

**THE REGIONAL MUNICIPALITY OF NIAGARA
COMMITTEE OF THE WHOLE
MINUTES**

COTW 4-2025

Thursday, May 1, 2025

**Council Chamber - In Person and Electronic Meeting
Niagara Region Headquarters, Campbell West
1815 Sir Isaac Brock Way, Thorold, ON**

Committee: Bradley (Regional Chair), Bateman*, Chiocchio*, Craitor*, Easton, Foster, Ganann, Grant*, Heit, Ip*, Jordan, Kaiser*, Morocco, Olson, Rigby, Seaborn, Secord*, Siscoe, Ugulini, Villella, Whalen, Witteveen, Zalepa*

Absent/Regrets: Campion, Davies, Diodati, Gale, Insinna, Junkin, Redekop, Sorrento, Steele

Staff: C. Banach, Director, Housing Services, C. Habermebl, Director, Waste Management Services*, M. Iafrate, Financial & Special Projects Consultant, Dr. A. Kasmani, Medical Officer of Health, H. Koning, Commissioner, Community Services, A. Korchok, Chief of Staff, Governance, K. Lotimer, Deputy Clerk, F. Meffe, Director, Human Resources, A. Morrison, Development Industry and Housing Consultant, M. Raquion, Director, Financial Management & Planning/Deputy Treasurer*, T. Ricketts, Commissioner, Public Works, C. Selig, Manager, Strategic Initiatives, M. Sergi, Deputy Chief Administrative Officer*, J. Spratt, Legislative Coordinator, M. Steele, Associate Director, Reporting & Analysis, R. Tripp, Chief Administrative Officer

* indicates participants who attended the meeting electronically, all others participated in person

1. CALL TO ORDER

Regional Chair Bradley called the meeting to order at 6:31 p.m.

2. LAND ACKNOWLEDGEMENT

Councillor Witteveen read the Land Acknowledgement Statement.

3. DISCLOSURES OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

4. **PRESENTATIONS**

There were no presentations.

5. **DELEGATIONS**

There were no delegations.

6. **ITEMS FOR CONSIDERATION**

6.1 **COM 14-2025**

Consolidated Housing Master Plan: Implementation Plan

Alexander Morrison, Development Industry and Housing Consultant, and Mike Iafrate, Financial and Special Projects Consultant, provided information respecting Consolidated Housing Master Plan: Implementation Plan. Topics of the presentation included:

- Purpose
- Understanding Niagara Regional Housing Unit and Land Supply
- Comparison: Consolidated Housing Master Plan, 2022 v. Implementation Plan
- Approach and Methodology: Unit and Bedroom Forecasts
- Financial Modeling and Scenarios
- Next Steps

Moved by Councillor Ugolini

Seconded by Councillor Olson

That Report COM 14-2025, dated May 1, 2025, respecting Consolidated Housing Master Plan: Implementation Plan, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That staff **BE DIRECTED** to undertake the Consolidated Housing Master Plan: Implementation Plan with continuous monitoring and updating as needed;
2. That the recommended financial modeling Scenario 2 as outlined in Report COM 14-2025 **BE ENDORSED** for consideration during Niagara Region's 2026 budget process;
3. That staff **BE DIRECTED** to waive all municipal application review and permitting fees for any Niagara Regional Housing project and any non-profit and co-operative housing provider development project;

4. That local area municipalities **BE REQUESTED** to consider waiving all municipal application review and permitting fees for any Niagara Regional Housing project and any non-profit and co-operative housing provider development project;
5. That staff **BE DIRECTED** to waive municipal application review fees and permitting fees where a local area municipality has entered into a Service Agreement with Niagara Region and has agreed to waive its fees; and
6. That local area municipalities **BE REQUESTED** to consider amending or creating public use exemption provisions within local official plans and comprehensive zoning by-laws to establish Niagara Regional Housing affordable housing units, as well as non-profit and co-operative housing providers that are under Service Manager agreements with Niagara Region's Housing Services Department as eligible uses.

Recorded Vote:

Yes (21): Bateman, Chiocchio, Easton, Foster, Ganann, Grant, Heit, Ip, Jordan, Kaiser, Morocco, Olson, Rigby, Seaborn, Secord, Siscoe, Ugulini, Villella, Whalen, Witteveen, Zalepa.

No (1): Craitor.

Carried

7. CONSENT ITEMS FOR INFORMATION

7.1 CAO 6-2025

2025 Chief Administrative Officer Performance Objectives and Development Plan

Moved by Councillor Seaborn
Seconded by Councillor Foster

That Memorandum CAO 6-2025, dated May 1, 2025, respecting 2025 Chief Administrative Officer Performance Objectives and Development Plan, **BE RECEIVED** for information.

Carried

8. **OTHER BUSINESS**

There were no items of other business.

9. **NEXT MEETING**

The next meeting will be held on Thursday, June 5, 2025, at 6:30 p.m.

10. **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:21 p.m.

Jim Bradley
Regional Chair

Jenna Spratt
Legislative Coordinator

Kelly Lotimer
Deputy Clerk

Ann-Marie Norio
Regional Clerk