

NIAGARA REGION'S CONSOLIDATED HOUSING MASTER PLAN

Our Ask

Niagara Region requests that the Minister provide long-term capital funding to increase the supply of community housing units developed by Niagara Regional Housing (NRH) and local non-profit and co-operative housing providers.

Why is this Important?

As a guide for the development of new affordable housing units between 2022 and 2045, **Niagara Region's Consolidated Housing Master Plan estimates that 20,700 affordable housing units will be required by 2045** to accommodate the Region's unprecedented population growth. Such housing solutions require dedicated Provincial support.



Aligning with Provincial Priorities

Providing the Region with additional capital funding supports the Province's priority of increasing the supply of affordable housing by 1.5 million units over ten years.



Our Opportunity

- The Region is well positioned to leverage investment in non-profit and co-operative housing, as well as municipal housing to increase affordable housing supply
- The redevelopment of 20 existing Niagara Regional Housing sites and 51 existing private non-profit and co-operative service provider sites as well as net-new development at sites identified by Regional municipalities would result in 10,966 new units; however, the cost associated with this development is significant.
- Providing the Region with long-term, sustainable capital funding would ensure the CHMP targets of introducing 479 new community housing units per year over the next 25 years are realized

Our Challenges

- Low wage employment sectors and higher than average social assistance rates have resulted in a disproportionate need for affordable housing in Niagara
- As reported in the CHMP, 20,700 community housing units must be made available by 2045 to accommodate growing demand
- There have been nominal increases to the number of community units available over the last five years. This has forced the Region to primarily focus on maintaining the aging supply, the majority of which are more than 50 years old.

The Impact

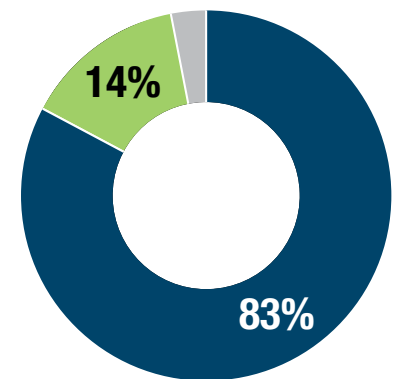
- Niagara's CHMP provides direction to address community housing demand in Niagara and reduce the length of wait times on the centralized waiting list during the time period of 2021 to 2045. It is unique in that it includes opportunities to leverage investment in non-profit and co-operative housing, as well municipal housing.
- Additional funding will enable the Region to apply a Portfolio Approach in its affordable housing solution, allowing concurrent projects to be delivered in batches supported by advance planning, as opposed to individual properties

26,000 HOUSEHOLDS

are in
need of
affordable
housing



Households in need
are divided as follows



- Single person households
- Lone parent households
- Other

Median Asking Rent Costs



\$1,550 1-BED UNIT
(+19.2% from 2021)

\$1,800 2-BED UNIT
(+12.5% from 2021)

SOUTH NIAGARA FALLS WASTEWATER SOLUTIONS

Our Ask

That the Province support the South Niagara Falls Wastewater Solutions project by expediting approvals and providing one-third funding for the currently estimated \$400M core infrastructure project.

Why is this Important?

Niagara Region is planning today for tomorrow's infrastructure. The new South Niagara Falls wastewater Treatment Plant and wastewater system upgrades will accommodate **future growth**, **mitigate flood risks**, and **protect our Great Lakes**. This infrastructure project will achieve the shared goals of the Region and Province for a **healthier and more sustainable Ontario**.



Our Opportunity

- The South Niagara Falls Wastewater Solutions Schedule 'C' Class Environmental Assessment is a holistic study addressing the new wastewater treatment plant, major trunk sewer extensions, and the overall wastewater strategy for the South Niagara Falls area
- The project supports sustainable healthy communities through:
 - Planning for future growth
 - Protecting the Great Lakes
 - Introducing innovative, energy-efficient technologies to support broader sustainability initiatives



Will protect the Great Lakes by reducing combined sewer overflows by approximately

60-70%

Our Challenges

- Project budget for the capital program will be one of the most significant Regional capital investments in the next 10 years
- It is anticipated that the cost for the new wastewater treatment plant and associated sewer works could approach \$400M
- Development charges (DCs) will cover approximately 50 per cent of the total project cost. Niagara Region is seeking other funding sources to cover the balance.

Note: The project cannot be initiated without confirmation of external funding

The Impact

- A new wastewater treatment plant will provide infrastructure for the forthcoming South Niagara Hospital, strengthen local employment and deliver critical infrastructure to support Niagara's growing population
- Supports the Province's Growth Plan for the Greater Golden Horseshoe by mitigating negative environmental, economic and human health impacts associated with uncoordinated growth
- Ensures the Region remains open for business and strengthens local employment for current and future residents and businesses

Aligning with Provincial Priorities

Supports the Province's \$158.8B pre-election budget commitment for infrastructure projects, and is in alignment with the Government's priority of investing in core infrastructure initiatives.

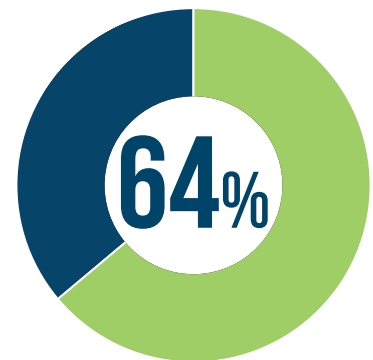


168,000

more people and

80,000

new jobs are coming to the region by 2041



of the 2041 growth is expected to occur in South Niagara Falls

PROTECTING AND INVESTING IN NIAGARA'S GRAPE AND WINE INDUSTRY

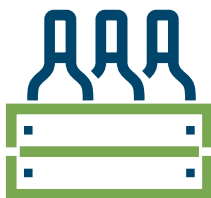
Our Ask

Niagara Region requests that the Minister:

- Reintroduces the Grape and Wine Secretariat
- Removes the current 35 per cent cap on the VQA Wine Support Program
- Collaborates with the Minister of Finance to eliminate the 6.1 per cent tax on VQA wines

Why is this Important?

As a billion dollar industry, **Ontario's grape and wine sector contributes \$515 million to Provincial GDP.** In spite of the sector's economic impact, structural issues have left grape growers and wineries financially unstable. Introducing program changes that support greater collaboration between industry and the Province would allow for more stability and income security, protecting the industry's lasting success.



Aligning with Provincial Priorities

Increasing Provincial Supports for grape and wine producers aligns with the Province's priority of rebuilding Ontario's economy with an emphasis on manufacturing jobs.



Our Opportunity

- Reintroducing the Wine Secretariat would allow OMAFRA to further foster positive relationships with industry partners and re-establish a one window point for discussion between the Province and industry
- Lifting the VQA Wine Support Program's 35 per cent cap would advance the Province's economic plan to invest in people, build modern infrastructure and support a dynamic and innovative business climate
- Eliminating the 6.1 per cent VQA tax would provide wineries and grape growers with greater profit margins, allowing for additional investments in industry growth

Our Challenges

- In the 2019 Ontario Wine Industry Benchmarking Study, the rising input/labour/land costs and the gross margin on sales through the LCBO were noted as the top two business challenges
- Within the study 48.2 per cent of wineries reported a pre-tax loss, with the \$0M - \$0.5M winery segment recording a 16.6 per cent loss before tax
- As an industry that is highly dependent on tourism, the impacts of the COVID-19 pandemic have only exacerbated the challenges Niagara grape and wine producers are facing

The Impact

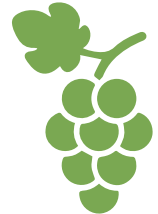
- Niagara's manufacturing industry, which includes food and beverage, accounts for the largest portion of Niagara's Gross Domestic Product (GDP) and continues to encourage investments that distinguish Niagara as one of North America's more competitive centres
- Niagara is responsible for 90 per cent of grape production in Ontario and is the largest wine producing region in Canada, making up 80 per cent of Canada's total grape and wine production
- Implementing these changes would renew the Province's Open for Business approach by helping Ontario's wine industry grow and creating further opportunities for business

The Ontario
Grape and
Wine Industry
has the
greatest
economic
impact across all provinces
and territories



60-70%

of all Canadian
wine is
produced in
Ontario



The Grape and Wine Sector



contributes
\$515M
to Ontario's GDP



supports
9,000
direct jobs



**\$1.00 spent on
Canadian wine
in Ontario equals
\$3.95 in GDP**