available to provide these funds up front to ensure the project proceeds in a timely fashion and RTR will begin a \$5M capital campaign this summer, locally and through our national partners, to ensure interim equity contributions are replaced.

With the anticipated success of our rezoning application this summer and fall, we expect residential occupancy in late 2023. Raising the Roof requires the support of Council to ensure the rezoning process is successful and that this project can bring community benefits to Orillia as soon as possible.

Project Timeline

- Closing of the purchase from Canada is June 30, 2022
- Rezoning application is expected to be ready for submission in July
- Site plan approvals expected in late 2022
- Construction February 2023 – November 2023
- Occupancy and substantial completion by end 2023

Financial Summary

Capital Costs		Contributions	
Total Soft Cost	\$ 1,735,495	First Position Lender	\$ 7,484,313
Total Hard Cost	\$ 8,941,935	FLI Land Discount	\$ 1,393,500
Total Project Cost Pre-Tax	\$ 10,677,430	FCM Study Grant	\$ 175,000
HST	\$ 1,214,887	CMHC SEED Grant	\$ 65,000
Total Land Cost	\$ 1,538,475	<i>Orillia Rebates and Grant</i>	<i>\$ 834,020</i>
Total Project Cost	\$ 13,430,792	HST Rebate	\$ 328,019
		Total Contributions	\$ 10,279,852
		Required Capital	\$ 3,150,940

Stakeholder Background

Tenant Supports – Redwood Park Communities

RTR is partnering locally with Redwood Park Communities (RPC) to arrange building and tenant services including intakes, ongoing support for the affordable units and property management of the commercial and residential spaces. RPC is well established in Simcoe County and will work with local agencies such as The Lighthouse and Couchiching Jubilee House to select and support tenants.

Construction and Training – Community Builders

Community Builders (CB) is a Barrie-based social enterprise contracting group specializing in providing hands on training in the trades to people with barriers to employment. CB will integrate their trainees into the labour force of the general contractor and will ultimately be responsible for finishing the units including drywall, taping, painting and installation of finishes and appliances. As a result of this project, a minimum of 40 trainees will experience CB's full training program and receive hands on training and exposure to this job site throughout construction.

Funding Partner – Federation of Canadian Municipalities

The Federation of Canadian Municipalities through their Sustainable Affordable Housing program is funding RTR to complete a Study Project at this site to explore the maximum potential for energy efficiency and carbon neutrality. Following the Study Project, RTR will receive up to 20% of total project costs depending on the energy consumption reductions available through the build.

Funding Partner – CMHC Federal Lands Initiative

The Federal Lands Initiative (FLI) is a CMHC program that identifies vacant and underutilized Federal-owned buildings and arranges for their disposition and conversion to affordable housing. 25 Peter St was identified by this program and RTR won the RFP in 2020. FLI will be supporting RTR by providing \$1.39M of the total purchase price (\$1.5M).

Funding Partner – City of Orillia

RTR made a funding request through the Financial Assistance for Affordable Housing program in February 2022. The request consists of a grant to support RTR's cash equity contribution on the purchase price of the land (\$106,500), a grant or exemption for 100% of development charges and municipal planning fees as well as a per door grant of \$10,000 for each of the affordable units. Approx. total request for rebates and grants of \$834,020 is pending and included in the Contributions component of the Financial Summary.

Funding Partner – Simcoe County

RTR has discussed this project informally with Simcoe County and will be presenting a similar package shortly to secure additional funding.

Funding Partner – CMHC

CMHC has also provided SEED funding in the amount of \$140,000 (including a \$65,000 grant) to support the ongoing due diligence and preliminary design process. In addition to this funding, RTR will apply for grant and loan-based funding through the Co-Investment Fund. Current estimates of debt servicing capacity included in the attached financials are based on the capacity of the project to support financing through the Co-Investment Fund.

Rezoning Application

As designed today, this redevelopment consists of 40 new rental units – predominantly bachelor apartments – 24 of which are intended to operate at affordable rates versus CMHC average market rent for Orillia. The remaining 16 “market rent” units, due to their small size (350-500sqft) and modest finishes, will be geared toward young professionals or seniors looking to live and or work in Orillia’s downtown. The size of the affordable and market units is prohibitive to housing a family and both will be geared toward urban-living individuals suited to active transportation.

RTR has been working alongside the planning and engineering departments at the City of Orillia to ensure a smooth path to rezoning and site plan approval for this redevelopment. The only comment provided by Staff following pre-consultation that has yet to be fully resolved is the matter of vehicle parking; this is where we will need to rely on the support of Council to ensure this project is a success.

As per pre-consultation comments from Staff, RTR commissioned a parking study to quantify our impact to municipal parking limits in downtown Orillia. This study confirmed our residential development could be serviced by the equivalent of 3 parking spots. As such, we feel it is appropriate – based on our partners’ experience at other local mixed-income buildings and the input of accredited third-party traffic consultants – that this development proceed without vehicle parking spots to support its residential operations. RTR is confident that the benefits of new long-term supported and affordable housing in Orillia’s downtown outweighs the downside of this small potential vehicle overflow. Going a step further, we are willing to include control parameters in our rental agreements and marketing materials highlighting the advantages of being downtown and stipulating that there is no parking available and even committing to selecting market tenants who do not have vehicles. To encourage active transportation, ample bicycle parking and storage will be made available to the tenants and affordable tenants can be supplied with cOnnect Passes.

Staff Support

Based on the outcome of our 2021 parking impact study, Staff has informally indicated their support directly to RTR for a slightly different development concept where all 40 units would be maintained as affordable. We believe this direction comes from the reduced parking by law requirements associated with affordable units versus standard market rental units and is likely to be included in an upcoming staff report to Council regarding this redevelopment.

Raising the Roof has taken time to carefully review this direction from Staff. While it is compelling for RTR to know that there will be Staff support for rezoning to permit a new

residential development here, it is our sincere belief that Orillia will be better served by a mixed-income building. Including market rent units in an affordable housing development creates a holistic community where people from different walks of life can form supportive neighbourhood bonds. This concept also avoids the stigma of operating an entirely affordable building, particularly one geared toward a specific demographic or subset of the local community. Further to the societal benefits of a mixed-income building, the additional income associated with including market rent units will allow this building to be constructed sooner and within the attainable parameters of the \$5M capital fundraising campaign that we intend to launch this summer.

We appreciate the opportunity we have had to work alongside Staff and understand their motivation to reduce parking overflow within the downtown, but we believe the difference of 3 parking spots between an entirely affordable building and a mixed income building is not sufficient cause to jeopardize project feasibility and as a result the creation of the incredibly valuable community benefits associated with this project.

However, we will endeavour to remain flexible in what remains of the design stage of this redevelopment. On behalf of Raising the Roof I welcome Council feedback on this and any of the other redevelopment choices outlined here today, so that we can ensure that the vision of Orillia's policy makers is reflected in this project. RTR is aligned with Orillia Staff in our goal to present a rezoning application in such a way that it is logical and simple for Council to support. Please do not hesitate to contact the undersigned directly to provide input on any measures that can be undertaken by Raising the Roof in the coming months to improve the position of our project leading up to rezoning.

Thank you all for taking the time to attend today and for reviewing this package following our meeting. I look forward to continuing our work alongside City Staff and Council to support Orillia's most vulnerable community members.

Sincerely,



Adrian Dingle

Director of Housing Development
Raising the Roof | Chez Toit
adingle@raisingtheroof.org

Letter of Support

Re: Raising the Roof – 25 Peter St Redevelopment

May 12, 2022

It is with great pleasure that I, _____, formally endorse Raising the Roof’s initiative to redevelop the property at 25 Peter Street in Orillia to include new purpose built affordable rental housing. As a member of Council concerned with housing, it is my goal to ensure Orillia’s current policy results in a dynamic array of local housing options – especially housing made available to those most in need. Our community recognizes the dramatic increase in the requirement for affordable housing, particularly in the last few years, and continues to identify the incentivization of new affordable housing projects as a top priority.

The redevelopment of the building at 25 Peter Street is a terrific example of the community benefit that can be created by repurposing vacant downtown real estate into new housing. I look forward to reviewing Raising the Roof’s public applications and to the future success of this project.

Sincerely,

Council Member – City of Orillia



CITY OF ORILLIA **COUNCIL INFORMATION PACKAGE (CIP)**

TO: Mayor and Members of Council
FROM: Development Services and Engineering Department
DATE: July 21, 2022
SUBJECT: **Update to the Downtown Tomorrow Plan: Project Commencement**

In 2012 the Downtown Tomorrow Plan (2012 DTP) was created which identified 33 strategic initiatives for the City's Downtown to be pursued over 20 years. The City has a [webpage](#) with a status update on the implementation each of the 33 initiatives in the 2012 DTP.

During the 2022 Budget Deliberations, Council approved a Capital Budget project for the Downtown Tomorrow Plan Update (DTP Update) in the amount of \$120,000.

A review of the City's Purchasing Policy took place with staff in Financial Services, with concurrence from the CAO, and it was determined that the DTP Update could follow the "Non-Standard" procurement process, as there was only one supplier available to meet the requirements of the procurement to ensure compatibility with the existing 2012 DTP. Urban Strategies completed the 2012 DTP and have been retained again to complete an update to the 2012 DTP, as opposed to a complete overhaul (which was not the intent of this project).

In June of 2022, the City and Urban Strategies entered into a contract which designed the DTP Update to occur over the course of 3 phases:

- Phase 1 will be completed between June – December 2022
- Phases 2 and 3 will be completed between January – September 2023

The touchpoints with Council will include:

- Phase 1: Drop-in interviews with interested councillors
- Phase 2: Drop-in by individual interested councillors on Day 3 of the Design Charette and 1 formal presentation to Council
- Phase 3: 2 formal presentations to Council

The Core City Team working on the DTP Update includes:

- Ian Sugden, GM of Development Services and Engineering
- Jill Lewis, Senior Planner (Project Lead)
- Jeff Duggan, Senior Planner
- Laura Thompson, Senior Manager of Business Development
- Ryan Lay, Economic Development Project Manager
- Lorrie Jackson, Administrative Assistant

Urban Strategies Team includes:

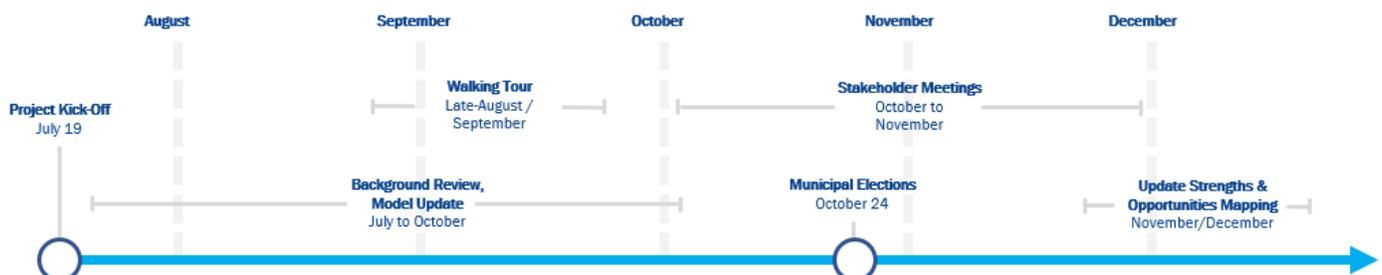
- George Dark, Strategic Advisor, Facilitator
- Tim Smith, Principal (Project Lead)
- James DiPaolo, Planner, Associate
- Maxine Cudlip, Urban Designer, Associate

The key highlights of each of the three phases include:

Phase 1	<ul style="list-style-type: none"> • Kick-off Meeting with Core City Team • Walking Tour with Core City Team • Review progress on implementation of 2012 DTP • Review information and materials informing changes in the Downtown over the past decade • Begin to update the model for the Downtown • Interview key stakeholders and host Focus Groups (including drop-in meetings with individual Councillors) • Update SWOT Analysis
Phase 2	<ul style="list-style-type: none"> • 3 Day Design Charette <ul style="list-style-type: none"> ○ Day 1: Open House with virtual walking tour of the Downtown ○ Day 2: Public roundtable discussions ○ Day 3: Reflection and confirm focus of DTP Update with Core City Team; drop-in for Councillors and Senior Staff to discuss outcome of Design Charette • Presentation to Council with outcome of Design Charette and preliminary directions
Phase 3	<ul style="list-style-type: none"> • Update long-term vision for DTP • Update goals, strategic initiatives and priority actions for DTP • Presentation to Council with DRAFT of DTP Update • Public Open House to confirm support from the public for the Draft DTP Update and revise accordingly • Presentation to Council with FINAL DTP Update • Finalize the model of the Downtown

At this point the detailed timing for Phase 1 has been mapped out by Urban Strategies and the City's Core Team:

Phase 1



The DTP Update will include an Action Plan for the Downtown over a 30-year horizon (to the year 2051 to align with the City's planning process for the Official Plan Update).

Urban Strategies and the City's Core Team is working collaboratively at this time to develop a public engagement strategy as we look to publicly launch the DTP Update over the course of the next few weeks.

If you have any questions, please contact Jill Lewis at 705-418-3232 or jlewis@orillia.ca or Ian Sugden at 705-323-8993 or isugden@orillia.ca



CITY OF ORILLIA **COUNCIL INFORMATION PACKAGE (CIP)**

TO: Mayor and Members of Council
FROM: Environment and Infrastructure Services Department
DATE: July 19, 2022
SUBJECT: Fleet Electric Vehicle Charging Stations – Project Update #1

This CIP has been prepared to inform Members of Council regarding the Fleet Electric Vehicle (EV) Charging Station project as well as the purchase of the City's first fully electric, zero emissions fleet vehicle. Pertinent key facts and background related to this project are summarized below:

- As part of the 2022 budget process, a \$40,000 project budget was established to pursue installation of fleet EV charging stations at Orillia City Centre and the Municipal Operations Centre (MOC).
- To date, staff have considered optimal placement of the charging stations in addition to the following specifications for the units: exposure to extreme temperature, flexibility to accommodate future public use, available electrical capacity, and future expansion of the service.
- One charging station can simultaneously charge two vehicles within approximately three hours.
- Staff received confirmation of funding on March 7, 2022, through the EPCOR GoEV program, a supporting arm of Ontario's Zero Emissions Vehicle Infrastructure Program (ZEVIP), to cover 50% of the equipment and installation costs.
- On April 25, 2022, Council adopted the Climate Change Action Plan, *Orillia's Climate Future*, in principle.
- *Orillia's Climate Future* identifies "three big moves" that will propel the City towards its net zero emissions targets. One of the big moves relates to public transit and City fleet electrification.
- *Orillia's Climate Future* indicates that by 2035, all new light-duty vehicles will be electric. The Plan states that this action must begin immediately.
- EIS, in conjunction with the Fire Department, have been able to source an electric vehicle to replace the Fire Chief's command vehicle (electric Ford Mach E). This was able to be accommodated within the 2022 approved fleet replacement budget.
- It is anticipated that the new electric vehicle (EV) will be in use by the Fire Department in early Fall. As a result, it was determined that an EV charging station at Fire Station #1 would be installed under the EV Charging Stations project to support the acquisition.
- Staff have purchased two dual port charging stations and their installation will occur this week. One station will be installed at the Orillia City Centre and the other at Fire Station #1 (instead of MOC).
- As a result of the funding contribution for the EV chargers, there may be sufficient project budget remaining to also pursue the installation of a

charging station at the MOC. This will occur only after the committed funding is received by the City (late 2022 or early 2023).

Please call Renee Recoskie (705-325-2395) or Andrew Schell (705-325-7551) should you have any questions.

*The Corporation of the
Municipality of Huron Shores*

July 19, 2022

Ministry of Agriculture, Food and Rural Affairs
1 Stone Road West
Guelph, ON N1G 4Y2

Dear Minister:

**Re: Res. #22-18-22 – Support The Municipality of Tweed – Request for Support re:
Ontario Wildlife Damage Compensation Program**

The Council of the Corporation of the Municipality of Huron Shores passed Resolution #22-18-22 at the Regular Meeting held Wednesday, July 13th, 2022, as follows:

“WHEREAS the Ontario Ministry of Agriculture, Food and Rural Affairs administers the Ontario Wildlife Damage Compensation Program to provide compensation to farm producers for livestock killed by wildlife;

AND WHEREAS Ontario Municipalities administer the Program on behalf of OMAFRA by appointing a Livestock Investigator and staff to work on wildlife damage claims;

AND WHEREAS the costs associated with wildlife damage claims typically exceed the administration fee of \$50.00 per claim as provided to the Municipality by OMAFRA;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Huron Shores request the Ministry of Agriculture, Food and Rural Affairs to review the administration fee provided to Municipalities for the administration of the Ontario Wildlife Damage Compensation Program;

AND THAT a copy of this resolution be circulated to the Association of Municipality of Ontario (AMO) and all Ontario Municipalities for their consideration and support.”

Should you require anything further in order to address the above-noted resolution, please contact the undersigned.

Yours truly,



Natashia Roberts
Chief Administrative Officer (CAO)/Clerk
NR/KN

Cc: Association of Municipality of Ontario (AMO) and Ontario Municipalities



The TOWNSHIP of
NORTH DUMFRIES

2958 Greenfield Road
PO Box 1060
Ayr, ON N0B 1E0

July 15, 2022

RE: Resolution received from the City of Cambridge, regarding Ontario Must Build it Right the First Time

This letter is to advise you that Township Council, at their Council Meeting held on June 27, 2022 adopted the following resolution:

“THAT Township Council support the resolution from the City of Cambridge, regarding Ontario Must Build it Right the First Time:

AND THAT this motion be forwarded to the Ministry of Municipal Affairs and Housing and all municipalities in Ontario.”

Please contact the undersigned should you require anything further.

Sincerely,

Ashley Sage, Clerk
Township of North Dumfries

Encl.

**The Corporation of the City of Cambridge
Corporate Services Department
Clerk's Division
The City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 740-4680 ext. 4585
mantond@cambridge.ca**

June 1, 2022

Re: Motion from Councillor Liggett – Ontario Must Build it Right the First Time

At the Special Council Meeting of May 31, 2022, the Council of the Corporation of the City of Cambridge passed the following Motion:

WHEREAS the Province of Ontario adopted greenhouse gas reduction targets of 30% by 2030, and emissions from buildings represented 22% of the province's 2017 emissions,

WHEREAS all Waterloo Region municipalities, including the City of Cambridge, adopted greenhouse gas reduction targets of 80% below 2012 levels by 2050 and endorsed in principle a 50% reduction by 2030 interim target with the support of bold and immediate provincial and federal actions,

WHEREAS greenhouse gas emissions from buildings represent 45% of all emissions in Waterloo Region, and an important strategy in the TransformWR community climate action strategy, adopted by all Councils in Waterloo Region, targets new buildings to be net-zero carbon or able to transition to net-zero carbon using region-wide building standards and building capacity and expertise of building operators, property managers, and in the design and construction sector,

WHEREAS the draft National Model Building Code proposes energy performance tiers for new buildings and a pathway to requiring net zero ready construction in new buildings, allowing the building industry, skilled trades, and suppliers to adapt on a predictable and reasonable timeline while encouraging innovation;

WHEREAS the Ministry of Municipal Affairs and Housing consulted on changes for the next edition of the Ontario Building Code (ERO #: 019-4974) that generally aligns with the draft National Model Building Code except it does not propose adopting energy performance tiers, it does not propose timelines for increasing minimum energy performance standards step-by-

step to the highest energy performance tier, and, according to Efficiency Canada and The Atmospheric Fund, it proposes adopting minimum energy performance standards that do not materially improve on the requirements in the current Ontario Building code;

WHEREAS energy efficient buildings provide owners and occupants with lower energy bills, improved building comfort, and resilience from power disruptions that are expected to be more common in a changing climate, tackling both inequality and energy poverty;

WHEREAS the City of Cambridge in partnership with area municipalities and utility companies in the Region of Waterloo are actively exploring developing Green Building Standards;

WHEREAS while expensive retrofits of the current building stock to achieve future net zero requirements could be aligned with end-of-life replacement cycles to be more cost-efficient, new buildings that are not constructed to be net zero ready will require substantial retrofits before end-of-life replacement cycles at significantly more cost, making it more cost-efficient to build it right the first time.

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario to include in the next edition of the Ontario Building Code tiered energy efficiency standards and a timeframe for when higher tiers would become the minimum energy efficiency requirements in the Code, consistent with the draft Tiered National Model Building Code;

THAT Council request the Province of Ontario to adopt a more ambitious tier of the draft Tiered National Model Building Code as a minimum energy efficiency requirement than the tiers currently proposed for the next edition of the Ontario Building Code;

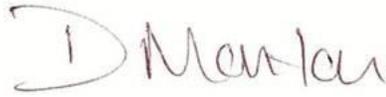
THAT Council request the Province of Ontario provide authority to municipalities to require increased performance in energy efficiency through the implementation of tiered Green Development Standards;

THAT Council request the Province of Ontario to facilitate capacity, education and training in the implementation of the Tiered National Model Building Code for municipal planning and building inspection staff, developers, and homebuilders to help build capacity; and

AND FURTHER THAT this resolution be provided to the Minister of Municipal Affairs and Housing, to area MPPs, and to all Ontario Municipalities.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Danielle Manton
City Clerk

Cc: (via email)
Hon. Premier Ford
Ontario Minister of Health, Christine Elliot
Association of Municipalities of Ontario
City of Cambridge Council