

Municipality of Lakeshore – Report to Council

Operations

Engineering Services



To: Mayor & Members of Council

From: Marco Villella, P.Eng., Division Leader – Energy Management and Utilities

Date: February 12, 2024

Subject: Hydro One Networks Inc. (HONI) Funding –Community Benefit Projects, Phase 1

Recommendation

Direct Administration to proceed with the implementation of Phase 1 of the recommended HONI Community Benefit Projects; and

Direct Administration to bring phased reports to Council in line with the Community Support Agreement milestones being met with respect to planned spend and projects, as presented at the March 19, 2024 Council meeting.

Background

At the Regular Council Meeting held on August 15, 2023, Administration brought forward a report for information regarding the Community Support Agreement (CSA) between Hydro One Networks Inc. (HONI) and the Municipality of Lakeshore (Lakeshore). As part of the CSA, HONI is committed to providing funding specifically related to the Community Benefits Contribution based on various hydro infrastructure related project milestones to help assist with any potential impacts these projects will have on the community.

Based on the CSA, the Community Benefit Contribution will focus on community projects related to recreation and culture. These may include the following:

- Community development projects like community centres and/or hubs;
- Park development and/or redevelopment;
- Community based projects including donation and collection programs, education programs, etc.; and
- Projects that will have the ability to showcase the partnership between Lakeshore and HONI.

The agreement outlines that the HONI payments for the Community Benefit Contribution will be made at project milestones such as public filing of the

Environmental Assessment (EA), commencement of construction, and completion of construction.

Below is a summary of the milestone payments as outlined in the CSA:

Milestone	Chatham to Lakeshore Line	Longwood to Lakeshore Line (Phase 1)	Windsor to Lakeshore	Longwood to Lakeshore Line (Phase 2)
Public Filing of Notice of Commencement of Environmental Assessment (EA) Process	\$426,725.00	\$426,725.00	\$521,552.00	Included in Phase 1
Commencement Date of Construction of Project within the Municipality's boundaries	\$1,024,139.00	\$882,759.00	\$1,251,726.00	\$441,380.00
Completion Date of Construction of the Project	\$256,035.00	\$170,690.00	\$312,931.00	\$85,345.00
Total Project	\$1,706,899.00	\$1,480,174.00	\$2,086,209.00	\$526,725.00
Total CSA				\$5,800,007.00

Based on the current HONI project timelines, the Community Benefit Contribution funds can be phased as follows:

- (i) **Phase 1**
Total = \$ 1,877,589.00 (Milestones currently met)
 - Chatham to Lakeshore Line notice of commencement of EA
 - Chatham to Lakeshore Line commencement of construction
 - Longwood to Lakeshore Line notice of commencement of EA

- (ii) **Phase 2**
Total= \$256,035.00 (Project milestones anticipated to be met by end of 2025)
 - Chatham to Lakeshore Line completion of construction

- (iii) **Phase 3** (Project milestones anticipated to be met by end of 2027)
Total = \$882,759.00
 - Longwood to Lakeshore Line commencement of construction
- (iv) **Phase 4** (Project milestones anticipated to be met by end of 2030)
Total = \$2,385,348.00
 - Longwood to Lakeshore Line completion of construction
 - Windsor to Lakeshore Line notice of commencement of EA
 - Windsor to Lakeshore Line commencement of construction
 - Phase 2 of Longwood to Lakeshore Line commencement of construction
- (v) **Phase 5** (Project milestones anticipated to be met by 2035)
Total = \$398,276.00
 - Phase 2 of Longwood to Lakeshore Line completion of construction
 - Windsor to Lakeshore Line notice of completion of construction

The area impacted for Chatham to Lakeshore Line and Longwood to Lakeshore Line (Phase 1 & Phase 2) will be the Comber Area. This was determined through the EA process for both of those projects.

The alignment of the Windsor to Lakeshore Line and the associated impacted community has not been finalized and will be determined during the Environmental Assessment (EA) process for that project.

Comments

Based on the impact to the Comber community, a list of potential projects was provided to Council in the August 15, 2023 report:

- Build out of the new park in the Tracey Subdivision in Comber;
- Garbage receptacles, benches, community plantings and features along Main Street in Comber;
- Placement and/or replacement of Community Signage in Comber;
- Projects that consider the creation of community gathering locations, public squares, community gardens, placement of community benches, and gardens; and
- Placement and/or replacement of asphalt pathways/trails in Comber Community Park and/or within the community.

In addition to the above, the Municipality provided an opportunity for public feedback and to obtain ideas related to potential community-based projects. The call for submissions was advertised in the September 2023 edition of the Lakeshore Splash newspaper, on the Municipality's website, and through the Municipality's social media channels including a paid Facebook advertisement geotargeting residents in Comber and Woodslee (expected impacted community of Lakeshore to Windsor Line to be determined through the EA process).

Below is a summary of projects that have been received for consideration through online submissions, received petitions and recommendations from Administration:

Phase 1 Potential Projects (Comber Area)			
Infrastructure Works			
Project Idea	Details	Anticipated Cost	Anticipated Completion
Neighbourhood Park	Tracey Park Subdivision Neighbourhood Park	\$ 400,000.00	Q2 2025
Parkette	Grassed parkette with benches, shade structures (gazebo), trees (include evergreen for holiday lighting), including property acquisition costs	\$ 475,000.00	Q3 2025
Dog Park	Enclosed dog activity park within Tracey Park.	\$ 75,000.00	Q2 2025
Comber Signage	Placement/replacement of community signage in Comber including wayfinding.	\$ 40,000.00	Q4 2024
Active Transportation and Pedestrian Connectivity	Placement/replacement of sidewalks/trails (i.e. County Road 46 connectivity).	\$ 250,000.00	Q4 2025
Streetscaping on Main Street	Garbage receptacles, benches, plantings and features along Main Street. This will include enhancements to War Memorial site.	\$ 65,000.00	Q4 2024
Pollinator Garden	Partnership with community, Centennial Central Public School, LTVCA, and local pollinator company.	\$ 27,000.00	Q1 2025
Community Digital Signage	Administration recommendation for public awareness of events and programs.	\$ 85,000.00	Q3 2025
Comber Community Center Improvements	Including bring up to accessibility standards (required by end of 2025), Entrance Enhancements and facility improvements.	\$ 250,000.00	Q4 2025

Project Idea	Details	Anticipated Cost	Anticipated Completion
Comber Fairgrounds Park Upgrades	Splash pad, playground area/equipment upgrades, and bleacher upgrades. The included costs were for a splash pad and washroom facilities only. Administration does not recommend development of this park as this is not a Lakeshore owned facility.	\$2,000,000.00	N/A
Community Programming			
Project Idea	Details	*Remaining Funds for Phase 1	Anticipated Completion
Tree Planting and Forestation Program / Earth Day Programs	Provide more forested areas and/or expansion of existing green areas in Comber	\$ 210,589.00	Ongoing to Q4 2025
Youth and Senior Support Programs	Subsidize both youth and senior programs at Comber Community Centre. Support youth baseball in Comber to reduce/eliminate baseball user fees.		
Comber and District Historical Museum Support	Community engagement and free school field trips for local schools (including stipend, transportation, and meals)		
Comber Flag Replacement	Replace flags on poles within Comber		
Comber Food Bank/Pantry & Bus Service	Provide a closer food bank for Comber community. Provide twice a month bus service for residents as transportation into town for groceries and supplies.		
Total Cost			

* Available remaining funds for community programming after infrastructure works completed excluding Comber Fair Upgrades

It should be noted that the majority of these projects will be tendered and will require Council approval for award.

Other received project ideas that may be considered for future phasing of potential community benefit projects that are outside of Phase 1 include as follows:

- New park in the Mullins Drive/Oriole Park Drive area with green space
- Libro Community Centre/Millen Park Redevelopment
- Woodslee Memorial Park upgrades
- Dog park in Woodslee
- Tree planting and forestation program for the Woodslee community
- Streetscaping along main road in Woodslee
- Active transportation and pedestrian connectivity
- Community programs
- Centennial Park upgrades in Puce
- New Park for the Seasons Subdivision in Belle River
- Belle River High School Track Partnership with GECDSB
- Lakeview Park outdoor electrical upgrades in Belle River
- Stoney Point Soccer program support to reduce and/or eliminate user fees
- Lakeshore Green Energy Pickleball Centre for River Ridge Park or ATRC

In addition, below is a list of received project ideas from the public that would not be eligible for funding through the CSA with HONI:

- Fibre service expansion
- South Middle Road re-paving and ditch enclosure
- Lakeshore Road 125 paving

Others Consulted

The public was consulted for project ideas related to the various communities.

Financial Impacts

In accordance with HONI project milestones and the agreed upon CSA funding, it should be noted that these timelines may be subject to change as project planning and development proceeds by HONI. The Municipality has confirmed with HONI that the Municipality is entitled to receive Community Benefit Contribution funds in the amount of \$1,877,589 which may be used towards Phase 1 projects.

Administration will bring forward future reports to council regarding funding updates and potential community projects for remaining phases as per the completion of milestones.

Attachments

Attachment 1: Community Support Agreement

Report Approval Details

Document Title:	Hydro One Networks Inc. (HONI) Funding –Community Benefit Projects, Phase 1.docx
Attachments:	- Community Support Agreement.pdf
Final Approval Date:	Mar 14, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Marco Vilella

Submitted by Krystal Kalbol

Approved by Kate Rowe and Truper McBride