



The Corporation of the Town of Milton

Report To: Council

From: Diana Jiona, Director, Infrastructure
Glen Cowan, Chief Financial Officer / Treasurer

Date: October 7, 2024

Report No: COMS-009-24

Subject: Municipal Housing Infrastructure Program (MHIP) - Housing Enabling Core Services Stream (HECS)

Recommendation: THAT Council endorse the Town's application for the Municipal Housing Infrastructure Program (MHIP) - Housing Enabling Core Services Stream (HECS), as outlined herein, including the selection of the Nipissing Road Reconstruction project.

THAT staff be delegated the authority to prepare and submit the application to the MHIP - HECS to the Province, as well as to make any revisions that may be required in the discretion of the Commissioner, Community Services.

THAT the Mayor and Town Clerk be authorized to execute any agreements that may be required in relation the MHIP-HECS program.

EXECUTIVE SUMMARY

- On August 21, 2024, the Province of Ontario announced the MHIP - HECS funding program, which will provide \$400 million over 3 years to build, maintain and repair roads, bridges and culverts that unlock new housing opportunities and ensure safe reliable roadways.
- MHIP - HECS is an application based program, with submissions being due no later than October 18, 2024.
- The Nipissing Road construction project meets the program requirements, with the scope of work including urbanization (curb and gutter removal), a continuous shared center turn lane, active transportation facilities, and ancillary work on Childs Drive and

EXECUTIVE SUMMARY

adjacent intersections. It also supports housing growth with the adjacent property developments planned for the area.

REPORT

Background

The Municipal Housing Infrastructure Program (MHIP) - Housing-Enabling Core Servicing Stream (HECS) is an application-based program. Projects funded through the program will invest in the development, repair, rehabilitation and expansion of municipal roads and bridges to promote growth and enable housing for growing and developing communities. All municipalities that own road and bridge assets are eligible to apply, with a limit of one application per municipality.

Full terms and conditions of the program will be outlined in a Transfer Payment Agreement (TPA) between the Province and the municipality. Through the program the Province will fund up to 50% of the eligible costs, up to a maximum of \$20 million, with funds being distributed on a milestone basis. Eligible projects must (amongst other items):

- Include a capital component;
- Enable housing development (i.e. new housing units that would not be enabled without the project);
- Be for new construction, rehabilitation, reconstruction or expansion;
- Occur on land that was acquired in advance of the municipal funding application;
- Have a clear start and end point; and
- Be in the process of (or completed already) the design and planning phase.

Projects must be initiated no later than September 30, 2025 (initiation of design or construction), and projects must be complete no later than March 31, 2028. Project soft costs can be eligible for funding retroactively to April 1, 2023. Construction costs, however, are not eligible until after project approval by the Province and the duty to consult obligations are satisfied.

Submissions are required no later than October 18, 2024. Applications will be assessed on a competitive basis with consideration for their technical merit, housing impact, project readiness and financial capacity. Priority will be given to those projects that are more advanced in the planning process.



Background

If approved for funding, the municipality will need to execute a TPA with the Province to formalize the terms and conditions and secure funding.

Discussion

Nipissing Road Reconstruction

The Nipissing Road Reconstruction project is expected to include modifications for the entire length of Nipissing Road, to include curb and gutter work, pedestrian and active transportation facilities, storm sewer, and asphalt work. The full scope is being confirmed through the detailed design, which is currently ongoing (90% complete). The road will be widened to three lanes to provide a shared center turn lane to support improved traffic flow driven by projected growth in the area. Active transportation opportunities will be improved with the inclusion of a multi-use pathway on the north side, and a sidewalk on the south side of Nipissing, and bike lanes on Childs Drive. In addition, the scope of work will include intersection adjustments and roadworks on Childs Drive (including the Ontario Street intersection).

Construction is anticipated to begin in Q2 2025 pending utility relocation and securing permission to enter agreements from adjacent property owners.

The Nipissing Road Reconstruction project currently has an approved budget of \$2,767,273, which provides for the design and utility relocation works. As shown in report ES-029-24, 76% of those funds remained available as of August 2024. It is currently expected that an additional \$17,972,065 in funding will be requested through the 2025 Budget process for this project, to provide for the construction phase of the project.

Adjacent Housing Development

The Nipissing Road Reconstruction project is located within the Major Transit Station Area (MTSA), which is a significant area of future growth and intensification for the Town. Nipissing Road provides important traffic flow in relation to the operation of the GO Transit Station as well, which is essential to the Town's mobility, especially with respect to supporting active transportation solutions as well as affordable housing options.

The MTSA is expected to welcome 15,200 new people in 8,430 new residential housing units by the year 2051. Of this total, immediate growth is expected directly on the segment of Nipissing Road that will be redeveloped through this project. Specifically, developments at



Discussion

101 Nipissing Road, 145-151 Nipissing Road and 155 Nipissing Road are expected to bring upwards of 1,604 new units and 2,888 more residents to the area.

Financial Impact

As noted above, the Nipissing Road Reconstruction project currently has an approved budget of \$2,767,273 along with a forecasted budget request of \$17,972,065 in 2025. The project is currently funded from a combination of Town reserves, development charges and the Building Faster Fund. Should the Town's application for funding through the MHIP - HECS program be successful, 50% of the eligible costs that are approved will be re-financed to reflect a revised funding source.

Respectfully submitted,

Doug Sampano
Commissioner, Community Services

Glen Cowan
Chief Financial Officer / Treasurer

For questions, please contact: Glen Cowan

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Attachments

None

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.



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Report #:
COMS-009-24
Page 5 of 5
