



STAFF REPORT

Meeting Date: March 27, 2023

Title: Near-Term Investment Proposal

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Department: Administration

Report Number: Administration-2023-011

Recommendation:

THAT Council approve the Near-Term Investment proposal being submitted by staff.

Background:

Commencing in 2010, the Nuclear Waste Management Organization (NWMO) has been conducting a process to identify a willing community to host facilities for the long-term management of Canada's used nuclear fuel. The Township of Ignace is one of the 22 communities that had independently entered the NWMO site selection process.

Canada's plan for the long-term storage of used nuclear fuel is coined Adaptive Phased Management (APM). The ultimate goal of the APM project is to safely contain and isolate the used nuclear fuel in a single deep geological repository (DGR), constructed in a suitable rock formation. The objective of the site selection process is to arrive at a single location for the DGR and associated Centre of Expertise through several phases of progressively more detailed technical, scientific and socio-economic assessment.

The process is advancing through a multi-year series of steps to ensure that, above all, the site selected is safe and secure, and meets the highest scientific, professional, and ethical standards. Since launching the process, the NWMO has been working collaboratively with communities interested in learning to begin exploring their potential to meet site selection requirements. Upon the completion of Phase 1 assessments, a smaller list of communities was identified as warranting further study by advancing to Phase 2. Ignace is now one of two remaining sites in the site selection process. Further information regarding the NWMO and APM project can be obtained at www.nwmo.ca.

In January of 2023, City of Dryden Council entered into a funding agreement with NWMO referred to as the Near-Term Investment (NTI) funding program. This funding program had not been offered to Significant Neighboring Communities prior to 2023.

The fund is intended to be used for qualifying near-term community investment activities over the 2023/2024 period. The program provides \$2MM in funding over the 2-year period. Qualifying projects would need to meet the following criteria:

1. Broad benefit: The community or Municipality has demonstrated how the proposed project will benefit the community or area at large, and not just one group within it.
2. Sustainability: The community or Municipality has demonstrated how the proposed project will benefit the long-term sustainability of the community or area.
3. Benefits are clear and reasonable: The expected benefits to the community or area have been clearly articulated, and quantified where appropriate, and there is a reasonable expectation they will be delivered should the proposed project proceed.
4. Project is achievable: The community or Municipality has demonstrated that the project can be successfully implemented, taking into account: the extent to which the project's planning and implementation are well-defined and understood, the adequacy of the financial resources and capacity required to implement the project, supported by detailed cost estimates developed by subject matter experts, and the schedule for project completion.
5. Alternative funding: The community has explored additional sources of funding and partnerships to leverage funding provided by the NWMO.
6. Future costs are managed: The advancement of the project will not create an unreasonable future burden on the community, such as commitment to unfunded stages of work, ongoing costs of operation and/or costs of continued financing.

The NTI funding agreement stipulates that a proposal will be submitted to NWMO within 6 months of the agreement execution date that includes justification for each proposed project based on the above criteria and that all projects will be completed by the end of 2024.

As noted at the time of entering into this funding agreement with NWMO, entering into the NTI funding agreement does not constitute Dryden's community support for either the APM project or the selection of Ignace as a final host community pursuant to NWMO's Site Selection Process.

Discussion:

In total, staff are proposing the following nine projects for consideration in the NTI funding program. NWMO has confirmed that the submitted projects meet the above outlined criteria.

Proposed NTI Projects:

- NTI Project: Dryden Arena Mechanic Retrofit & Expansion
Project Description: Two-story, 2500 sq. ft expansion to include 4 fully inclusive & accessible change rooms, second floor 2500 sq. ft multipurpose space with accessible washrooms & elevator, and replacement of end of life and inefficient mechanical components.
Project Amount: \$2,489,100
NTI Project Funding: \$703,050
Other Project Funding: \$1,786,050 (ICIP, confirmed)
Budget Approval: Approved in 2023 Capital Budget
Project Broad Benefits: The Dryden Memorial Arena is a community hub, hosting events year round, including indigenous tournaments with First Nations teams from across the region. Expanding the facility provides for increased community recreation/wellness programs and event hosting capabilities as well as eliminating barriers to participation for groups such as female and early years hockey players.
- NTI Project: Dryden Recreation Centre Cogeneration System
Project Description: Implementation of a combined Heat & Power Station to allow efficiency gains and cost reductions related to heat and hydro.
Project Amount: \$1,391,500
NTI Project Funding: \$347,875
Other Project Funding: \$1,043,625 (ICIP, confirmed)
Budget Approval: Approved in 2023 Capital Budget
Project Broad Benefits: The Recreation Complex is a multi-purpose facility located in the heart of Dryden that supports the health and well-being of our community, offering a number of programs and activities for residents and visitors to stay active and have fun. The facility is subsidized by municipal property tax revenue at a rate of approximately 60% which means any financial efficiency gains directly impact all rate payers.
- NTI Project: Dryden Fire Hall 2 Renovations
Project Description: Repair/upgrade floor drain systems, replace overhead doors, install garage door openers, rehab crew washroom, replace interior & exterior lighting, replace portions of leaking roof, replace bollards at garage doors, remove unsafe deck structure & damaged smoke house training center, and add new cleaning area in the garage.
Project Amount: \$87,500
NTI Project Funding: \$21,875
Other Project Funding: \$65,625 (NOHFC, confirmed)
Budget Approval: Approved in 2023 Capital Budget

Project Broad Benefits: Renovating Dryden's Fire Hall #2 will have several community benefits, including:

1. Improved emergency response: example being automatic garage door openers enable firefighters to respond quickly and effectively to emergencies. This can result in faster response times and increased safety for the community.
2. Enhanced safety: example being new cleaning area in the garage to clean and care for fire responders' equipment at the site to meet and match the current cleaning protocols used at Fire Hall 1 to clean gear to prevent cancer.
3. Improved community morale: A renovated fire hall can be a source of pride for the community. Knowing that their fire department has the resources it needs to keep them safe can improve community morale and strengthen the sense of community.

NTI Project: Dryden Public Library Accessible Washroom
Project Description: To create an accessible washroom, the two current public washrooms at the Library would be combined into a single unit, gaining the square footage necessary to meet accessibility standards.

Project Amount: \$65,000
NTI Project Funding: \$5,000
Other Project Funding: \$60,000 (Inclusive Community Grant, confirmed)
Budget Approval: Approved in 2023 Capital Budget
Project Broad Benefits: The Dryden Public Library sees over 60,000 visits annually. It is a public space that should be accessible to everyone, regardless of their physical abilities. The current lack of an accessible washroom in the library prevents some individuals from fully accessing and enjoying the library's services. The installation of an accessible washroom is not only a legal requirement, but it is also an ethical obligation to ensure that everyone has equal access to public services.

NTI Project: Dryden Regional Airport (DRA) Terminal Washroom Update
Project Description: Refurbish both DRA terminal washrooms to make them fully accessible.

Project Amount: \$170,400
NTI Project Funding: \$17,040
Other Project Funding: \$153,360 (Enabling Accessibility Fund, confirmed & NOHFC, awaiting confirmation)
Budget Approval: Approved in 2023 Capital Budget
Project Broad Benefits: The airport is an important gateway to our community and is extensively used for MNRF Fire Fighting, medivac flights, and the movement of regional citizens to and from the area. This infrastructure is critical to having a healthy, safe and vibrant community.
2022 DRA usage, the airport saw approximately 9000 aircraft movements and of those there were more than 600 medical evacuation flights transferring critically ill persons to and from the

City of Dryden and over 400 flights supporting wildfire detection and suppression.

The terminal saw more than 400 commercial scheduled passenger flights, enplaning and deplaning 1000 passengers with approximately another 1000 passengers using charter flights.

The airport is routinely used as an evacuation hub for remote isolated communities in northwestern Ontario.

NTI Project:	Van Horne Landing Public Dock Repair
Project Description:	Repair damages that were caused by the high water and flooding events that occurred in the City and surrounding region this past spring/summer of 2022.
Project Amount:	\$189,300
NTI Project Funding:	\$47,325
Other Project Funding:	\$141,975 (NOHFC, awaiting confirmation)
Budget Approval:	Approved in 2023 Capital Budget
Project Broad Benefits:	The Dryden Municipal Dock is located on the north shore of Wabigoon Lake at the Van Horne Landing. The dock is one of the main access points for all residents and visitors to enjoy Wabigoon Lake. Repairing the dock will provide numerous benefits for the community, including increased access to waterways, improved safety, enhanced community cohesion, and positive environmental impacts. Currently, a portion of the large dock is unusable due to the damage that was sustained.
NTI Project:	Dryden Fire Hall 1 Rooftop Heating & Cooling Unit Replacement
Project Description:	Replace the rooftop heating and cooling unit located at Fire Hall 1.
Project Amount:	\$120,000
NTI Project Funding:	\$30,000
Other Project Funding:	\$90,000 (NOHFC, awaiting confirmation)
Budget Approval:	Approved in 2023 Capital Budget
Project Broad Benefits:	Replacing the heating and cooling unit at Fire Hall 1 will benefit the community in several ways: <ol style="list-style-type: none">1. A properly functioning heating and cooling unit will provide a more comfortable environment for employees and visitors. This can help improve the overall well-being and performance of employees.2. Newer heating and cooling units will be more energy-efficient than older models. Lower utility bills for the fire hall will free up funds that can be used for other community-oriented projects or initiatives.3. As well, by consuming less energy, a newer heating and cooling unit can help reduce the carbon footprint of the fire hall. This can benefit the environment by reducing greenhouse gas emissions and promoting a more sustainable future.4. A properly functioning heating and cooling unit can help maintain a safe working environment for firefighters. This is especially important during extreme weather conditions.

NTI Project: Dryden Milestone Outdoor Rink Roof/Cover
Project Description: Construction of a roof over the Milestone Outdoor Rink and Court Sports recreation facility.
Project Amount: \$600,000
NTI Project Funding: \$150,000
Other Project Funding: \$450,000 (NOHFC, application not yet submitted)
Budget Approval: 2024 Capital Budget item
Project Broad Benefits: The Milestone Outdoor Rink and Court Sports recreation facility is an essential community asset that provides residents and visitors with a space to engage in physical activities ranging from pickle ball, tennis, basketball, skating, and hockey.
This project will provide:
1. Increased usage of the facility year-round, regardless of weather conditions.
2. Improved safety for users by protecting them from inclement weather.
3. Enhanced community cohesion by providing a gathering space for individuals to engage in physical activity and socialize.
4. Increased property value in the surrounding area, benefiting all property owners in the community.
5. Decreased rink and court maintenance costs i.e. less ice maintenance, less snow removal, less weather exposure to the courts, etc.

NTI Project: Dryden Fire Service Quint Fire Truck Replacement
Project Description: Replace Quint 24, the fire departments only aerial truck that is assigned to Fire Station #1.
Project Amount: \$1,500,000
NTI Project Funding: \$677,835
Other Project Funding: \$822,165 (City funded)
Budget Approval: 2023 Capital Budget amended required
Project Broad Benefits: Quint 24 was manufactured in 2003 and is currently 19 years old (but will be 20 years old at the end of 2023). The Fire Underwriters Survey, the insurance underwriter's agency that assigns fire protection ratings to municipalities, does not recognize fire apparatus for grading purposes once they surpass 20 years of age. The current Quint 24 would be replaced with a new quint fire truck, an apparatus that combines the equipment capabilities of a ladder truck and the water-pumping ability of a fire engine, which would incorporate modern safety features.
Replacing a quint fire truck can bring several benefits to a community, including improved emergency response (latest technology), increased firefighter safety (designed to meet latest safety standards and regulations), cost savings (fuel-efficiency and less maintenance), and enhanced capabilities (additional capabilities that can help firefighters respond to a wider range of emergencies and help the fire department provide better service to the community and increase its overall effectiveness).