

**City of Port Colborne  
Social Determinants of Health Advisory Committee**

**Date:** Thursday, June 5, 2025  
**Time:** 1:00 pm  
**Location:** Committee Room 3-City Hall  
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

**Pages**

1. Call to Order
2. Adoption of the Agenda
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8. Action Items
9. Next meeting: Thursday, Sept. 4
10. Adjournment

## **City of Port Colborne**

### **Social Determinants of Health Advisory Committee – Meeting Minutes**

**Date:** Thursday, April 3, 2025  
**Time:** 1:00 pm  
**Location:** Committee Room 3-City Hall  
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

**Members Present:** Lori Kleinsmith, Bridges Community Health Centre  
Phil Licskai, Niagara Regional Police  
Vicki Doidge, Staff Lawyer, Niagara Community Legal Clinic  
Joanna Mataya, CEO, Community Living PCW  
Adrienne Harper, Health Promoter, Region Public Health

**Member(s) Absent:** Christine Clark-Lafleur, Chief Executive Officer, Port Cares  
Jeffrey Sinclair, Manager, Housing and Homelessness, Niagara Region  
Kim Simons, Director, Anchors Away

**Guests (non-voting)** Taralea McLean, Bridges CEO  
Judy Cassan, Bridges

**Staff** G. Todd, Staff Liaison  
William Steele, Mayor  
Bryan Boles Port Colborne CAO  
Tim Hoyle, Councillor (absent)  
Rachel Tkachuk, Library CEO (absent)

#### **1. Call to Order**

The Chair called the meeting to order at 1:03pm

#### **2. Adoption of the Agenda**

Moved By A. Harper, vice chair

Seconded By J. Mataya

That the Agenda of the April 3, 2025 meeting of the Social Determinants of Health Advisory Committee, be approved.

Carried

**3. Disclosures of Interest**

None.

**4. Approval of Minutes**

Moved By P. Licskai

Seconded By V. Doidge

That the minutes of February 6, 2025 meeting of the Social Determinants of Healthy Advisory Committee, be approved.

Carried

**5. Business Arising from the Minutes**

**5.1 Healthcare engagement follow-up**

Chair thanked CAO Boles for leading the special meeting of the committee March 19 during which he summarized the timeline of the Niagara Health plan to vacate the former Port Colborne hospital site, including the Urgent Care Centre, by 2028. He encouraged members to respond to the call for five citizen members to serve on City Council's new Healthcare Advisory Committee.

B. Boles and Port Colborne delegates met with the Minister of Health chief of staff during the Good Roads provincial conference March 29 to April 2. Many provincial ministers did not attend the conference, as they were settling in to new cabinet posts following the general election Feb. 27. Boles said the Port delegation was well-received, and the Ministry was aware of the local situation. Boles said there was to be a round of funding directed to Family Health Teams to be announced in the near future. (Canadian Press April 10: Ontario is looking for up to 80 new or expanded primary care teams to serve 300,000 patients)

A second call for proposals is expected in September.

T. McLean noted last time there was a funding announcement it was a free-for-all, with numerous applications coming from everywhere. She said there may be an invitation-only approach to applying to subsequent rounds of funding. She also noted transitional funding needs to be addressed.

## **5.2 Lodging House Licencing Bylaw**

S. Hanson was unable to attend but forwarded a brief report bylaw was working with owner of the lodging house toward compliance.

Chair asked if other municipalities were aware and watching the new bylaw. CAO said all municipal CAOs are aware. Mayor said all 12 mayors were also aware and on board.

## **6. New Business**

### **6.1 Affordable housing**

CAO Boles provided update of affordable housing project at Haney and King Streets. He said Niagara Regional Housing has financing complexities but will allow the city to establish a separate housing corporation, with its own board, to establish not-for-profit housing with rents at market price as well as subsidized/geared to income. The board decides the tenants.

### **6.2 Niagara Transit**

CAO Boles noted a transformational movement in some cities and towns where school buses are being cancelled and students ride public transit only. A monitor rides to and from school with the youngest children.

Committee will wait for results of public engagement (in each Niagara municipality Jan and Feb) are published before addressing local transit concerns.

## **7. Community Updates, Roundtable Discussion**

P. Licskai was impressed to see so many engaged people, of all ages, in the Vale Centre while he attended a Niagara Regional Police Services public engagement session regarding body-worn camera. He said every area was busy with people who looked "pretty darned happy" on the walking track, in the gym, and some "older gentlemen" playing hockey.

A. Harper reported Public Health will hold a free Rabies Vaccine Clinic June 3 in St. Catharines. Details to be announced asap.

## **8. Action Items**

Further to discussions of housing and homelessness the Chair presented an article "Protecting Tenants from Renovictions." She asked members to do any information gathering, so it can be discussed at next meeting. V. Doidge said the haw clinic deals with renovictions frequently.

**9. Next Meeting**

Thursday, June 5 at 1pm

**10. Adjournment**

The Chair adjourned the meeting at 2:30pm

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Chair

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Staff Liaison

**Work Plan - FINAL**

**Committee Name: Social Determinants of Health Advisory Committee**

**Year: 2025/2026**

Goal #1: Affordable Housing							
Objective	Activities	Who is Responsible?	Timeline	Expected Outcome	Evaluation	Budget Impact	Comments
Monitor progress on the City of Port Colborne Affordable Housing Plan and other regional opportunities	Updates, as needed, to the committee from CAO/ Planning Office  Review housing and homelessness data from Niagara Region	All	On-going	Provide feedback as needed to affordable housing plan developments.  Provide data to council as needed from regional housing data	Participation in proposed activities.	\$0	Given the scope that the group is advisory based, evaluation and outcomes are on an as needed basis and recommendations are provided as needed.

Goal #2: Lodging House By-Law							
Objective	Activities	Who is Responsible?	Timeline	Expected Outcome	Evaluation	Budget Impact	Comments
Monitor progress on the lodging house by-law for the City of Port Colborne	Quarterly updates from city staff  Provide feedback/ recommendations as needed	All committee members	On-going	Lodging house by-law license is implemented and progress on improvements made to living conditions are monitored	Participation in proposed activities.	Unknown	Given the scope that the group is advisory based, evaluation and outcomes are on an as needed basis and recommendations are provided as needed.
Goal #3: Health Care Services							
Objective	Activities	Who is Responsible?	Timeline	Expected Outcome	Evaluation	Budget Impact	Comments
Monitor progress on health care service changes in the City of Port Colborne	Quarterly updates from CAO/staff  Provide feedback/ recommendations as needed	All	On-going	Recommendations provided as needed or appropriate	Participation in proposed activities.	\$0	Given the scope that the group is advisory based, evaluation and outcomes are on an as needed basis and recommendations are provided as needed.

Goal #4: Roundtable Sharing							
Objective	Activities	Who is Responsible?	Timeline	Expected Outcome	Evaluation	Budget Impact	Comments
Committee members/guests bring forward community issues/agency updates related to committee scope	Quarterly round tabling sharing  Follow up activity to be determined as required	All	On-going	Increased awareness/collaboration amongst local agencies  Potential for the group to bring forward new goal / objective areas	Participation in proposed activities.  Track number of emerging issues brought forward.	\$0	Given the scope that the group is advisory based, evaluation and outcomes are on an as needed basis and recommendations are provided as needed.
Goal #5: Niagara Region Poverty Reduction Strategy (NRPRS)							
Objective	Activities	Who is Responsible?	Timeline	Expected Outcome	Evaluation	Budget Impact	Comments
<b>Review and monitor the NRPRS</b>	Make recommendations to the City of Port Colborne on ways to consider implementing activities in the NRPRS	All	On-going	Alignment of our workplan activities with the NRPRS priorities/activities	Participation in proposed activities.	Unknown	Given the scope that the group is advisory based, evaluation and outcomes are on an as needed basis and recommendations are provided as needed.



## **Legend**

**Goal #:** What is the Committees Goal?

**Objective:** Provide Goal description.

**Activities:** How is the Committee going to accomplish the chosen objective?

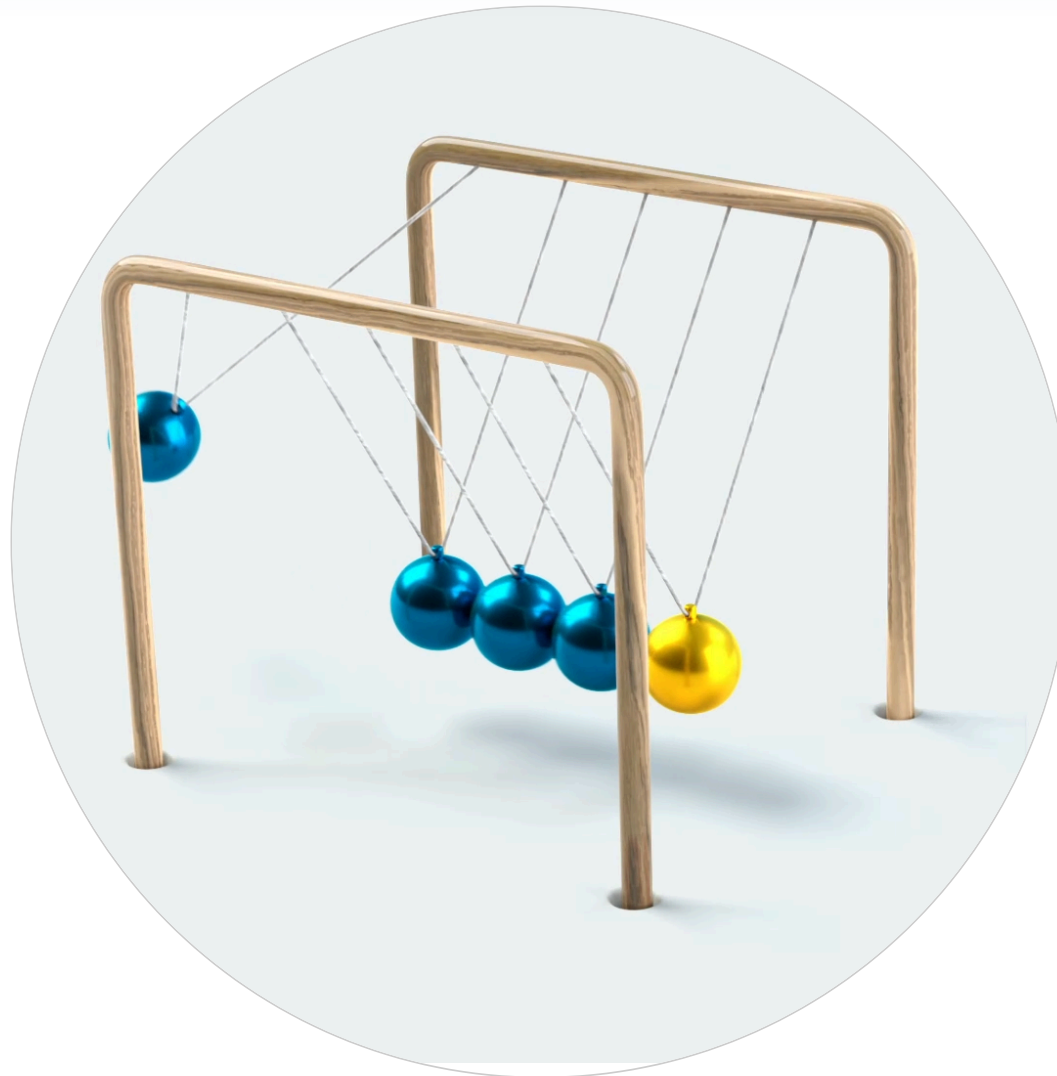
**Who is responsible?:** Who will be responsible for the activities?

**Timeline:** When will the activities begin and end?

**Expected Outcome:** What are the Committee's desired results?

**Evaluation:** How is the Committee going to measure the outcomes?

**Budget Impact:** What funds will be required for this activity?



Online Agent

## Protecting Tenants from Renovictions: New By-laws and Regulations Across Ontario Cities

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renovations only to re-rent the unit at a higher price while denying the original tenant's right to return. If you're unsure how these rules apply to your situation, a Landlord Tenant Lawyer Toronto can help you understand your rights.

## Understanding Renovictions

A renoviction occurs when a landlord forces a tenant to vacate, citing significant renovations, repairs, or demolition as the reason. These evictions are often not conducted in good faith, and landlords fail to honour the tenant's right to return. Ultimately, the unit is leased at a significantly higher rent to new tenants. A qualified Toronto Landlord Tenant Lawyer can help tenants challenge these practices.

## Implementation and Impact

The Rental Renovation Licenses By-law will officially take effect on July 31, 2025, and will apply to tenants who have received an N13 notice (a notice of eviction due to renovations or demolition). Tenants facing such an eviction should contact their local city office to ensure their landlords comply with the new regulations. Consulting a Landlord Tenant Dispute Lawyer at Unified LLP is recommended to navigate the legal process.

## New Requirements for Landlords

Under this by-law, landlords who issue an N13 notice to end a tenancy due to renovations must obtain a Rental Renovation License before proceeding. To qualify for the license, landlords must:

- Provide approved building permits for the renovation project.

- Submit a copy of the N13 notice issued to the tenant.

- Pay a \$700 application fee.

- Notify tenants of the license application submission and provide details on how they can access information about eviction prevention and the Rental Renovation Licenses By-law.

- Post a Tenant Information Notice in the building, informing residents of the license application.

- Provide a report from a qualified professional confirming that the renovation necessitates vacant possession.

- Develop and submit a Tenant Accommodation or Compensation Plan.

- Offer tenants prescribed severance compensation if they choose not to return after renovations are complete.

If you're a landlord unsure how to meet these requirements, a Landlord Lawyer Toronto can provide guidance to help you stay compliant.



curb renovictions, including:

**Hamilton:** Hamilton was the first city in Ontario to create a renoviction by-law, set to effect on January 1, 2025. Landlords must apply for a Renovation License within 7 days of issuing an N13 notice. The license will cost \$715, with an annual renewal fee of \$125. If tenants confirm in writing that they intend to return after renovations, landlords must provide alternative accommodation or compensation equal to the difference between the tenant's current rent and the average market rent. Compensation must be paid 7 days before the start of each month during renovations. Fines for non-compliance range from \$500 to \$10,000 for individual landlords and \$500 to \$50,000 for corporations.

**Ottawa:** On May 1, 2024, Ottawa City Council passed a motion to review Hamilton's by-law and will implement their own. The anti-renoviction by-law is expected to be introduced in December 2024, following approval by the Planning and Housing Committee.

**London:** On September 24, 2024, London's City Council passed its Rental Unit Repair License by-law. Landlords must obtain a license within 7 days of issuing an N13 notice, which costs \$600 per unit. Non-compliance penalties range from \$250 to \$2,500. The by-law will come into effect on March 1, 2025.

**Kitchener:** Kitchener has declined to implement renoviction-specific bylaws but has introduced a Rental Replacement bylaw. This bylaw requires landlords demolishing or converting six or more rental units to offer tenants alternative housing or compensation. Compensation includes waiving rent for a year or paying the equivalent of 10 months' rent.

**Mississauga:** Similar to Ottawa, Mississauga's City Council passed a motion on November 13, 2024, to review implementing their own renoviction by-law. The proposed by-law will be introduced to the General Committee in early 2025.

**Sudbury:** On October 24, 2024, Sudbury confirmed it would not pursue a renoviction or demolition by-law, citing concerns that increased legislative requirements could hinder economic growth and cause unintended community degradation.

**Other Cities:** Windsor, Brampton, Kingston, and Barrie have not indicated that they will implement renoviction by-laws. However, cities like St. Catharines, Guelph, and Owen Sound have announced plans to consider creating their own bylaws to protect tenants from renovictions.

## Protecting Tenant Rights

This new by-law enhances tenant protections by ensuring that landlords must justify the necessity of a tenant's eviction for renovations. Additionally, it reinforces the right of first refusal, ensuring that tenants who wish to return can do so once renovations are complete. If you're unsure of your rights or facing an unfair eviction, consulting a Landlord Tenant Lawyer can provide the clarity you need.

## What Tenants Should Do



Verify that their landlord has applied for and received a Rental Renovation License.

Contact their local city office for more information about their rights under the new by-law.

Seek legal advice if they suspect the eviction is being done in bad faith. A Landlord Tenant Dispute Lawyer can offer invaluable assistance.

The Rental Renovation Licenses By-law represents a major effort by the City of Toronto and other Ontario municipalities to curb unfair evictions and ensure that tenants are not displaced unnecessarily. By introducing strict requirements for landlords, these cities aim to protect tenants from renovictions and uphold housing security for all residents. Whether you're a tenant navigating your rights or a landlord seeking compliance, working with an experienced Toronto Landlord Tenant Lawyer can help you stay informed and protected.

For more information regarding Toronto's Rental Renovation Licenses By-Law, visit: [City of Toronto – Renovictions By-law Development](#).