



**PORT COLBORNE**

**City of Port Colborne  
Council Meeting Addendum**

**Date:** Tuesday, April 8, 2025  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Pages**

**10. Delegations**

- \*10.1 Angie Desmarais - 270 Davis Street  
Delegating to item 17.1.
- \*10.2 Betty Konc - 831 Highway #3 East  
Delegating to item 17.1.

**14. Items Requiring Separate Discussion**

- \*14.1 Community Engagement on Licensed Childcare in Port Colborne -  
Update - 2025-78

**1**

**19. By-laws**

- \*19.6 By-law No. 7339/30/25  
Being a B-law to Appoint a Building Inspector (Matthew Roy)
- \*19.7 By-law No. 7340/31/25  
Being a By-law to appoint a Treasurer and to Repeal By-law No.  
6785/35/20

**53**

**54**



**PORT COLBORNE**

**Subject: Community Engagement on Licensed Childcare in Port Colborne - Update**

**To: Council**

**From: Office of the Chief Administrative Officer**

Report Number: 2025-78

Meeting Date: April 8, 2025

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**Recommendation:**

That Corporate Services Department Report 2025-78 be received; and

That Council direct staff to move forward with a request for proposal for a childcare facility at 76 Main Street using a two-stage design-build project model; stage one to include the design of the facility and stage two to include the construction of the facility (subject to funding); and

That Council approve \$250,000 from the Opportunity Reserve Fund for stage one of the project; and

That Council direct staff to come back with a recommended funding model for stage two, that also reimburses the Opportunity Reserve Fund for stage one costs, upon updating the development charge background study.

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**Purpose:**

This report presents Council with a comprehensive summary of public engagement activities and feedback gathered between February 3 and February 14, 2025, regarding the future of licensed childcare in Port Colborne.

It also seeks Council approval to proceed with the development of a childcare facility at 76 Main Street using a two-stage design-build project model. It recommends that Council direct staff to move forward with a request for proposal, with stage one involving the design of the facility and stage two involving construction, contingent on available funding.

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## Background:

On January 28, 2025, Council considered report 2025-20 regarding a proposed community engagement plan aimed at gathering feedback related to the future of childcare in Port Colborne. At that meeting, Council requested that staff report back with a summary of results received from the public during the month of April. This report provides a summary of the engagement activities and feedback received from the public between February 3 and February 14, 2025.

Overall, the engagement plan aimed to gather feedback from the community through a brief online and paper-based survey. It sought input from the community about the future of licensed childcare in Port Colborne, focusing on key issues such as the current requirements for childcare spaces in Port Colborne, the potential use of the former Visitors Centre (Main Street and Mellanby Avenue) as a new location for childcare, the City's involvement with the creation of childcare spaces within Port Colborne, and more.

The survey was distributed online and in paper format.

The detailed results and findings from the survey are provided in Appendix A of this report. In the interest of transparency, a full list of open-ended responses received in both the online and paper surveys will be posted on [www.portcolborne.ca/childcare](http://www.portcolborne.ca/childcare) (for surveys received between February 3 and February 14, 2025).

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## Discussion:

Public engagement activities related to the future of childcare in Port Colborne launched on February 14, 2025.

Quick stats about the engagement activities to date:

- 305 people completed the survey (295 online and 10 on paper)
  - 7 from City Hall
  - 2 from Vale Health & Wellness Centre
  - 1 from Port Colborne Public Library
- 315 open-field comments to analyze and categorize
- Average time to complete the survey: 3 minutes (online survey)
- Estimated completion rate: 91% - this is the number of people who started and finished the survey.

Detailed results from the survey and a summary of feedback collected is available in Appendix A of this report.

Overall, survey responses indicate a strong need for more licensed childcare spaces in Port Colborne, with 86% of participants expressing that the city requires additional

facilities. Notably, 38% of those with children in childcare currently travel outside the city to access these services. There is also considerable support for municipal involvement, with 82% of respondents believing the City has a role to play in creating licensed childcare facilities.

The idea of repurposing the former Visitors Centre at Main Street and Mellanby Avenue received widespread support. Seventy-three per cent of respondents agree that it would be a good location for licensed childcare, and an equal percentage support renovating the space for that purpose. However, there is clear concern about funding methods: only 8.5% of respondents support raising property taxes to fund development, while 86% believe funding should be sourced through grants from upper levels of government.

The former Visitors Centre building at 76 Main Street was originally built in 1852 and was made from cut stone taken from the Welland Canal. It was designated a property with heritage value under By-law 1062/9/81. It is the oldest architect-designed structure in Port Colborne, and was originally used as City Hall, and later as a jail.

The proposed expanded childcare project would bring an additional 3,500 to 3,900 square feet in additional space to the existing building footprint. The project would include a single-storey addition to the back (south) side of the existing building. Proceeding with the design phase of the project would include working closely with a heritage planner and continued consultation with the City's Heritage Committee.

The expansion at the former Visitors Centre would bring an additional 49 childcare spaces for infants, toddlers, and preschoolers; and bring new purpose to this vacant building in the heart of Port Colborne.

Feedback received through public engagement and recent discussions with industry leaders has emphasized an urgent need to expand childcare in the community.

This report recommends moving forward with a request for proposal for a childcare facility at 76 Main Street using a two-stage design-build project model. A two-stage approach is recommended to limit risk while the financial model is developed.

Stage 1 – Move forward with the request for proposal for a childcare facility using a design-build project model with an up-set limited of \$250,000.

Stage 2 – Move forward with the project subject to a Council approved funding model.

This two-staged approach is recommended to move this project forward with a limited scope of risk. The approach provides the City with the opportunity to introduce new childcare by the end of 2026.

Throughout the project, staff will update Council on the progress of funding, design, construction, and operator agreement. As a reminder, this project is put forward as a partnership with the YMCA of Niagara and with consultation with the Niagara Region.

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### **Internal Consultations:**

The Corporate Leadership Team proposed the original expansion of licensed childcare spaces in Port Colborne. Since then, staff from Finance, Recreation, Public Works, Corporate Communications and Planning have provided input on the potential project.

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### **Financial Implications:**

All expenses related to the public engagement activities are captured in the 2025 operating budget.

The childcare facility, as noted in previous reports regarding this topic, is intended to be financed through lease payments, development charges and partnership sponsorships and/or grants. To develop a funding model for the project, an update to the development charge study will need to occur. An update to the background study on development charges is anticipated to take six months.

Feedback received through public engagement and recent discussions with industry leaders has emphasized an urgent need to expand childcare in the community.

This report recommends moving forward in two stages, to limit risk, as the final funding model is developed. Funding for these two stages is recommended as follows:

Stage 1 – Use \$250,000 from the Opportunity Reserve Fund. This reserve was funded with proceeds from the City's sale of its portion of the Niagara Regional Broadband Network. These funds would be replenished through Stage 2.

Stage 2 – Staff would develop a funding model of lease payments, development charges and other partnership sponsorships and/or grants. This model will require debt financing, but that debt would be financed by way of the funding sources identified.

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### **Public Engagement:**

This report provides a detailed summary of the public engagement campaign aimed at gathering feedback from residents about the future of childcare in Port Colborne. It includes results received between February 2, 2025 and February 14, 2025.

The City continues to have discussions with the YMCA of Niagara and Niagara Region Children's Services regarding expanding the number of licensed childcare spaces within Port Colborne.

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### **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcoming, Livable, Healthy Community
  - Economic Prosperity
- 

### **Conclusion:**

In conclusion, the public engagement process clearly demonstrates that residents of Port Colborne recognize the importance of expanding access to quality licensed childcare within the community. The feedback gathered through both online and paper-based surveys highlights a demand for additional childcare spaces, support for repurposing the former Visitors Centre as a potential location, and a desire for the City to take an active role in addressing childcare needs.

The input collected provides valuable insight into the community's priorities and will help inform Council's decision-making as it explores options for improving childcare access in Port Colborne. The results of this engagement process serve as a foundation for future planning and potential partnerships aimed at enhancing support for families and young children across the city.

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### **Appendices:**

- a. Future of Childcare in Port Colborne Survey Results
- b. Future of Childcare in Port Colborne Presentation

Respectfully submitted,

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Chief Administrative Officer

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**Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.



**PORT COLBORNE**

# **Future of Childcare in Port Colborne**

## **Survey Results**

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## Introduction

On February 3, 2025, the City of Port Colborne launched a comprehensive public engagement campaign to collect public feedback on the future of childcare in Port Colborne.

The campaign included:

1. Online survey
2. Paper survey

The survey closed on February 14, 2025. This document serves as a summary of the results of the engagement activities.

Please note that personal information collected during this public engagement project was collected under the authority of the *Municipal Act, 2001* and will be used to help Council make decisions related to the future of healthcare in Port Colborne. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act. Questions related to the collection of this information may be directed to the Deputy City Clerk at 905-228-8118 or [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca)

## Survey

### Overview

The survey was designed to gather input from residents regarding the future of childcare in Port Colborne, including:

- Feedback about the current requirements for childcare spaces in Port Colborne
- Potentially using the former Visitors Centre (Main Street and Mellanby Avenue) as a new location for childcare
- The City's involvement with the creation of childcare spaces within Port Colborne

The survey was distributed online and in paper format.

The online survey was promoted through multiple channels to maximize reach and participation. These included the City's website, social media platforms, digital advertising, and media outreach.

Paper surveys were available at City Hall, Vale Health & Wellness Centre and Port Colborne Public Library.

The survey was launched on February 3, 2025, and closed February 14, 2025. The results shown in this appendix includes all responses received during that period.

## Quick Facts

- 305 people completed the survey (295 online and 10 on paper)
  - 7 from City Hall
  - 2 from Vale Health & Wellness Centre
  - 1 from Port Colborne Public Library
- 315 open-field comments to analyze and categorize
- Average time to complete the survey: 3 minutes (online survey)
- Estimated completion rate: 91% - this is the number of people who started and finished the survey.

## Overall Survey Observations

### Need for more licensed childcare spaces in Port Colborne

- 86% of respondents believe Port Colborne requires more licensed childcare spaces
- 38% of respondents who have a child/children in childcare go outside of Port Colborne for care
- 82% of respondents believe the City has a role in creating facilities for licensed childcare

### Support for using the former Visitors Centre as a location

- 73% of respondents believe using the former Visitors Centre (Main Street and Mellanby Avenue) for licensed childcare is a good idea
- 73% of respondents agree with renovating the former Visitors Centre to use it for licensed childcare

### Concern about raising property taxes for development and funding

- Only 8.5% of respondents would accept an increase to property taxes to fund the development of a licensed childcare facility
- 86% of respondents believe that funding should come from grants from upper levels of government to develop licensed childcare

## Summary of Survey Results by Question

### Q1. Where do you live?

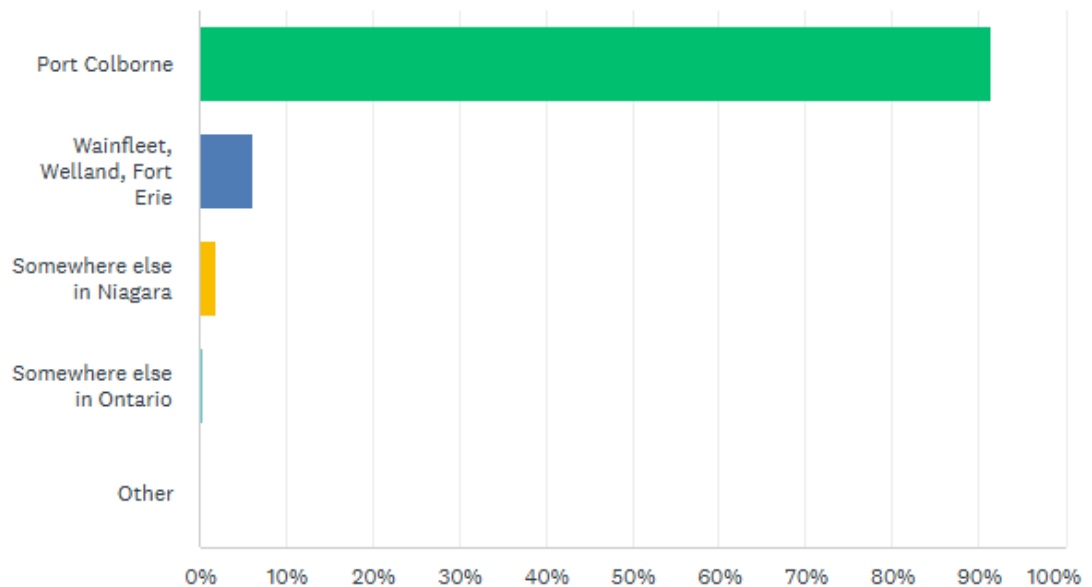
Answer Choices	Responses
Port Colborne	278
Wainfleet, Welland, Fort Erie	19
Somewhere else in Niagara	6
Somewhere else in Ontario	1
Other	0

**91% of respondents were from Port Colborne. 98% of respondents were from Port Colborne, Wainfleet, Welland or Fort Erie.**

Answered	304
Skipped	1

### Where do you live?

Answered: 304 Skipped: 1



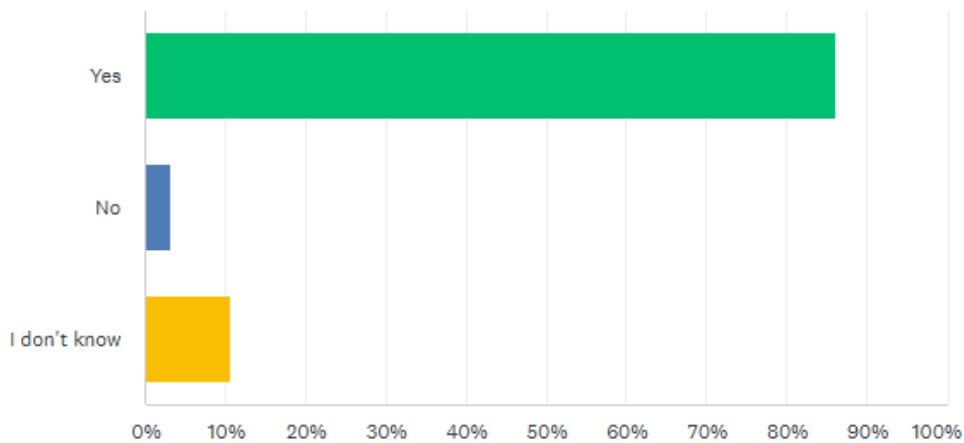
**Q2. The City has received feedback from residents noting the community does not have enough licensed childcare spaces. Do you think Port Colborne requires additional licensed childcare spaces?**

Answer Choices	Responses
Yes	261
No	10
I don't know	32
Answered	303
Skipped	2

**86% of respondents believe Port Colborne requires additional licensed childcare spaces.**

The City has received feedback from residents noting the community does not have enough licensed childcare spaces. Do you think Port Colborne requires additional licensed childcare spaces?

Answered: 303 Skipped: 2



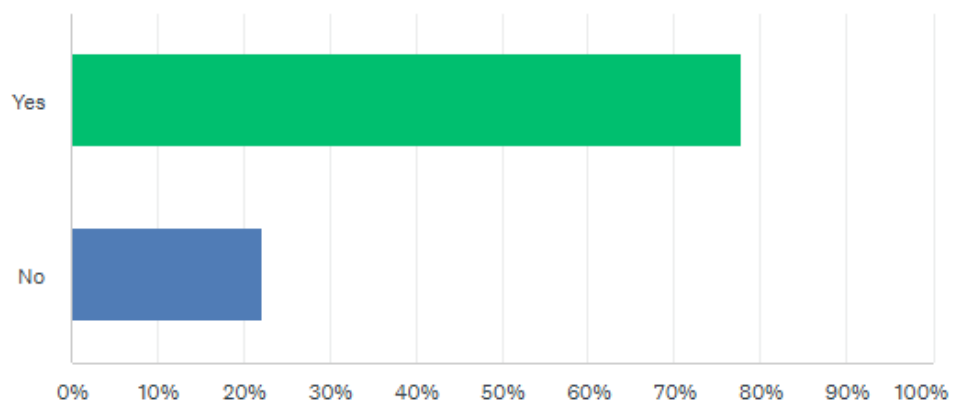
### Q3. Do you have any children?

Answer Choices	Responses
Yes	235
No	67
Answered	302
Skipped	3

**78% of survey respondents reported they have children.**

### Do you have any children?

Answered: 302 Skipped: 3



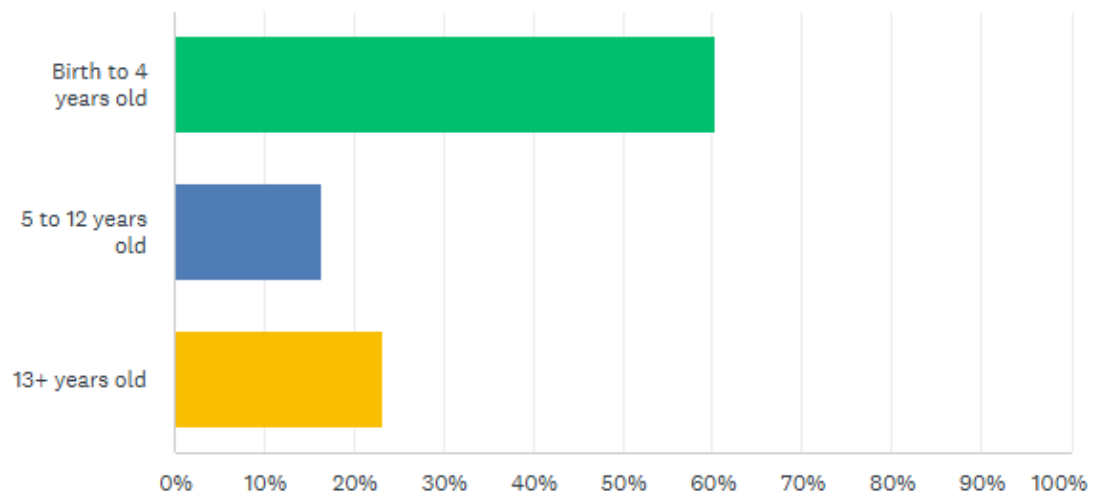
### Q4. How old are they?

Answer Choices	Responses
Birth to 4 years old	143
5 to 12 years old	39
13+ years old	55
Answered:	237
Skipped:	68

**Of those with children, 60% of respondents reported their children were aged birth to 4 years old.**

### How old are they?

Answered: 237 Skipped: 68



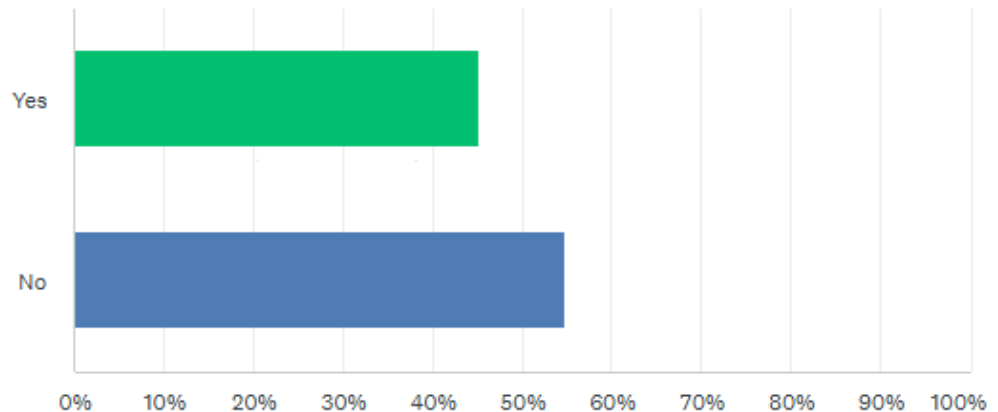
### Q5. Do your children go to some type of childcare?

Answer Choices	Responses
Yes	107
No	130
Answered	237
Skipped	68

**Of respondents with children, 45% are currently using some form of childcare.**

### Do your children go to some type of childcare?

Answered: 237 Skipped: 68



### Q6. What type of childcare is it (currently/most recently)?

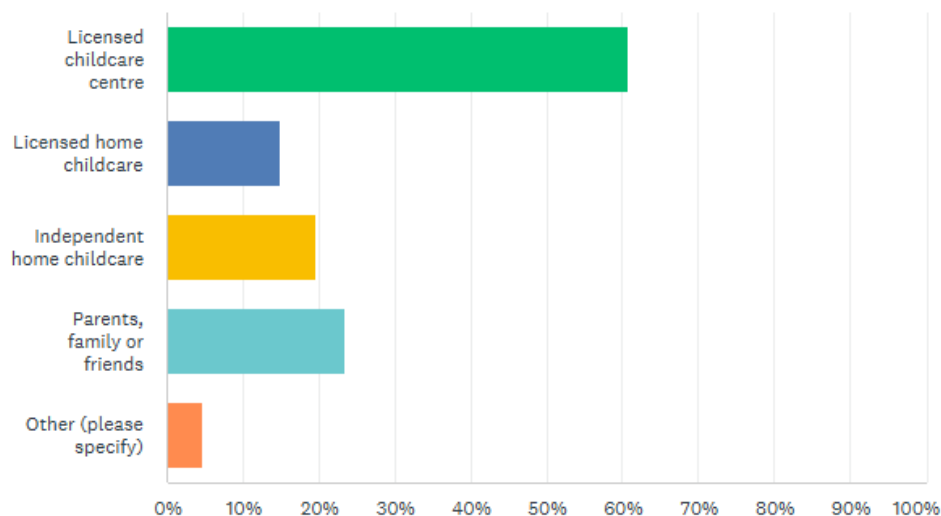
Answer Choices	Responses
Licensed childcare centre	65
Licensed home childcare	16
Independent home childcare	21
Parents, family or friends	25
Other (please specify)	5

**Of those respondents who have children who go to childcare, 61% are using a licensed childcare centre.**

Answered	107
Skipped	198

### What type of childcare is it (currently/most recently)?

Answered: 107 Skipped: 198



Question 6 also allowed for respondents to offer “other” answers. Answers included responses such as: before and after school care; private forest school; Montessori school; waitlisted.



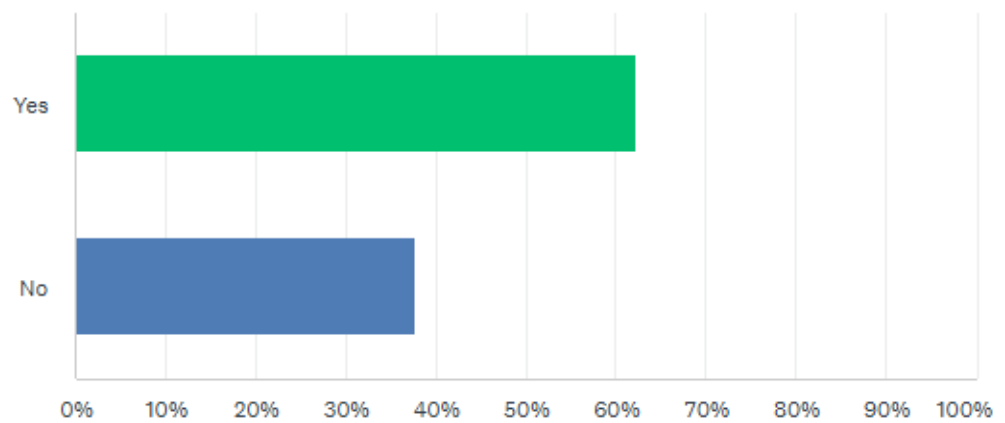
### Q7. Is the childcare in Port Colborne?

Answer Choices	Responses
Yes	66
No	40
Answered	106
Skipped	199

**38% of respondents with children in some sort of childcare go outside of Port Colborne for that care.**

### Is the childcare in Port Colborne?

Answered: 106 Skipped: 199



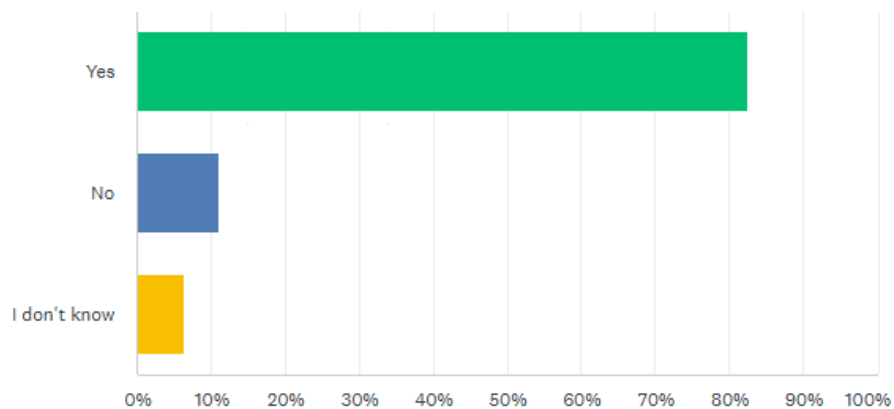
### Q8. Do you think the City of Port Colborne should be involved in creating facilities or providing space that could be leased to licensed childcare providers?

Answer Choices	Responses
Yes	230
No	31
I don't know	18
Answered	279
Skipped	26

**82% of respondents agree that the City should be involved in the creation of licensed childcare facilities.**

Do you think the City of Port Colborne should be involved in creating facilities or providing space that could be leased to licensed childcare providers?

Answered: 279 Skipped: 26



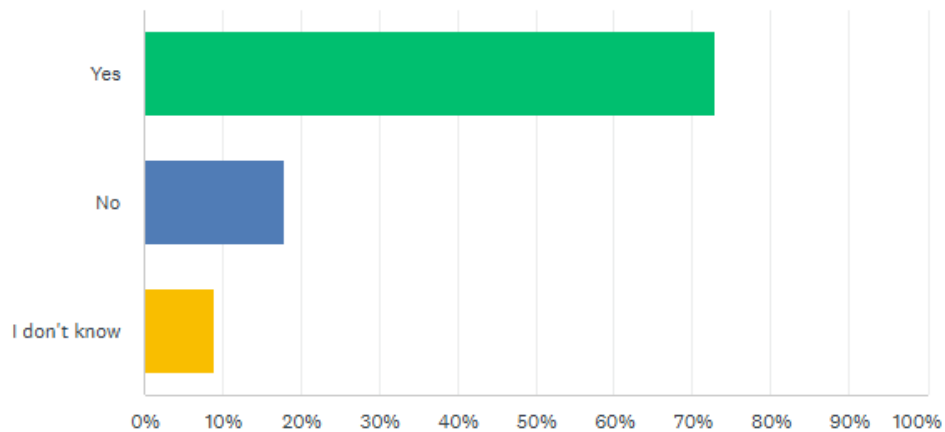
**Q9. The City is currently investigating the option of repurposing the empty former Visitors Centre (Main Street and Mellanby Avenue) to house a licensed childcare facility. Do you think this is a good idea?**

Answer Choices	Responses
Yes	203
No	50
I don't know	25
Answered	278
Skipped	27

**73% of respondents think it is a good idea to use the former Visitors Centre as a location for a licensed childcare centre.**

The City is currently investigating the option of repurposing the empty former Visitors Centre (Main St and Mellanby Ave) to house a licensed childcare facility. Do you think this is a good idea?

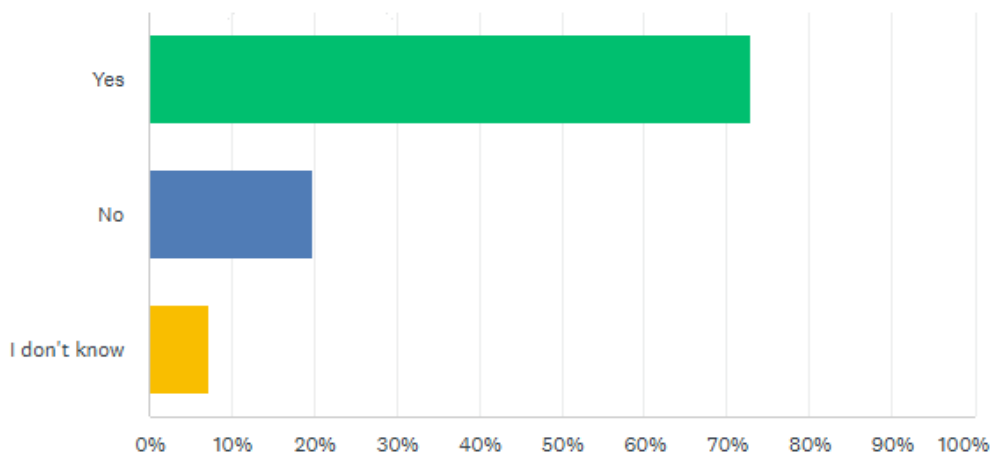
Answered: 278 Skipped: 27



**Q10. The former Visitors Centre is a designated heritage building. If the project is approved, the City would keep the existing historic elements of the building, but add an extension to the back of the facility. The extension would be designed to tie into and compliment the historical elements of the existing building. A designated heritage planner would be part of the project. Would you support using the Visitors Centre for expanded childcare in Port Colborne?**

Answer Choices	Responses
Yes	203
No	55
I don't know	20
Answered	278
Skipped	27

**73% of respondents support renovating the former Visitors Centre to allow for licensed childcare spaces.**



## Q11. Do you have any concerns about the historical nature of the Visitor Centre and the required renovations?

Answered 134

Skipped 171

This was an open-ended question which allowed respondents to fill in comments. 134 comments were provided.

A full list of comments is available at [www.portcolborne.ca/childcare](http://www.portcolborne.ca/childcare)

A summary of the reported concerns about the use of the former Visitors Centre as a potential location for licensed childcare is shown below.

Overall, the community's response indicated that although there was some concern for historical preservation, a majority have no concerns about using the location of the former Visitors Centre for expanded licensed childcare spaces. Preservation of the historical nature of the building and the potential financial burden for taxpayers were the most repeated concerns.

Q11 Open-Ended Response Summary	
<b>Concerns about Historical Preservation</b>	<ul style="list-style-type: none"> <li>• Commenters expressed concerns about preserving the historical nature of the building.</li> <li>• Some commenters would prefer for the building to be used for purposes that align with its historical significance, such as reopening the Visitors Centre or creating a museum.</li> </ul>
<b>Support for Childcare</b>	<ul style="list-style-type: none"> <li>• Commenters support the idea of converting the building into a childcare centre, citing the need for more childcare spaces within the city.</li> <li>• Some commenters specify that they only support the idea if the historical nature of the building is properly preserved.</li> </ul>
<b>Financial Concerns</b>	<ul style="list-style-type: none"> <li>• Commenters expressed concerns about the cost of renovating a historical building and the potential impact on taxpayers.</li> </ul>

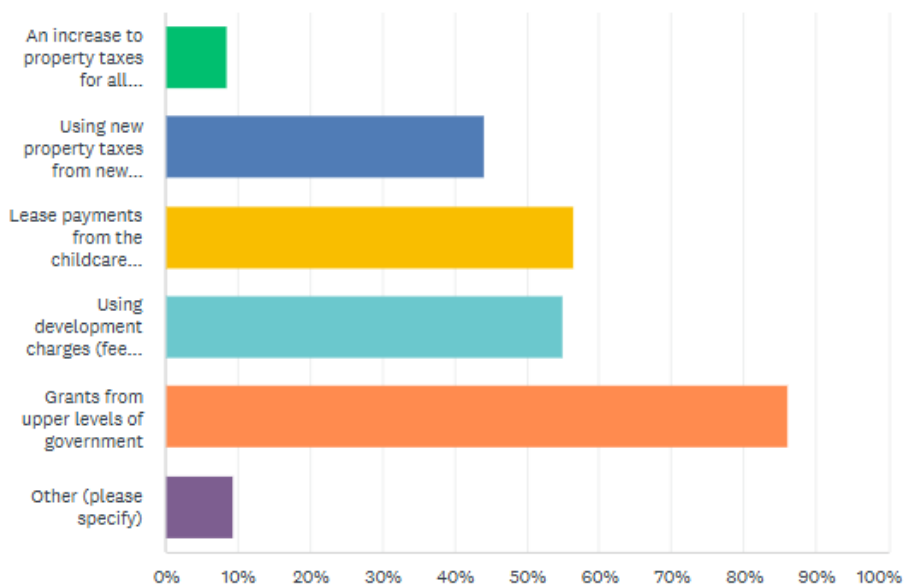
**Q12. A capital funding model for the facility is in development. Would you support any of the following funding sources? (choose all that apply):**

Answer Choices	Responses
An increase to property taxes for all residents in Port Colborne	23
Using new property taxes from new developments in Port Colborne	119
Lease payments from the childcare provider	152
Using development charges (fees charged to developers who build new homes or business in the community)	148
Grants from upper levels of government	232
Other (please specify)	25
	Answered 269
	Skipped 36

**86% of respondents would like to see grants from upper levels of government used to fund the licensed childcare facility.**

A capital funding model for the facility is in development. Would you support any of the following funding sources? (choose all that apply):

Answered: 269 Skipped: 36



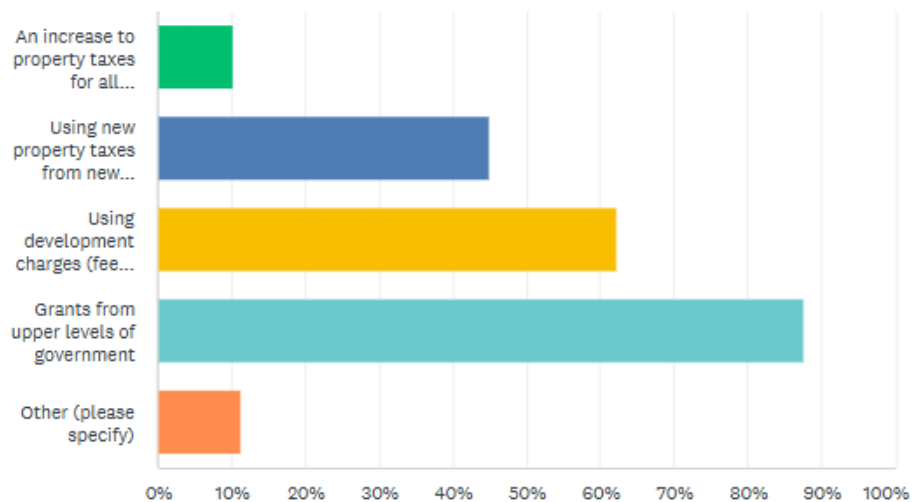
**Q13. A licensed childcare operator would pay a lease payment to occupy and operate out of the facility. If the lease payment does not cover all the capital costs needed to renovate and expand the facility, would you support the City contributing to the project through any of the following funding sources (choose all that apply)**

<b>Answer Choices</b>	<b>Responses</b>	
An increase to property taxes for all residents in Port Colborne	27	<b>88% of respondents would like additional required funds for the development of the facility to come from grants from upper levels of government.</b>
Using new property taxes from new developments in Port Colborne	119	
Using development charges (fees charged to developers who build new homes or business in the community)	165	
Grants from upper levels of government	232	
Other (please specify)	29	
	Answered	265
	Skipped	41

Question 13 also allowed respondents to offer “other” answers. 29 comments were received. Of the 29 other comments, 10 directly opposed the use of the Visitors Centre as a site for expanded licensed childcare. Of the remaining 19 comments, a recurring sentiment included concern about the financial burden of raised taxes for residents.

A licensed childcare operator would pay a lease payment to occupy and operate out of the facility. If the lease payment does not cover all the capital costs needed to renovate and expand the facility, would you support the City contributing to the project through any of the following funding sources (choose all that apply):

Answered: 265 Skipped: 40





## Q14. Do you have any other thoughts you'd like to share about increasing the availability of licensed childcare spaces in Port Colborne?

Answered 122

Skipped 183

This was an open-ended question which allowed respondents to fill in comments. 122 comments were provided.

A full list of comments is available at [www.portcolborne.ca/childcare](http://www.portcolborne.ca/childcare)

Overall, respondents agreed that more childcare spaces are needed within Port Colborne, but the creation of facilities should be done without increasing property taxes. Parents with young children expressed concerns about waitlist times as well as being able to secure childcare that was accommodating for non-traditional work hours.

Q14 Open-Ended Response Summary	
<b>Need for More Childcare Spaces</b>	<ul style="list-style-type: none"> <li>Many respondents emphasized the urgent need for more licensed childcare spaces, citing long wait lists and the difficulty of finding spots for their children.</li> </ul>
<b>Location and Facilities</b>	<ul style="list-style-type: none"> <li>Several respondents mentioned the importance of choosing appropriate locations for new childcare centres, with concerns about traffic congestion and safety.</li> <li>Suggestions included using existing buildings like schools, Vale Health &amp; Wellness Centre, and vacant properties to create new childcare spaces.</li> </ul>
<b>Funding and Taxes</b>	<ul style="list-style-type: none"> <li>There is significant opposition to funding new childcare spaces through increased property taxes. Many respondents feel that the cost should not be passed on to the residents.</li> <li>Alternative funding suggestions included government grants, sponsorships and development charges.</li> </ul>
<b>Flexible and Extended Hours</b>	<ul style="list-style-type: none"> <li>A common theme was the need for childcare services that accommodate parents who work non-traditional hours, such as shift work or extended hours.</li> </ul>
<b>Quality and Staffing</b>	<ul style="list-style-type: none"> <li>Concerns were raised about finding qualified staff for new childcare centres, with some noting that early childhood educators are leaving the field due to low wages.</li> </ul>

<b>Q14 Open-Ended Response Summary</b>	
<b>Home Child Care Options</b>	<ul style="list-style-type: none"><li>• Several comments suggested increasing the number of licensed home child care options to fill the gap in available childcare spaces.</li></ul>
<b>Community Impact</b>	<ul style="list-style-type: none"><li>• Respondents noted that the lack of childcare options is affecting the community, with young families struggling to find care and considering moving to other areas.</li><li>• The need for childcare was linked to broader community growth and the ability to attract new residents.</li></ul>

# Community Engagement on the Future of Childcare in Port Colborne

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**Council Meeting**  
April 8, 2025



# Background

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- **August 27, 2024:** Initial report to Council regarding expanding licensed childcare spaces
- **January 28, 2025:** Council directed public engagement on the future of childcare, specifically at former Visitors Centre
- **February 3, 2025:** Online and paper-based surveys launched
- **February 14, 2025:** Deadline for community input on future of childcare
- **April 8, 2025:** Update on community feedback received

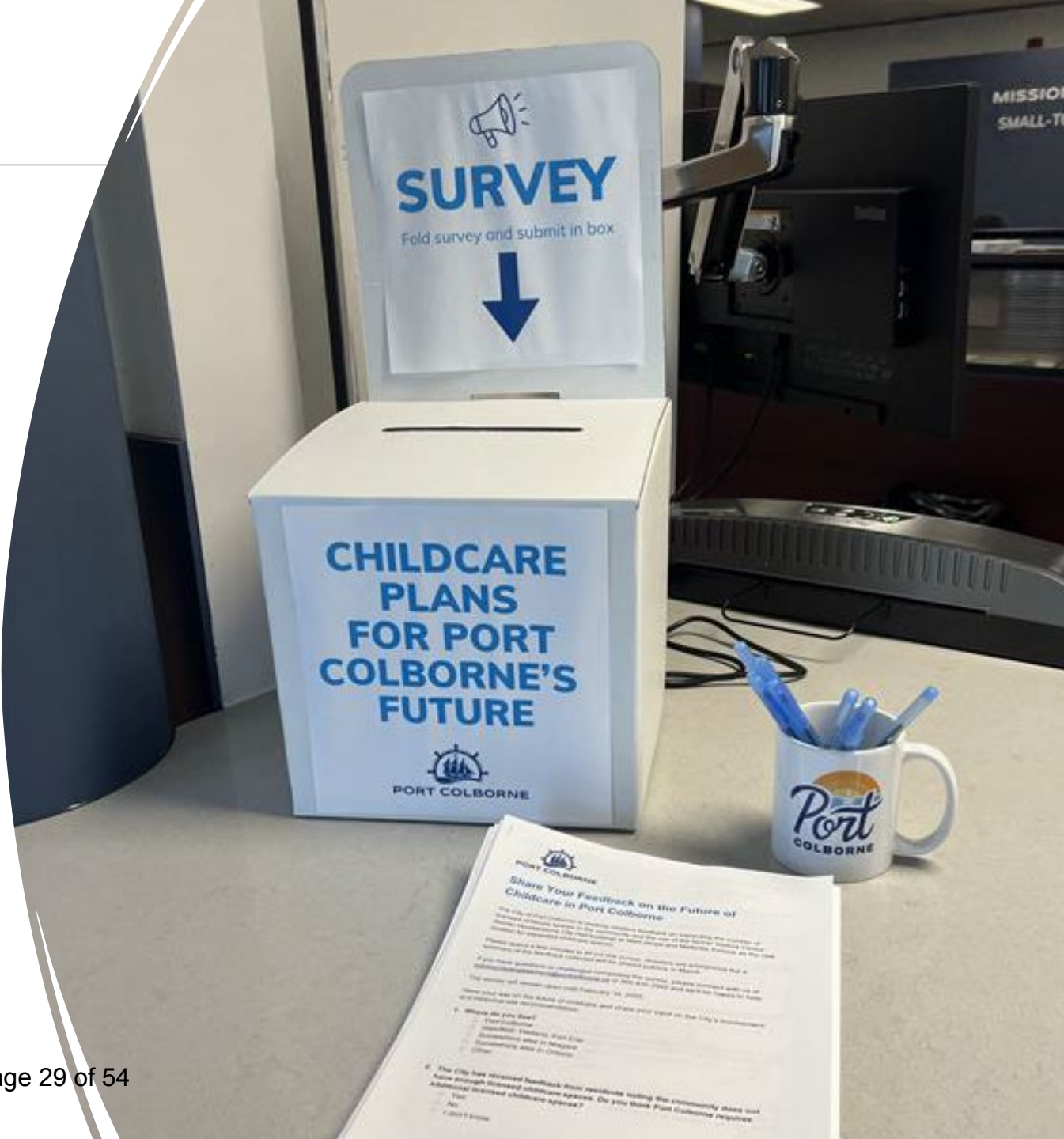
# Recommendations & Next Steps

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- That Council direct staff to move forward with a **request for proposal** for a childcare facility at 76 Main Street using a **two-stage design-build** project model.
  - Stage one would include the **design** of the facility
  - Stage two would include the **construction** of the facility.
  - Stage two would be subject to funding
- That Council approve **\$250,000 from the Opportunity Reserve Fund** for stage one of the project. This reserve is to be replenished through a future recommended funding model.
- That Council direct staff to come back with a **recommended funding model** for stage two, that also reimburses the Opportunity Reserve Fund for stage one costs, upon updating the development charge background study.

# Survey Quick Stats

- Between February 3 – February 14
- **305** people completed the survey
  - **295** online surveys completed
  - **10** on paper surveys received
- **315** open-field comments
- Average time to complete:  
**3 minutes** (online survey)
- Estimated completion rate:  
**91%** (online survey)



# Summary of Engagement Results to Date

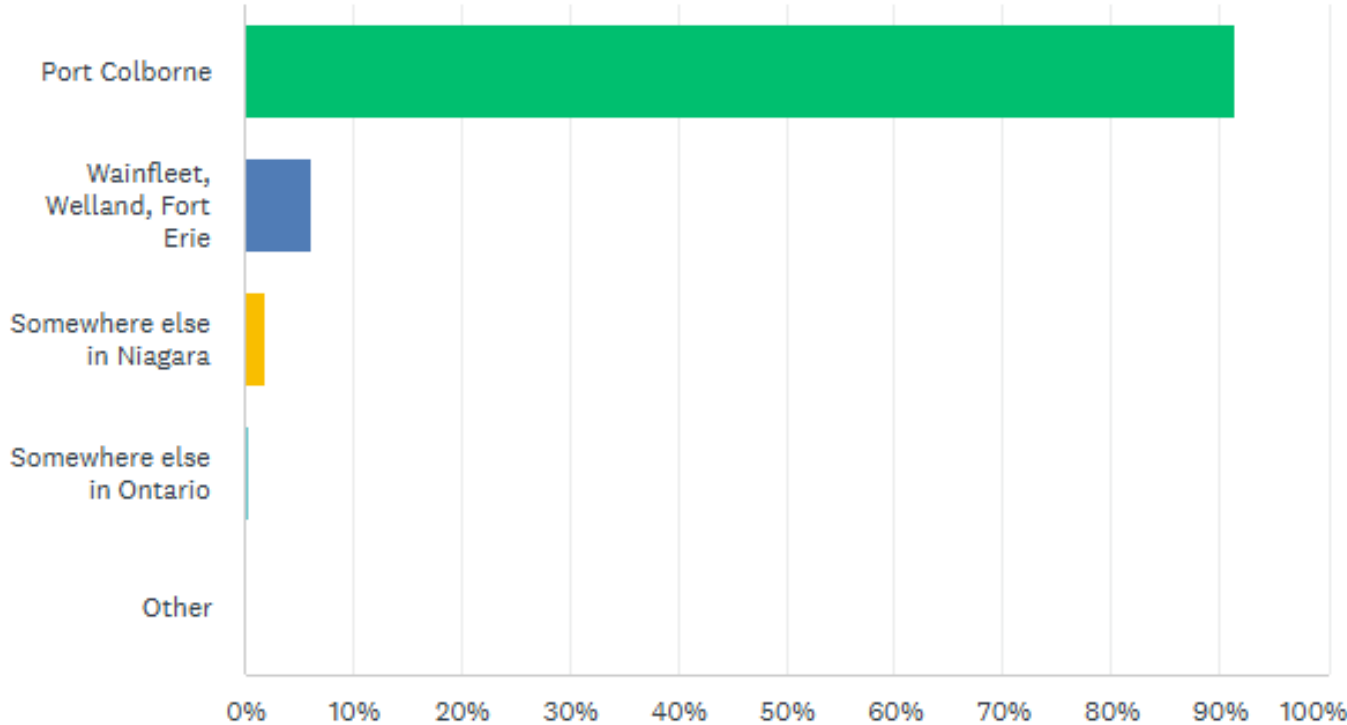
February 3 – February 14, 2025



# Who We Heard From

Where do you live?

Answered: 304 Skipped: 1



**91% of respondents were from Port Colborne.**

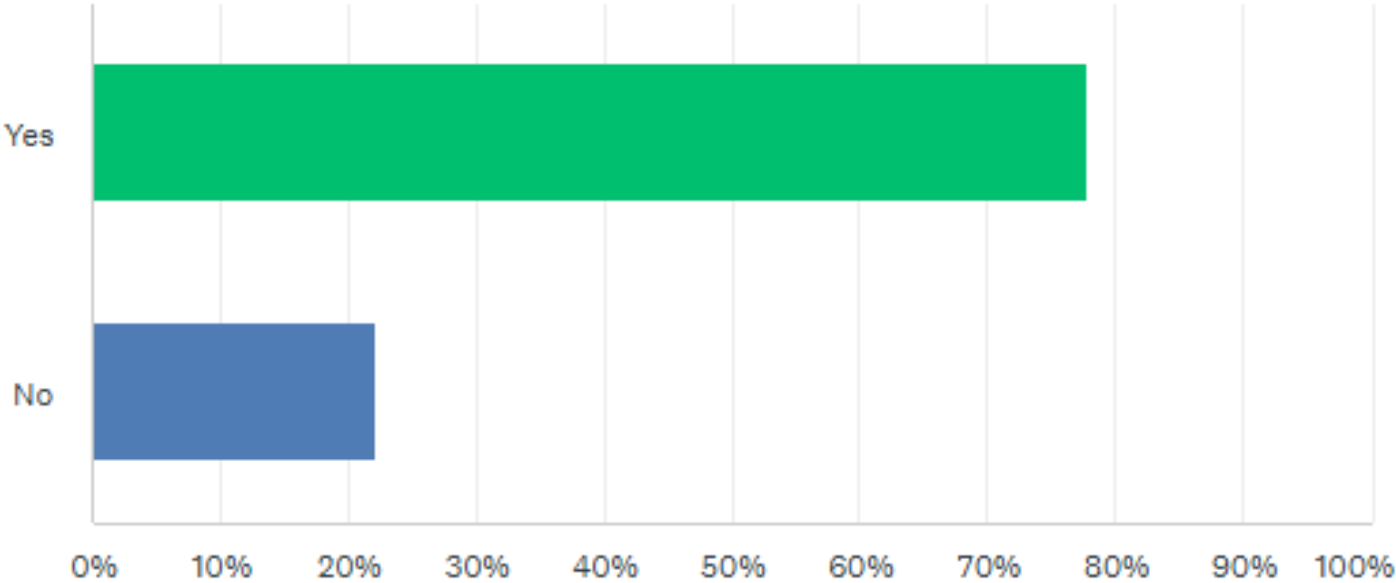
**98% of respondents were from Port Colborne, Wainfleet, Welland or Fort Erie.**



# Who We Heard From

Do you have any children?

Answered: 302 Skipped: 3



**78% of survey respondents reported they have children.**

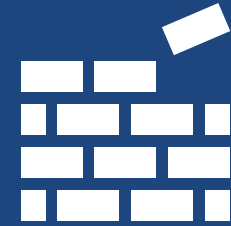
# What We Heard: Themes & Notable Comments



**Growing licensed  
childcare spaces in  
Port Colborne**



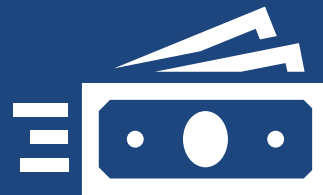
**Demand for  
childcare within the  
community**



**Proposed location of  
76 Main Street (former  
Visitors Centre)**



**Heritage aspects of 76  
Main Street (former  
Visitors Centre)**



**Comments about  
funding for  
childcare**



**Other notable  
comments**

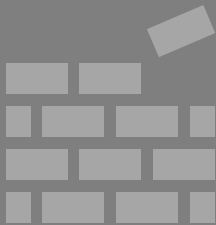
# What We Heard: Themes & Notable Comments



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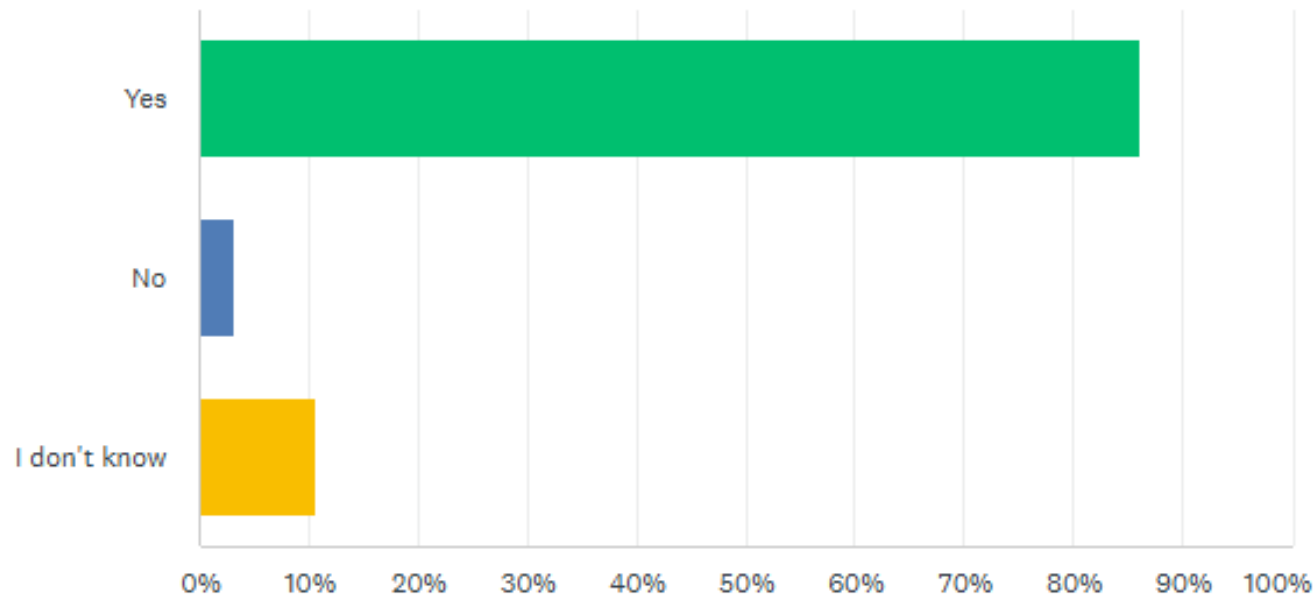


**Other notable  
comments**

# Growing licensed childcare spaces in Port Colborne

The City has received feedback from residents noting the community does not have enough licensed childcare spaces. Do you think Port Colborne requires additional licensed childcare spaces?

Answered: 303 Skipped: 2

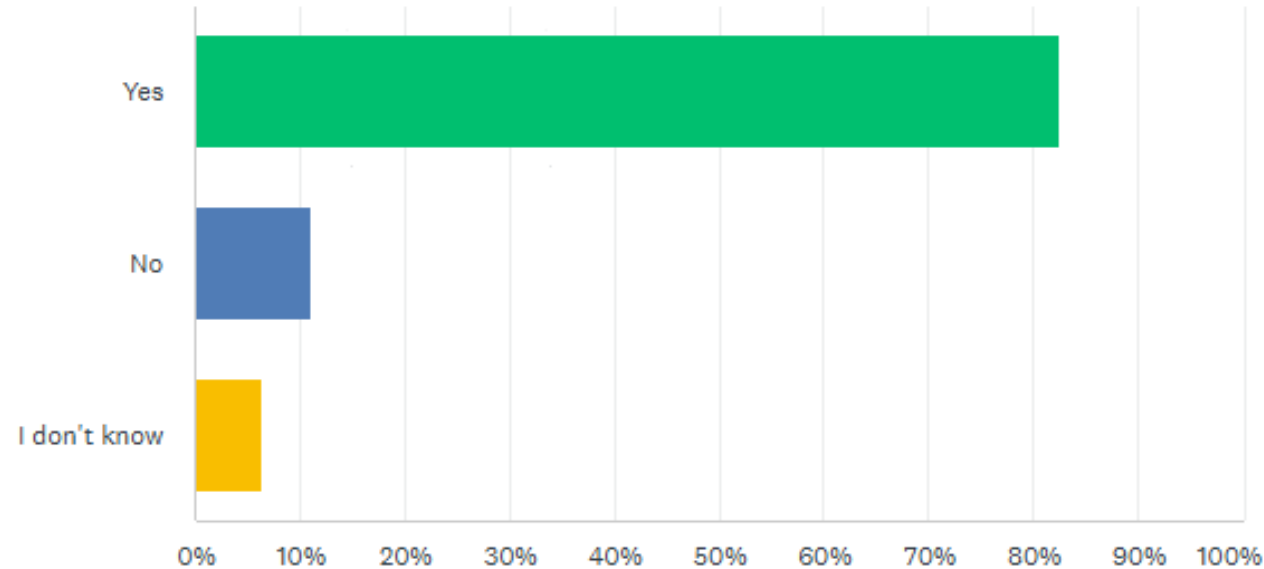


**86% of respondents believe Port Colborne requires additional licensed childcare spaces.**

# Growing licensed childcare spaces in Port Colborne

Do you think the City of Port Colborne should be involved in creating facilities or providing space that could be leased to licensed childcare providers?

Answered: 279 Skipped: 26



**82% of respondents agree that the City should be involved in the creation of licensed childcare facilities.**

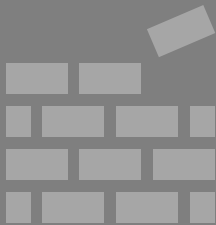
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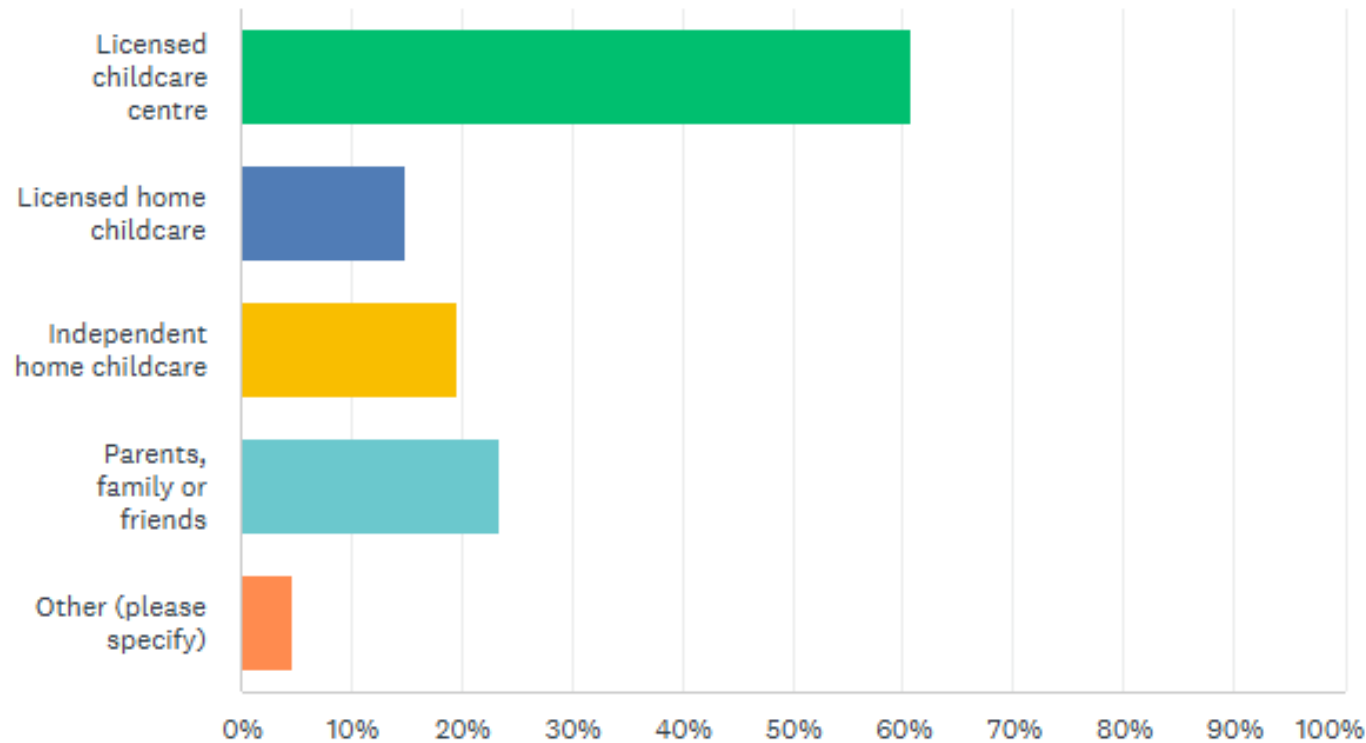


Other notable  
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# Demand for childcare within the community

What type of childcare is it (currently/most recently)?

Answered: 107 Skipped: 198

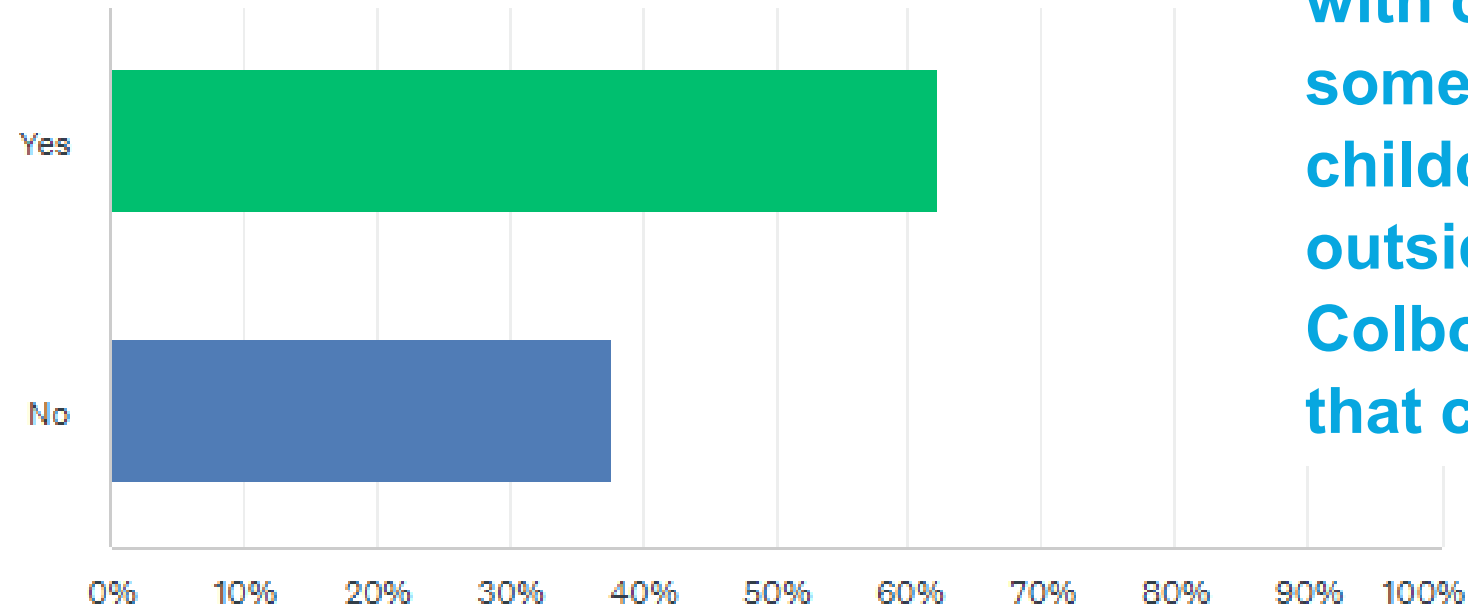


**Of those respondents who have children who go to childcare, 61% are using a licensed childcare centre.**

# Demand for childcare within the community

Is the childcare in Port Colborne?

Answered: 106 Skipped: 199



**38% of respondents with children in some sort of childcare go outside of Port Colborne for that care.**



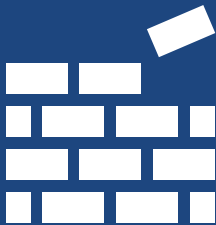
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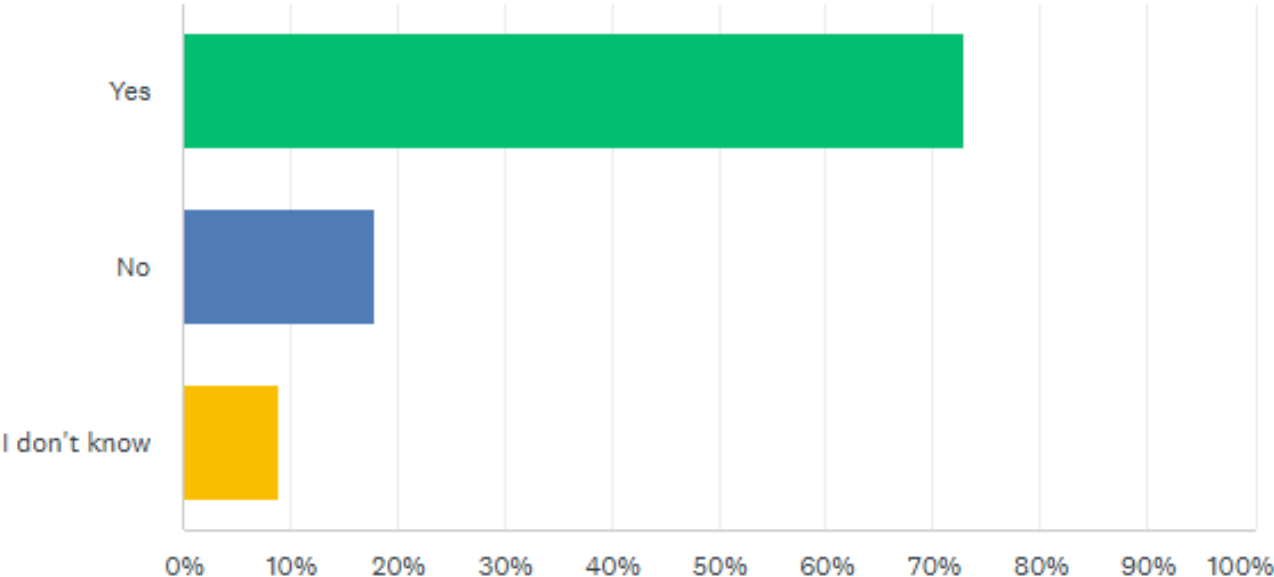


Other notable  
comments

# Proposed location of 76 Main Street (former Visitors Centre

The City is currently investigating the option of repurposing the empty former Visitors Centre (Main St and Mellanby Ave) to house a licensed childcare facility. Do you think this is a good idea?

Answered: 278 Skipped: 27



**73% of respondents think it is a good idea to use the former Visitors Centre as a location for a licensed childcare centre.**

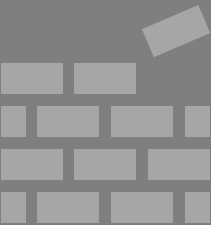
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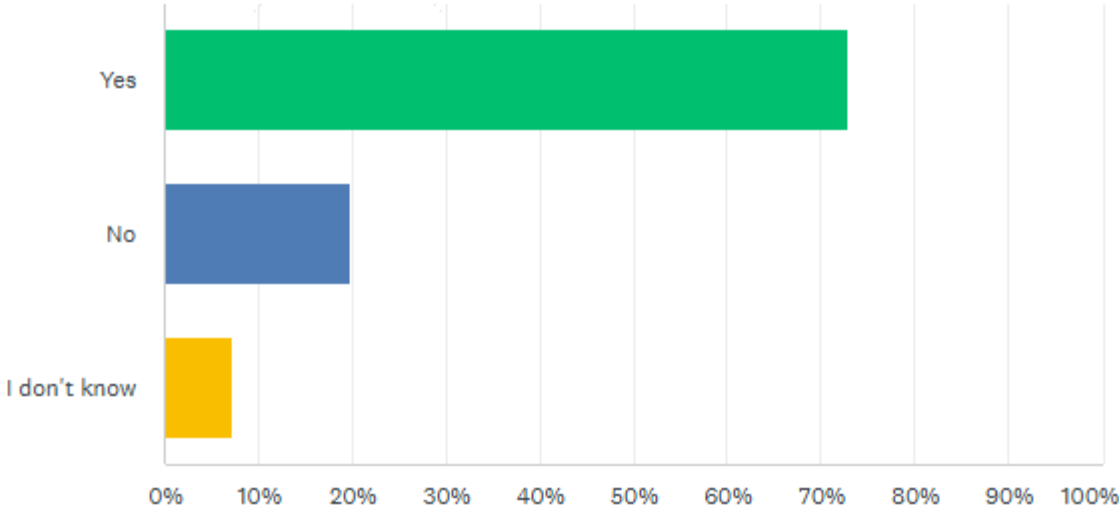


Other notable  
comments

# Heritage aspects of 76 Main Street (former Visitors Centre)

The former Visitors Centre is a designated heritage building. If the project is approved, the City would keep the existing historic elements of the building, but add an extension to the back of the facility. The extension would be designed to tie into and compliment the historical elements of the existing building. A designated heritage planner would be part of the project. Would you support using the Visitors Centre for expanded childcare in Port Colborne?

Answered: 278 Skipped: 27



**73% of respondents support renovating the former Visitors Centre to allow for licensed childcare spaces.**

# Proposed location of 76 Main Street (former Visitors Centre)

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**OPEN ENDED QUESTION:** Do you have any concerns about the historical nature of the Visitor Centre and the required renovations?

- **Preservation Concerns:** Many commenters emphasized the importance of preserving the building's historical character.
- **Alternative Uses Suggested:** Some prefer the site be used for historically aligned purposes (e.g., reopening the Visitors Centre or creating a museum).
- **Support for Childcare Use:** Many support converting the building into a childcare centre, noting the need for more local spaces.
- **Conditional Support:** Some only support the childcare option if historical features are preserved.
- **Cost & Tax Concerns:** Commenters voiced worries about renovation costs and the potential burden on taxpayers.

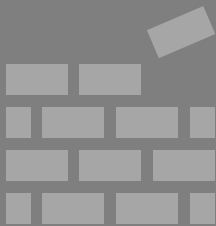
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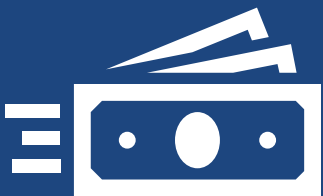
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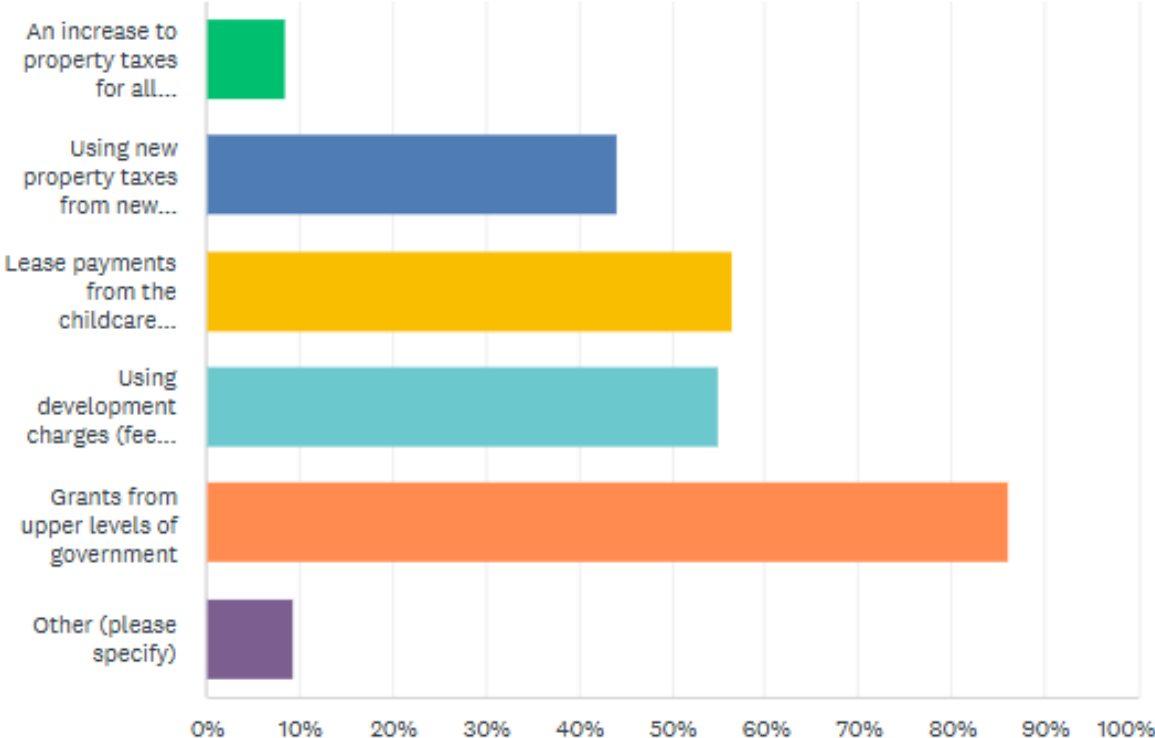


Other notable  
comments

# Comments about funding for childcare

A capital funding model for the facility is in development. Would you support any of the following funding sources? (choose all that apply):

Answered: 269 Skipped: 36

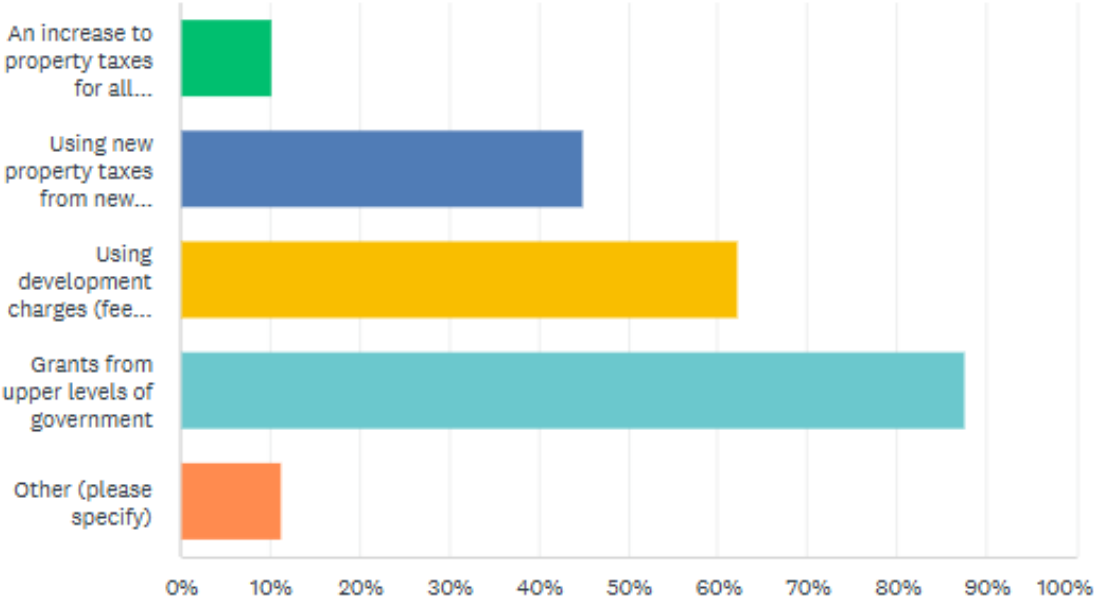


**86% of respondents would like to see grants from upper levels of government used to fund the licensed childcare facility.**

# Comments about funding for childcare

A licensed childcare operator would pay a lease payment to occupy and operate out of the facility. If the lease payment does not cover all the capital costs needed to renovate and expand the facility, would you support the City contributing to the project through any of the following funding sources (choose all that apply):

Answered: 265 Skipped: 40



**88% of respondents would like additional required funds for the development of the facility to come from grants from upper levels of government.**



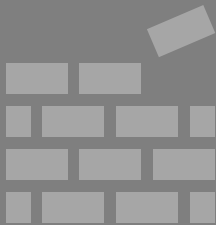
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# Other notable comments

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## Urgent need for space:

- Long wait lists
- Difficulty finding spots

## Location and facilities:

- Locations should consider traffic congestion and safety
- Several other suggested locations were put forward (schools, VHWC, other vacant spaces)

## Funding

- Many respondents noted costs for childcare should not be passed onto residents

## Flexibility and extended hours

- Common theme was need for childcare services that accommodate non-traditional hours (shifts, etc.)

## Home Childcare Options

- Some respondents suggest home childcare could help fill the gap

## Community Impact

- Families could choose to leave or not move to Port Colborne if we don't have adequate childcare

# Recap: Key Findings & Takeaways

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## High Demand:

- 86% of survey respondents say **Port Colborne needs more licensed childcare spaces**

## Commuting for Care:

- 38% of parents with children in care **travel outside the city** for services

## Municipal Role:

- 82% believe the **City should be involved** in creating licensed childcare facilities

## Proposed Location – Former Visitors Centre (Main & Mellanby):

- 73% support using this site for licensed childcare
- 73% also support renovating the space for this purpose

## Funding Preferences:

- Only 8.5% support raising property taxes
- 86% prefer funding through provincial/federal grants

# Recommendations & Next Steps

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- That Council direct staff to move forward with a **request for proposal** for a childcare facility at 76 Main Street using a **two-stage design-build** project model.
  - Stage one would include the **design** of the facility
  - Stage two would include the **construction** of the facility.
  - Stage two would be subject to funding
- That Council approve **\$250,000 from the Opportunity Reserve Fund** for stage one of the project. This reserve is to be replenished through a future recommended funding model.
- That Council direct staff to come back with a **recommended funding model** for stage two, that also reimburses the Opportunity Reserve Fund for stage one costs, upon updating the development charge background study.

# Questions?



**The Corporation of the City of Port Colborne**

**By-law No. \_\_\_\_\_**

**Being a B-law to Appoint a Building Inspector (Matthew Roy)**

Whereas Section 3(2) of *The Building Code Act, 1992, S.O. 1992, c.23* (the Act) provides that the council of each municipality shall appoint a Chief Building Official and such inspectors as are necessary for the enforcement of the Act in the areas in which the municipality has jurisdiction;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That Matthew Roy be appointed as a Building Inspector for the City of Port Colborne.
2. That this by-law shall be repealed on the date that the appointee ceases to be an employee of the City of Port Colborne.
3. This by-law shall come into force and take effect on the date of passing.

Enacted and passed this 8th day of April, 2025.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Charlotte Madden  
City Clerk

**The Corporation of the City of Port Colborne**

**By-law No. \_\_\_\_\_**

**Being a By-law to appoint a Treasurer and to Repeal By-law No. 6785/35/20**

Whereas subsection 286(1) of the *Municipal Act*, 2001, S.O. 2001, c. 25 provides that a municipality shall appoint a Treasurer who is responsible for handling all the financial affairs of the municipality on behalf of and in the manner directed by the Council of the municipality;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That Adam Pigeau is hereby appointed Treasurer for the City of Port Colborne.
2. That By-law No. 6785/35/20, Appointment of a Treasurer and Deputy Clerk: Bryan Boles, is hereby repealed.
3. That this by-law shall come into force and take effect on the day of passing.
4. That this by-law shall be repealed on the date the appointee ceases to be an employee of the City of Port Colborne.

Enacted and passed this 8th day of April, 2025.

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William C. Steele  
Mayor

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Charlotte Madden  
City Clerk