Fire & Emergency Services
Telephone (905) 468-3266
Facsimile (905) 468-2959

The Town of Niagara-On-The-Lake

1593 Four Mike Creek Road
P.O. Box 190
Virgil, Ontario
L0S 1T0

Report:	**FES-20-013**	**Committee Date:**	**December 14, 2020**
		Due in Council:	December 21, 2020

Report To: **Fire & Emergency Services**
Subject: **Queenston & St. Davids Fire Station Consolidation**

1. RECOMMENDATION

It is respectfully recommended that:

1.1 Council approve, in principle, the future consolidation of Fire Station 2 (St. Davids) and Fire Station 4 (Queenston) once the current facilities reach end-of-life (estimated 2030).

1.2 Council direct the Fire Chief to limit future investment into the affected fire stations to repairs/replacement of critical components only, and improvements related to health and safety.

1.3 Council direct the Fire Chief to report back to Council once a suitable property for the future consolidated fire station has been identified.

1.4 Council direct the Fire Chief to work with the Director of Corporate Services to develop a funding strategy for the future consolidated fire station.

2. PURPOSE / PROPOSAL

The purpose of this report is to provide additional information regarding Fire Station 2 (St. Davids) and Fire Station 4 (Queenston) as directed by Council in FES 20-001 (Appendix L).

3. BACKGROUND

In November of 2018, the 2018-2022 Council Orientation included a presentation from the Fire Chief that provided an overview of the Fire Department, as well as outlined various challenges that it faces. One of the challenges brought forward was that two fire stations were approaching their end of useful life and that Council would be required to make a decision regarding their replacement. Consequently, at the December 17, 2018 Council Meeting, Council directed staff to provide copies of any reports provided to previous Councils in respect of the Queenston fire station viability. An Information Report was then prepared for Council and included in the January 17, 2019 Information Package.

At the February 4, 2019 Committee of the Whole Meeting, the Committee lifted the January 17, 2019 Information Package that contained the Information Report dealing

with Queenston Fire Station. According to the minutes, “Fire Chief Rob Grimwood was present to answer questions from the Committee on the Information Report dealing with the Queenston Fire Station”. The following motion was carried:

> *"Moved by Stuart McCormack with respect to information report in the January 17, 2019 Information Package, specifically Item No. 2 Queenston Fire Station, that staff be requested to provide an analysis of the report by Chief Grimwood to more closely analyze past, current and future information and future consideration and provide staff recommendations regarding any future action in a report with those responsible for preparing said report to advise Council by May 4, 2020."*

Consequently, FES-20-001 was authored in response to the above direction from Council. To compliment the original Information Report, each section contained an analysis of information surrounding the operational needs of District 4 (Queenston), followed by an analysis of the facility (Fire Station 4). At the February 10, 2020 Committee of the Whole meeting, Council received report FES-20-001 and made the following recommendations for future action.

The following direction to staff was provided:

- *provide an analysis of the St. Davids fire station facility and operations.*
- *direct staff to report back on the viability of consolidating the Queenston fire station and St. Davids fire station.*
- *direct staff to develop a funding strategy for the potential construction of a new consolidated fire station.*
- *direct staff to investigate potential locations for the new station and report on the operational impact of each location.*
- *staff to request that the Master Fire Plan Steering Committee ensure that the recommendations outlined in this report are prioritized during the planning process.*

The following report has been prepared in response to the above recommendations that were contained in FES-20-001.

4. DISCUSSION / ANALYSIS

Analysis of Fire Station 2 (St. Davids)

Facility

Built in 1984, the 7000 square-foot fire station currently lacks satisfactory space to operate effectively, as well as failing to adequately meet current standards surrounding occupational health and safety. Specifically, this station lacks a separate bunker gear storage room, a direct capture diesel exhaust removal system, shower/changeroom facilities for female firefighters, a decontamination room, a fitness area, a janitorial room and automated backup power.

The station continues to develop cracks and settling in the apparatus bay floors that require continual maintenance. In 2020, $5000 was spent on temporary patchwork in order to address trip hazards while a long-term plan is developed.

A building condition assessment that was completed by WalterFedy in 2017 (Appendix A) has also identified another $200,000 in capital repairs that are projected to be required in the next 3-4 years. These repairs involve masonry repairs, refinishing of concrete bay floors, and replacement of flat roofing.

In August of 2020, a report was prepared by The Herrington Group (Appendix B) as part of the Facility Accessibility Audit Project in order to better prepare for Accessibility for Ontarians with Disabilities Act (AODA) compliance. This report identifies $131,050 in associated costs of bringing this facility up to current codes and standards as of 2019.

Operations
Demand for service within the geographical area known as District 2 has remained relatively consistent over the past 15 years, with an average of 65 incidents occurring each year. In 2017, an evaluation and realignment of all response districts occurred in order to ensure that the closest fire apparatus was being dispatched to incidents across the municipality. This realignment was done in consultation with GIS technicians from the City of St. Catharines and Town of Niagara-on-the-Lake, as well as the Chief Communications Officer for St. Catharines Fire and Emergency Services who currently provides dispatching services to Niagara-on-the-Lake Fire & Emergency Services. Responses within District 2 in 2019 totaled 70 incidents, representing a nominal increase relative to available historical data (Appendix C). Furthermore, for comparison, 15-year averages for responses within the other 4 fire districts are 224 in District 1, 147 in District 3, 53 in District 4 and 88 in District 5.

Demand for Fire Station 2 resources outside of District 2 remain relatively consistent with 119 responses outside of District 2 in 2019 compared to a 15-year average of 112. Collectively, Fire Station 2 resources have been dispatched 189 times total in 2019 (this includes calls for service in District 2 and calls for service outside of District 2). For comparison, the 15-year averages for the other 4 stations are 265 for Station 1, 190 for Station 3, 128 for Station 4, and 147 for Station 5.

The above information represents a relatively consistent demand for Fire Station 2 resources across the municipality in 2019 when compared to the 15-year average (Appendix D and Appendix E).

The analysis of Fire Station 4 (Queenston) can be found in FES-20-001 (Appendix L).

<u>Viability of Consolidation</u>
Operations
Initial projections of demand for service in a consolidated District indicate that it would be comparable to the demand in District 5 (Glendale). Combining the incidents occurring in District 2 and District 4 would have resulted in 107 incidents in the consolidated District in 2019. This projection is based on a consolidated Station located on York Road, east of Four Mile Creek Road. For comparison, 2019 District responses were 208 in District 1, 165 in District 3, and 103 in District 5, making the potential consolidated District comparable to District 5 (Appendix F).

When projecting the potential demand for the consolidated Fire Station resources outside of their consolidated District, it is reasonable to expect 235 annual responses based on 2019 statistics. For comparison, 2019 Station responses were 281 for Station 1, 264 for Station 3, and 186 for Station 5 (Appendix G).

Based on the above information, a consolidated Station will result in very manageable call volume relative to the other three fire stations.

Facility
Fire Station 2 (St. Davids) could be renovated to provide additional space required to accommodate the consolidated equipment and personnel. However, according to the Fire Master Plan prepared by Emergency Management & Training Inc., *"This structure was built in 1984; the lifespan of a fire station is 30 to 40 years. With this structure already 36 years old, any funds spent on it might be better directed at a new structure in a different location and possibly repurpose the current station for other needs of the municipality. An engineering/architectural assessment of the station would be required to determine the feasibility of it being expanded and renovated to meet the requirements of a combined station and current standards."*

Furthermore, with the volunteer firefighter model, temporarily closing the station during construction would pose significant operational challenges that would be incredibly challenging and costly to mitigate.

Appendix H is a map illustrating the 6-minute travel time that is utilized as part of the suburban response criteria with a target of ensuring 10 firefighters arrive within 10 minutes (the other 4 minutes being assembly/turnout time). Although the current location of Station 2 provides good coverage in the Queenston area, Queenston village and Niagara River Parkway falls outside of the 6-minute travel time. The decrease in the level of service makes this location less ideal than other potential station locations.

Due to the location, available room for expansion, and current building condition, Queenston Fire Station is not considered an option for the consolidated station.

Volunteer Firefighters
The opportunity to bring both fire stations together into one facility and under one consolidated organizational structure would allow for the retention of existing volunteer firefighters. Due to the Volunteer Firefighter Mandatory Retirement Policy, a total of 13 firefighters will be retiring by 2029 from the two stations. Eleven firefighters will be required to retire from Station 4 over the next 9 years and 2 will be required to retire from Station 2 over the next 5 years. A consolidated station could reduce the total required firefighters from 40 firefighters down to 30 firefighters for the St. Davids and Queenston areas through attrition.

Emergency Management & Training Inc. also stated that closing Fire Station 4 (Queenston) and relocating firefighters to Fire Station 2 (St. Davids) *"could impact firefighter morale, retention, and engagement of Station #4 firefighters."*

Funding Strategy

According to Emergency Management & Training Inc., a new larger fire station to accommodate additional equipment and firefighters could be $2.5 – 3.5 million plus land acquisition costs.

Based on Appraisal Reports prepared by Colliers International in August of 2020, the estimated market value of Fire Station 4 (Queenston) is $1,100,000 and Fire Station 2 (St. Davids) is $2,200,000. It should be noted that in discussion with Colliers staff we were advised that the Station 2 market value is based of redevelopment of park space that adjoins the fire station property. Consequently, if the fire station was to be severed off the park parcel, the estimated value would be $1,200,000 (Appendix I & J).

Consequently, a combination of the proceeds of the sale of the two existing properties, potential grant funding, and debenture would be utilized to fund a new consolidated fire station.

Potential Consolidated Station Locations

In order to maintain a 6-minute travel time across the majority of Niagara-on-the-Lake, a 3-5 acre parcel of land would be required in the area north of York Road and east of Four Mile Creek Road (Appendix K).

As outlined above (Appendix H), although Fire Station 2 (St. Davids) would allow for potential renovation or rebuilding on the existing site, the location would result in the areas of Queenston village and Niagara River Parkway falling outside the 6-minute travel time.

Master Fire Plan Recommendations

Section 6.2.7: Station 2 and Station 4 Amalgamation (Recommendation #19). It is recommended that the Town of Niagara-on-the-Lake amalgamate Stations 2 and 4 into a larger station in both size and firefighter numbers.

Estimated Cost - $2 to 3 million
Mid-term (4 - 6 years)

5. STRATEGIC PLAN

The recommendation to maintain both fire stations until they reach end-of-life before proceeding with consolidation aligns with Council's 2019-2022 Strategic Plan. Specifically, a modern consolidated fire station is an innovative way to protect our heritage, agriculture and other assets that ensures our community remains distinctive and sustainable. It delivers smart and balanced growth through well-managed municipal finances by reducing the requirement for two replacement fire stations to one.

The implementation of the recommendations in this report are intended to enable the Fire Department to excel in having a positive workplace culture where team and excellence abounds. This clear direction from Council will ensure that the affected

volunteer firefighters have a clear understanding of the future direction of the organization, reducing uncertainty and anxiety that interferes with the development of a healthy workplace culture.

6. OPTIONS

Option 1 ***(recommended)*** - It is respectfully recommended that:

1.1 Council approve, in principle, the future consolidation of Fire Station 2 (St. Davids) and Fire Station 4 (Queenston) once the current facilities reach end-of-life (approximately 2030).

1.2 Council direct the Fire Chief to limit future investment into the affected fire stations to repairs/replacement of critical components only, and improvements related to health and safety.

1.3 Council direct the Fire Chief to report back to Council once a suitable property for the future consolidated fire station has been identified.

1.4 Council direct the Fire Chief to work with the Director of Corporate Services to develop a funding strategy for the future consolidated fire station.

Option 2 – Council receive this report as information only and provide further direction to the Fire Chief as to the forecasted replacement of the St. Davids and Queenston fire stations.

7. FINANCIAL IMPLICATIONS

There are no direct financial implications related to this report. Future financial implications will be addressed in additional Staff reports, and through future annual budgeting process.

8. COMMUNICATIONS

Not applicable.

9. CONCLUSION

As consolidation of the Queenston and St. Davids fire stations does not present a measurable increase or decrease in the level of service to the affected geographical areas/populations, and the existing facilities have not yet reached end-of-life, it is respectfully recommended that Council approve consolidation in principle, directing the Fire Chief to work with the Director of Corporate Services on a funding strategy for a single consolidated fire station within the 10-year capital forecast.

If consolidation is not pursued in the future, due to changing needs of either District 4 or District 2, this direction will leave the Town well positioned to continue with the replacement of Station 2, however a decision will then need to be made regarding replacement/renovation of Station 4 at that point.

This recommendation is aligned with Council's 2019-2022 Strategic Plan, and responsibly addresses the need to plan for the replacement of the existing facilities with a modern, inclusive, safe, and functional facility, once they reach end-of-life.

Respectfully submitted,





Nick Ruller, MA
Fire Chief

Marnie Cluckie, MS.LOD, B.ARCH, B.ES
Chief Administrative Officer

ATTACHMENTS

Appendices (Labelled).pdf

WEB ATTACHMENTS

FES-20-012.pdf

ATTACHMENTS FOR LINK
FES-20-012.pdf

CORPORATE FACILITIES BUILDING CONDITION ASSESSMENT

TOWN OF NIAGARA-ON-THE-LAKE

FIRE STATION 2
745 WARNER ROAD, NIAGARA-ON-THE-LAKE

WalterFedy Project No.: 2017-0295-05
Town of Niagara-on-the-Lake Project No.: NOTL-PR-001

August 11, 2017

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WALTERFEDY

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WalterFedy Project No.: 2017-0295-05
Town of Niagara-on-the-Lake Project No.: NOTL-PR-001

August 11, 2017

Kevin Turcotte
Manager of Parks and Recreation
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Virgil L0S 1T0

Dear Mr. Kevin Turcotte,

RE: Niagara-on-the-Lake: Building Condition Assessments
Fire Station 2, 745 Warner Road, Niagara-on-the-Lake

WalterFedy is pleased to submit the attached Corporate Facilities Building Condition Assessment to Town of Niagara-on-the-Lake. This report encompasses the originally agreed to scope, as outlined in our response to NOTL-PR-001 for Fire Station 2 located at 745 Warner Road, Niagara-on-the-Lake.

Based on the information provided by Town of Niagara-on-the-Lake, the report was completed with the data supplied and collected, as well as engineering judgement and various analysis tools to arrive at the final recommendations.

All of which is respectfully submitted,

WALTERFEDY

Bryn Jones, MASc., P.Eng.
Director, Facilities Management

bjones@walterfedy.com
519-576-2150 x293

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1 SUMMARY

1.1 General Summary

The report identifies and makes life repair/replacement recommendations for deficiencies visually identified while on site on July 13, 2017. Within the property condition assessment methodology, each major component was assessed for condition, based on visual review, while factoring in component history, current maintenance practices and time since last major replacement. The assessed condition of the component is then compared against industry accepted "expected useful life" values for each component type. An inventory of needs was then developed based on age, condition, and the relative impact that failure of that particular component represents for the building.

1.2 Architectural Summary

The building is a one-storey structure with a large garage for the fire rescue vehicles and an office, hall, and kitchen area. The exterior walls consist of exterior brick veneer with concrete backer block. The roof system atop the Site Building consists of a large flat roof area of modified bitumen roofing and asphalt shingles on a steep pitch found around the perimeter of the building. Storm water is directed to the eaves troughs, rain water leaders, and roof drains. The window systems of the Site Building consist of DG aluminum windows. Exterior doors serving the Site Building are comprised of mostly painted metal doors in metal frames. Four (4) overhead doors serve the vehicle area for the Fire Station. Various floor finishes including epoxy flooring and ceramic tiling are found throughout the interior of the building. Gas is supplied to the building by Enbridge. Fire extinguishers, emergency lighting, and exit signage is found throughout the interior in sufficient numbers.

1.3 Mechanical Summary

Primary heating and cooling for the fire station is provided by two rooftop packaged air handing units. Additional heating throughout the tenant space is provided by gas-fired radiant unit heaters . Domestic Hot Water ("DHW") within the Site Building is provided by one (1) gas fired domestic hot water heater. Water distribution system consists of copper piping throughout.

1.4 Electrical Summary

The electrical power is supplied feeds the main 200 Amp distribution panel located within the Mechanical Room. Multiple electric panels and switches are located in the Mechanical Room, controlling different areas and equipment. The lighting system consists of T8, recessed and surface mounted fixtures throughout the interior. The exterior lighting includes surface mounted, and recessed lighting fixtures. Staff noted that the fire station is part of a project where all light fixtures are being upgraded to LED.

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2 INTRODUCTION

2.1 Objectives

The objectives include the following:

- Identifies what repairs and/or replacements that may/will occur in the next zero to ten years, referencing current supplier maintenance/repair records;
- Identifies all capital items that may/will need repair or replacement over the future lifetime of the building - particulary in the next 30 years;
- Provides estimated values for each of the identified repairs and/or replacements based on real-life costs for parts, delivery and service;
- Identifies preventative maintenance tasks to be done to provide for capital items life-span maximization, referencing current supplier maintenance/repair records; and
- Provides recommendations to assist in keeping capital costs minimal over the remaining lifespan of the building and grounds.

2.2 Scope of Work

The Corporate Facilities Building Condition Assessment included a visual examination of the following:

- Site works (i.e. pavement, soft landscaping, pedestrian walkways, curbs, site lighting, fencing etc.);
- Visible structural elements (i.e. columns, slabs, walls, and beams, etc.);
- Building envelope, comprised of the exterior walls, windows, and exterior doors;
- Roof systems;
- Electrical systems;
- Mechanical systems (i.e. HVAC units, domestic hot water, etc.);
- Equipment/appliances;
- Life safety systems;
- Interior finishes of the common areas; and
- Barrier free elements

2.3 Cost Estimates

Cost estimates provided in this report are preliminary Class "D" and provided only as an indication of the order of magnitude of the remedial work. These values have been arrived at by determining a representative quantity from the visual observations made at the time of our Site visit and by applying current market value unit costs to such quantities and or a reasonable lump sum allowance for the work. More precise cost estimates would require more detailed investigation to define the scope of work. They are not intended to warrant that the final costs will not exceed these amounts or that all costs are covered. The estimates assume the work is performed at one time and do not include costs for potential de-mobilization and re-mobilization if repairs/replacement are spread out over the term of analysis.

All costs are identified in 2017 Canadian Dollars, including a 20% contingency fee to cover unforeseen costs and a 10% contingency fee to cover applicable consulting fees. All costs do not include applicable taxes.

All cost estimates assume that regular annual maintenance and repairs will be performed to all building elements at the facility. No cost allowance is carried for this regular maintenance.

The cost estimates provided in this report are based on costs of past repairs at similar buildings, recent costing data such as "RS Means Repair and Remodelling Cost Data - Commercial/Residential" and "Hanscomb's Yardsticks for Costing", or WalterFedy's professional judgment.

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Unless otherwise stated, the replacement costs identified for an element reflects the cost to remove and replace the existing element with the same type of element.

2.4 Condition and Priority Rating System

The condition of the building components was assessed according to the following definitions.

Table 1: Building condition definitions

Condition	Definition
Excellent	Functioning condition is new or like-new. No issues are reported and no failures are expected within the next eight to ten years.
Good	Functioning condition as indended under regular maintenance, suitable for the age and use with normal deterioration. Capital repairs or replacement are not expected within the near future of next six to eight years.
Fair	Functioning however in deteriorating condition intended under regular maintenance. Capital repairs or replacement are expected within the near future of next four to six years to maintain its "State of Good Repairs".
Poor	Not properly functioning with significant deterioration requiring maintenance and repairs. Need to be replaced or repaired to maintian its normal functioning immediately or in the next two to four years.
Critical (V.Poor)	Needs to be addressed immediately to address a component that is not functioning as intended or if left unaddressed poses a significant risk of failure.

Priority of repair of the building systems and components was assessed according to the following definitions.

Table 2: Building priority definitions

Priority	Definition
1	Urgent, currently critical (immediate)
2	High, potentially critical (2 to 4 years remain)
3	Medium, not yet critical (4 to 6 years remain)
4	Low, recommended improvements (6 to 8 years remain)
5	Desirable

2.5 Facility Condition Index

The Facility Condition Index (FCI) of the site building was determined by the condition of the building components and developed inventory of needs.

The FCI is a condition index tool to illustrate the condition of a property expressed in a percentage ratio of renewal and repair costs divided by the replacement value of the building. The replacement value of the building is based on industry standards for residential construction costs for replacing those building components, however excludes the existing land value. Therefore, the lower a FCI is, the better the building condition. Once the inventory of needs is established then the Facility Condition Index (FCI) of the building is determined. FCI is a condition index tool used to illustrate the condition of a property expressed in a percentage ratio of renewal and repair costs divided by the replacement value of the building expressed as:

$$\text{FCI} = \frac{\text{Renewal and Repair Costs}}{\text{Replacement Costs}}$$

The following benchmarks are typically used in the industry standard to indicate the condition ratings of FCI:

- FCI: 0-5% Good Condition
- FCI: 5-10% Fair Condition

- FCI: 10-30% Poor Condition
- FCI: >30% Critical Condition

2.6 List of Reference Documents and Standards

- ASTM E2018 - 15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process
- ASTM E2166 - 16 Standard Practice for Organizing and Managing Building Data
- ASTM E1557 - 09(2015) Standard Classification for Building Elements and Related Sitework-UNIFORMAT II
- Ontario Building Code, 2012
- Ontario Fire Code, 2007

2.7 Contact Information

The contact information for the Owner (Town of Niagara-on-the-Lake) and the Consultant (WalterFedy) can be found in Table 3.

Table 3: Contact information

Owner:	**Consultant:**
Town of Niagara-on-the-Lake	WalterFedy
Kevin Turcotte Manager of Parks and Recreation	Bryn Jones, MASc., P.Eng. Director, Facilities Management
905-468-3061 ext 263 kturcotte@notl.org	519-576-2150 x293 bjones@walterfedy.com
1593 Four Mile Creek Road Virgil L0S 1T0	675 Queen Street South, Suite 111 Kitchener, ON N2M 1A1

3 EXISTING CONDITIONS AND RENEWAL RECOMMENDATIONS

3.1 General Information

Table 4 summarizes the background information for the facility at 745 Warner Road:

Table 4: Facility background information

Facility Type:	Fire Station
Location:	745 Warner Road, Niagara-on-the-Lake, Ontario
Number of Floors:	1
Facility Area: [sq.ft]	7,000
Year of Construction :	1984

3.2 B10 Shell

3.2.1 B10 - Superstructure

Brief Description: Superstructure - Slab-On-Grade

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Location: Throughout

Commentary: Slab-on-grade is found installed throughout the facility with various floor finishes atop. No signs of settlement or deficiencies was noted during inspection or reported by staff. Any cracking should be addressed during floor replacement while the slab is exposed.

Table 5: Repairs to floor cracks during flooring replacement

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,000	2023	10	1984

3.2.2 B10 - Superstructure

Brief Description: Superstructure - Concrete Block Wall

Location: Throughout

Commentary: Concrete block wall is utilized throughout the facility as the primary wall structure. Concrete block walls are in good condition. No issues noted by staff during site investigation.

Table 6: Repair concrete block wall as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,500	2025	10	1984

3.3 B20 Shell

3.3.1 B2010 - Exterior Walls

Brief Description: Exterior Walls - Brick Masonry Veneer

Location: Exterior

Commentary: Brick masonry units with concrete block backing are utilized throughout the perimeter of the facility as the primary exterior veneer. Brick is found to be in good condition on all building facades. Minor cracking was noted. Allowance is recommended for minor repairs as necessary.

Table 7: Repair brick masonry as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,500	2028	10	1984

3.3.2 B2020 - Exterior Windows

Brief Description: Exterior Windows - Aluminum

Location: Exterior

Commentary: Exterior windows were viewed to be comprised of double glazed units within aluminum frames. The windows were noted to be original to 1984 construction and in fair condition. Replacement is recommended in the next few years.

Table 8: Replace glazing units

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	15,000	2021	35	1984

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3.3.3 B2020 - Exterior Windows

Brief Description: Exterior Windows - Aluminum

Location: Exterior

Commentary: Exterior windows were viewed to be comprised of double glazed units within aluminum frames. The windows were noted to be original to 1984 construction and in fair condition. Replacement is recommended in the next few years.

Table 9: Re-caulk glazing units

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for re-caulking	2,000	2029	8	1984

3.3.4 B2030 - Exterior Doors

Brief Description: Exterior Doors - Hollow Metal Doors

Location: Exterior

Commentary: Exterior hollow metal doors are found in various locations throughout the perimeter and most are fitted with side viewing panels. The doors are in fair condition.

Table 10: Replace hollow metal doors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	8,400	2029	45	1984

3.3.5 B2030 - Exterior Doors

Brief Description: Exterior Doors - Hollow Metal Doors

Location: Exterior

Commentary: Exterior hollow metal doors are found in various locations throughout the perimeter and most are fitted with side viewing panels. The doors are in fair condition.

Table 11: Refurbish hollow metal doors as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	1,500	2020	10	1984

3.3.6 B2040 - Industrial Doors

Brief Description: Industrial Doors - Overhead Doors

Location: Vehicle Bay

Commentary: Four (4) overhead doors service the vehicle bay of the fire station. The doors are all functional with no major deficiencies noted by staff during inspection. The overhead doors are all mechanically operated. Minor corrosion was noted on the overhead door frames. They are unlikely to be original to construction. Age of the existing overhead door is unconfirmed. Overhead doors are generally in good condition.

Table 12: Replace overhead doors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	22,000	2024	25	2000

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3.4 B30 Shell

3.4.1 B30 - Roofing

Brief Description: Roofing - Asphalt Shingles

Location: Roof Perimeter

Commentary: Along the perimeter of the flat roofing system is a steep pitched face of asphalt shingles. Age of the existing shingles is unconfirmed. The shingles appear to be in good condition. No reports of deficiencies regarding the asphalt shingles was noted by staff.

Table 13: Replace asphalt shingles

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	25,000	2026	25	2000

3.4.2 B30 - Roofing

Brief Description: Roofing - Asphalt Shingles

Location: Roof Perimeter

Commentary: Along the perimeter of the flat roofing system is a steep pitched face of asphalt shingles. Age of the existing shingles is unconfirmed. The shingles appear to be in good condition. No reports of deficiencies regarding the asphalt shingles was noted by staff.

Table 14: Repair shingles as needed

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for repairs as needed	2,000	2034	8	2000

3.4.3 B30 - Roofing

Brief Description: Roofing - Modified Bitumen

Location: Flat Roof

Commentary: Modified bitumen roofing is found atop the site building to be in good to fair condition. Age of the existing roofing is unconfirmed. It is recommended that the roofing be replaced within 5-10 years. Debris and leaves are present on the roof during the site inspection. Stormwater appeared to be draining well. No issues of leakage were noted by staff.

Table 15: Replace modified bitumen roofing

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	84,000	2023	20	2000

3.4.4 B30 - Roofing

Brief Description: Roofing - Modified Bitumen

Location: Flat Roof

Commentary: Modified bitumen roofing is found atop the site building to be in good to fair condition. Age of the existing roofing is unconfirmed. It is recommended that the roofing be replaced within 5-10 years. Debris and leaves are present on the roof during the site inspection. Stormwater appeared to be draining well. No issues of leakage were noted by staff.

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Table 16: Regular maintenance of flat roof as needed

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for repair of the flat roof as needed, including replacing caulking, repairing flashing, etc.	8,000	2020	8	2000

3.4.5 B30 - Roofing

Brief Description: Soffit - Metal Soffit

Location: Soffit

Commentary: The metal soffits are in fair condition. A section of the metal soffit has separated creating an opening. It is recommended that the soffits be repaired in order to seal the hole.

Table 17: Repair hole in the soffit

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for localized repairs	300	2018	0	1984

3.5 C10 Interiors

3.5.1 C1030 - Interior Doors

Brief Description: Interior Doors - Various Types

Location: Throughout

Commentary: Multiple types of interior doors including wooden doors as well as hollow metal doors are found throughout the interior of the facility. The interior doors are in good condition generally. No major issues involving the interior doors was noted by staff.

Table 18: Refurbish interior doors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,400	2021	10	1984

3.5.2 C1030 - Interior Doors

Brief Description: Interior Doors - Various Types

Location: Throughout

Commentary: Multiple types of interior doors including wooden doors as well as hollow metal doors are found throughout the interior of the facility. The interior doors are in good condition generally. No major issues involving the interior doors was noted by staff.

Table 19: Replace interior doors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	12,000	2041	50	1984

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3.6 C30 Interiors

3.6.1 C3010 - Wall Finishes

Brief Description: Wall Finishes - Painted Gypsum Wallboard

Location: Throughout

Commentary: Painted gypsum wall board ("GWB") is found throughout the interior as the primary wall finish. Painted GWB is generally in good condition. Allowances for repair and maintenance of the GWB is included.

Table 20: Repairs and maintenance to gypsum wallboard

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for repairs to problematic areas	5,000	2023	10	1984

3.6.2 C3010 - Wall Finishes

Brief Description: Wall Finishes - Painted Concrete Block Wall

Location: Throughout

Commentary: Painted concrete masonry walls found throughout the interior of the facility are generally in good condition.

Table 21: Repaint concrete block as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	5,000	2023	10	1984

3.6.3 C3010 - Wall Finishes

Brief Description: Wall Finishes - Ceramic Tiling

Location: Throughout

Commentary: Ceramic tiling is found in various locations throughout the facility as a wall finish. The tiling appeared to be in good condition overall. Full replacement is not anticipated in the study period however damaged tiles should be replaced as necessary.

Table 22: Replace ceramic tiles as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	3,000	2024	20	1984

3.6.4 C3020 - Floor Finishes

Brief Description: Floor Finishes - Concrete Epoxy

Location: Throughout

Commentary: Concrete slab-on-grade with an epoxy finish throughout is in good condition. No issues noted by staff during site investigation.

Table 23: Re-epoxy floors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for re-applying epoxy to concrete floors	35,000	2023	15	1984

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3.6.5 C3020 - Floor Finishes

Brief Description: Floor Finishes - Vinyl Composite Tile

Location: Throughout

Commentary: Vinyl composite tiling ("VCT") is found in various locations throughout the fire hall to be in fair condition. No major deficiencies were reported by staff in regards to the VCT.

Table 24: Replace vinyl composite tiling

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	30,000	2022	20	1984

3.6.6 C3020 - Floor Finishes

Brief Description: Floor Finishes - Ceramic Tile

Location: Throughout

Commentary: Ceramic tile throughout the site building is in good condition. No lifecycle replacement is anticipated within the study period. Localized repair/replacement may be required due to the normal usage.

Table 25: Repair/replace ceramic tile flooring as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	5,000	2025	10	1984

3.6.7 C3030 - Ceiling Finishes

Brief Description: Ceiling Finishes - Steel Decking

Location: Vehicle Bay

Commentary: Exposed underside of steel roof decking is painted and utilized as the ceiling finish throughout the vehicle bay. The decking is in good condition.

Table 26: Repaint steel roof deck

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for repainting the steel roof deck	3,500	2030	15	1984

3.6.8 C3030 - Ceiling Finishes

Brief Description: Ceiling Finishes - Acoustic Ceiling Tile

Location: Office

Commentary: Suspended acoustic ceiling tile situated throughout appears to be in good condition. Minor water staining noted on tiles.

Table 27: Replace acoustic ceiling tiles as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,500	2025	10	1984

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3.7 D20 Services - Mechanical

3.7.1 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Men's Washroom

Location: Men's Washroom

Commentary: American Standard floor mounted toilets as well as wall mounted sinks and urinals are installed throughout the men's washroom. The fixtures are in good to fair condition.

Table 28: Renewal of washroom

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for renewal	12,500	2030	30	2000

3.7.2 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Women's Washroom

Location: Women's Washroom

Commentary: American Standard floor mounted toilets and wall mounted sinks are installed throughout the women's washroom. The fixtures are in good to fair condition.

Table 29: Renewal of washroom

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for renewal	12,500	2030	30	2000

3.7.3 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Men's Shower Stall

Location: Men's Washroom

Commentary: The shower stall installed in the men's washroom is in good overall condition. No complaints regarding the stall was noted by staff during inspection. Replacement of the shower stall should be addressed during the renewal of the washrooms.

Table 30: Replace shower stall

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	3,000	2030	30	2000

3.7.4 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Women's Shower Stall

Location: Women's Washroom

Commentary: The shower stall installed in the women's washroom is in good overall condition. No complaints regarding the stall was noted by staff during inspection. Replacement of the shower stall should be addressed during the renewal of the washrooms.

Table 31: Replace shower stall

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	3,000	2030	30	2000

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3.7.5 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Sink

Location: Kitchen

Commentary: Stainless steel kitchen sinks are in good condition and have had no reports of deficiency.

Table 32: Replace sinks

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	1,650	2028	30	2000

3.7.6 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Laundry Sink

Location: Throughout

Commentary: One (1) stainless steel sink services the laundry area and is in good condition. No reports of deficiency were noted during inspection.

Table 33: Replace sink

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	750	2028	30	2000

3.7.7 D2040 - Rain Water Drainage

Brief Description: Rain Water Drainage

Location: Roof

Commentary: Rain water drainage systems installed atop the site building appeared to be draining effectively at the time of inspection. Replacement should be addressed during roof replacement. It is recommended that the central roof drain pipe on the exterior wall be extended minimum 4 feet away from the site building.

Table 34: Extend downspout

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for extending the down pipe to direct rain water away from site building	500	2017	0	1984

3.7.8 D2095 - Domestic Water Heaters

Brief Description: Domestic Water Heater

Location: Mechanical Service Room

Commentary: HWT - Gas fired hot water tank Manufactured by Rheem (M/N RP60-51M, S/N 0805J07115, capacity 60 US gallons) is located in the mechanical room. The hot water tank is in good condition with no capacity issues noted by staff.

Table 35: Replace HWT

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	5,000	2023	15	2005

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3.8 D30 Services - Mechanical

3.8.1 D3012 - Gas Supply System

Brief Description: Natural Gas Lines

Location: Roof Top

Commentary: Natural gas lines serving the rooftop units are corroded. The lines appear to be in working condition and there are no issues noted by staff. It is recommended that the gas lines be repainted.

Table 36: Repaint natural gas lines

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for repainting the gas lines on roof	2,500	2021	20	1984

3.8.2 D3034 - Packaged Air Conditioning Units

Brief Description: Packaged HVAC Unit (RTU-1)

Location: Roof

Commentary: RTU 1 - Packaged HVAC unit manufactured by Carrier (M/N - 48GS-024060301, S/N - 3305G12184) is located on the roof top. The unit provides gas heating and electric cooling. No capacity or balancing issues noted by staff. Upon inspection, it appears to be in fair condition.

Table 37: Replace RTU-1

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	9,000	2028	25	2005

3.8.3 D3034 - Packaged Air Conditioning Units

Brief Description: Packaged HVAC Unit (RTU-2)

Location: Roof

Commentary: RTU 2 - Packaged HVAC unit manufactured by Carrier (M/N - 48TFE006-A-511HQ, S/N - 4204G30092) is located on the roof top. The RTU offers gas heating and electric cooling. No capacity or balancing issues were noted by staff. Upon inspection, it appears to be in fair condition.

Table 38: Replace RTU-2

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	10,000	2028	25	2004

3.8.4 D3045 - Exhaust Ventilation Systems

Brief Description: Exhaust Fan (EF - 1)

Location: Roof

Commentary: EF - 1 - Exhaust system located on the roof has corrosion issues. Unit's age and information could not be obtained. No complaints noted by staff during site investigation. Unit is in fair condition.

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Table 39: Replace exhaust unit

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	2,000	2024	25	2000

3.8.5 D3045 - Exhaust Ventilation Systems

Brief Description: Exhaust Fan (EF - 2)

Location: Roof

Commentary: EF - 2 - Roof exhaust fan is in fair condition. Age of the fan could not be obtained. No issues noted during site investigation.

Table 40: Replace exhaust unit

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	750	2024	25	2000

3.8.6 D3045 - Exhaust Ventilation Systems

Brief Description: Exhaust Fan (EF - 3)

Location: Roof

Commentary: EF - 3 - Roof exhaust fan is in fair condition. Age of the fan could not be obtained. No issues noted during site investigation.

Table 41: Replace exhaust unit

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	750	2024	25	2000

3.8.7 D3045 - Exhaust Ventilation Systems

Brief Description: Exhaust System

Location: Vehicle Bay

Commentary: EX-1 - The ceiling mounted vehicle exhaust system manufactured by Airvac 911 services the vehicle bay. The information tag could not be obtained due to the unit's location. The unit appears to be in good condition. No issues noted by staff during site investigation.

Table 42: Replace vehicle exhaust system

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	5,000	2031	25	2004

3.8.8 D3045 - Exhaust Ventilation Systems

Brief Description: Exhaust System

Location: Vehicle Bay

Commentary: EX-2 - The ceiling mounted vehicle exhaust system manufactured by Airvac 911 services the vehicle bay. The information tag could not be obtained due to the unit's location. The unit appears to be in good condition. No issues noted by staff during site investigation.

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Table 43: Replace vehicle exhaust system

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	5,000	2031	25	2004

3.8.9 D3045 - Exhaust Ventilation Systems

Brief Description: Exhaust System

Location: Vehicle Bay

Commentary: EX-3 - The ceiling mounted vehicle exhaust system manufactured by Airvac 911 services the vehicle bay. The information tag could not be obtained due to the unit's location. The unit appears to be in good condition. No issues noted by staff during site investigation.

Table 44: Replace vehicle exhaust system

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	5,000	2031	25	2004

3.8.10 D3053 - Unit Heaters

Brief Description: Gas Fired Unit Heater

Location: Vehicle Bay

Commentary: UH-1 - Gas fired unit heater manufactured by Reznor provides supplementary heat to the vehicle bay. No issues noted by staff. Unit heater is in fair condition.

Table 45: Replace unit heater

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	6,500	2025	25	2000

3.8.11 D3053 - Unit Heaters

Brief Description: Gas Fired Unit Heater

Location: Vehicle Bay

Commentary: UH-2 - Gas fired unit heater manufactured by Reznor provides supplementary heat to the vehicle bay. No issues noted by staff. Unit heater is in fair condition.

Table 46: Replace unit heater

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	6,500	2025	25	2000

3.9 D40 Services - Mechanical

3.9.1 D4030 - Fire Protection Specialties

Brief Description: Fire Protection Specialties - Fire Extinguishers

Location: Throughout

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Commentary: Fire extinguishers are found throughout the facility to be inspected as necessary and in good condition. Fire extinguishers should be replaced regularly.

Table 47: Replace fire extinguishers

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	3,500	2022	5	2017

3.10 D50 Services - Electrical

3.10.1 D5010 - Electrical Service And Distribution

Brief Description: Main Disconnect Switch

Location: Mechanical Room

Commentary: 200A main disconnect switch is in good condition

Table 48: Replace main disconnect switch

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	1,200	2040	40	1984

3.10.2 D5010 - Electrical Service And Distribution

Brief Description: Panel 2

Location: Mechanical Room

Commentary: Panel 2 - Electrical panel manufactured by Federal Pioneer (200A, 240V, 3 phase, 4 wire) is in fair condition. Exact age of the panel could not be obtained, however, based on appearance the panel appears to be older.

Table 49: Replace electrical panel

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	1,500	2025	40	1984

3.10.3 D5010 - Electrical Service And Distribution

Brief Description: Panel 1

Location: Mechanical Room

Commentary: Panel 1 - Electrical panel manufactured by Federal Pioneer (200A, 240V, 3 phase, 4 wire) is in fair condition. Exact age of the panel could not be obtained, however, based on appearance the panel appears to be older.

Table 50: Replace electrical panel

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	1,500	2025	40	1984

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3.10.4 D5022 - Lighting Equipment

Brief Description: Lighting Fixtures - Fluorescent

Location: Throughout

Commentary: A mixture of surface mounted and recessed lighting fixtures are situated throughout the interior. Fixtures are fluorescent consistently throughout the facility. Staff indicated that the fire hall is part of a larger project to upgrade all lights to LED.

Table 51: Replace lighting

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	24,500	2026	30	1984

3.10.5 D5091 - Exit and Emergency Light Systems

Brief Description: Exit and Emergency Lighting Systems

Location: Throughout

Commentary: Emergency lighting and exit signs are found throughout the facility and assumed to meet the needs of the building. The lighting/emergency equipment should be replaced upon the end of their lifecycle.

Table 52: Replace exit and emergency signs/lights

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	3,500	2026	25	1984

3.11 G20 Building Sitework

3.11.1 G2020 - Parking Lots

Brief Description: Parking Lot

Location: Site

Commentary: The asphalt parking lot surrounding the East and South elevations are in fair condition. Asphalt should be repaired regularly and replaced in long term.

Table 53: Repair asphalt paving

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	10,500	2023	10	2000

3.11.2 G2020 - Parking Lots

Brief Description: Parking Lot

Location: Site

Commentary: The asphalt parking lot surrounding the East and South elevations are in fair condition. Asphalt should be repaired regularly and replaced in long term.

Table 54: Replace parking lot

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	106,500	2030	30	2000

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3.11.3 G2020 - Parking Lots

Brief Description: Parking Lots - Firetruck Driveway

Location: Site

Commentary: The firetruck asphalt driveway is in good condition with very minor cracking viewed during inspection. The asphalt should be repaired frequently to ensure quality due to high usage of Emergency Services vehicles.

Table 55: Repair asphalt paving

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,000	2020	10	2010

3.11.4 G2020 - Parking Lots

Brief Description: Parking Lots - Firetruck Driveway

Location: Site

Commentary: The firetruck asphalt driveway is in good condition with very minor cracking viewed during inspection. The asphalt should be repaired frequently to ensure quality due to high usage of Emergency Services vehicles.

Table 56: Replace asphalt paving

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	18,600	2035	25	2010

3.11.5 G2020 - Parking Lots

Brief Description: Parking Lots - Curbs

Location: Site

Commentary: Concrete curbs around soft landscaping and the parking lot was slightly deteriorated at the time of the site assessment.

Table 57: Replace curbs

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	8,400	2034	50	1984

3.11.6 G2030 - Pedestrian Paving

Brief Description: Pedestrian Paving - Sidewalks

Location: Site

Commentary: Concrete sidewalks located up to and around the exterior of the building appear to be in good condition.

Table 58: Repair concrete sidewalks when needed

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	1,500	2022	10	1984

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3.11.7 G2030 - Pedestrian Paving

Brief Description: Pedestrian Paving - Patio Paver Stones

Location: Site

Commentary: Patio paver stones are provided for the patio at the rear of the building. The patio stones are in good condition and should not require full replacement over the evaluation period.

Table 59: Repairs to the patio pavers to address future stone cracks and/or heaving

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	3,000	2027	10	1984

3.11.8 G2050 - Landscaping

Brief Description: Landscaping - Soft Landscaping

Location: Site

Commentary: Soft landscaping features around the site consists of sodded areas, trees and plantings around the perimeter of the building. The landscaping was in good condition overall.

Table 60: Landscaping and maintenance

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,500	2020	2	1984

3.12 G40 Building Sitework

3.12.1 G4020 - Site Lighting

Brief Description: Site Lighting - Wall Units

Location: Site

Commentary: Wall mounted lighting units are found throughout the perimeter of the facility providing site lighting. Wall mounted units are in good to fair condition. Staff indicated that the fire hall is part of a project to upgrade all fluorescent lights to LED.

Table 61: Replace wall light units

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	1,650	2026	25	1984

3.12.2 G4020 - Site Lighting

Brief Description: Site Lighting - Pot Lights

Location: Site

Commentary: Recessed pot lights found in the soffit along the perimeter of the building provide site lighting to the exterior of the facility. The pot lights are in good to fair condition. Staff indicated that the fire hall is part of a project to upgrade all fluorescent lights to LED.

Table 62: Replace soffit lighting

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	3,000	2026	25	1984

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3.12.3 G4020 - Site Lighting

Brief Description: Site Lighting - Pole Mounted

Location: Site

Commentary: Pole mounted lighting found throughout the site of the facility provide lighting primarily to the parking lot areas. Pole mounted lights are in good to fair condition.

Table 63: Replace pole mounted lighting

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	3,300	2026	25	1984

4 ANNUAL REINVESTMENT PROJECTIONS

The summary of the annual reinvestment projections is as follows:

Table 64: Summary of reinvestment projections

Mean Annual Reinvestment	[$]	29,732
Max. Annual Reinvestment	[$]	147,000
Total 30 Year Reinvestment	[$]	891,950

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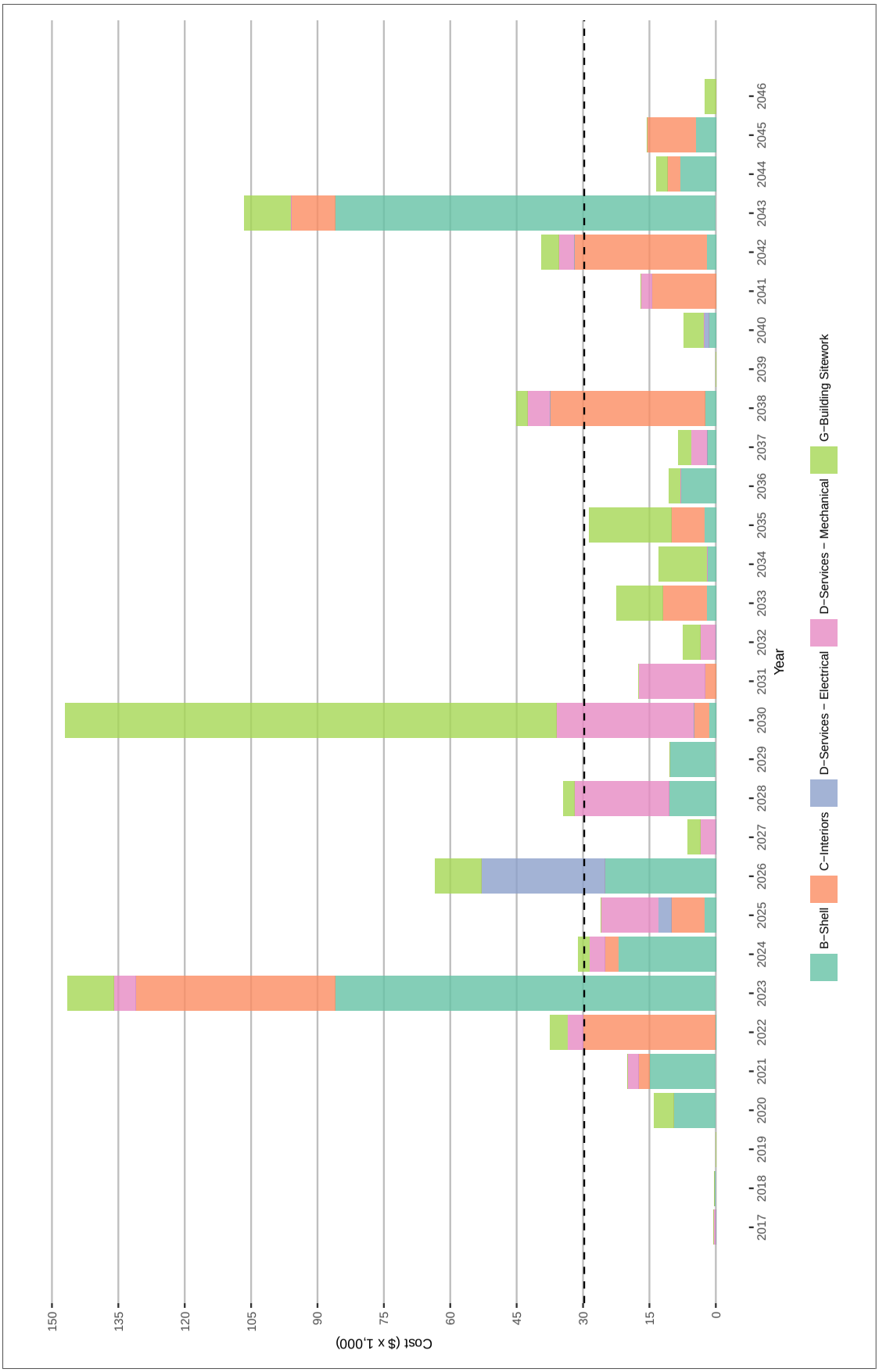


Figure 1: Annual Reinvestment Projections by Discipline. Dashed black line is the mean annual reinvestment [$].

5 GLOSSARY OF TERMS AND DEFINITIONS

Reserve Fund Plan (RFP) This is a plan for future funding of the reserve fund that the board determines will ensure that, within a prescribed period of time and in accordance with the prescribed requirements, the fund will be adequate for the purpose for which it was established.

Life Cycle Analysis (LCA) Each reserve component is analyzed in terms of its life cycle condition and expected remaining useful life. It involves estimates of the normal life span, effective age or observed constion, and the resmaining life span of each building component.

Normal Life Span (NLS) This is the expected or normal life span of a building component, expressed in years, under normal conditions and regular or preventive maintenance.

Effective Age (EA) This is the judgement of a reserved planner as to the overall condition of a building component, expressed in years, as to the functionality, aesthetics, serviceability and general condition of a building component assessed by visual inspection.

Remaining Life Span (RLS) The remaining life span is estimated by deducting the effective age (observed condition) estimate from the normal life span estimate.

Physical Analysis (PA) This comprises the building inspection, building component investigation, observed condition analysis, examination of building plans, review of technical reports, quantification of building components and component cost estimates.

Replacement Costs (RC) These are unit cost estimates of various building components, derived from the market or building cost services, which publish construction and remodelling costs on an annual basis. Replacement cost estimates are generally based on local material costs, union labour costs and normal construction conditions.

Current Replacements Costs (CRC) These are the component cost estimates, generally calculated on the basis of unit quantity mulitipled by unit cost. They represent the costs of major repairs or replacements at current prices and under current conditions.

Future Replacement Costs (FRC) These are the component cost estimates applicable at the time when major repairs or replacements are effected, which are compound inflation calculations.

DRAFT

Appendix B



Executive Summary
Accessibility Assessment Project of the Joint Accessibility Advisory Committee of Lincoln, West Lincoln, Pelham, Thorold, Niagara-on-the-Lake and Grimsby

Town of Niagara-on-the-Lake Audit Results

August 28, 2020

Executive Summary

To further its commitment to citizens with disabilities and to ensure compliance with the Accessibility for Ontarians with Disabilities Act (AODA), 2005, the Town of Niagara-on-the-Lake has initiated the Facility Accessibility Audit Project. Upon completion, this project will allow Town staff to systematically plan for the elimination of physical and architectural barriers for those with disabilities, and to design new buildings and facilities that will meet the needs of all members of its community.

The project involved auditing 5 facilities and spaces to identify where barriers may exist in the built environment. The audit focused on the accessibility section (OBC Section 3.8) of the Ontario Building Code and the AODA's Design of Public Spaces Standard. The audit tool also referenced the Niagara Facility Accessibility Design Standard (FADS).

1. The Audit – Project Context

1.1 The Impact of the Accessibility for Ontarians with Disabilities Act (AODA)

The AODA creates and enforces standards of accessibility and addresses barriers relating to all types of disability. This project was informed by the Design of Public Spaces Standard, GAATES Illustrated Technical Guide of the DOPSS, the Niagara Facility Accessibility Design Standard (FADS), as well as newly updated sections of the Ontario Building Code, Section 3.8.

This audit affords a "snapshot" of accessibility in relation to these standards.
It indicates the level of non-compliance, priority of concerns and associated cost of bringing its facilities up to current codes and standards as of 2019, should the Town choose to initiate these changes. It provides the Town with a quantifiable baseline as to the extent of the accessibility currently available within its facilities and venues and provides recommendations to improve accessibility in the future.

1.2 Audit Methodology and Scope

This report includes 5 facilities identified by Town staff. Each facility was assessed for use according to a customized assessment tool created by the consultant. Audits provide a detailed "tour" of each facility, reflecting all external and internal elements, as well as on-site services and amenities. Audit staff begin at the parking and move to the building or public space entry and walk throughout the facility/space (e.g. entrance,

access and circulation, meeting rooms, washrooms, stairwells, elevators etc.). The audit team takes specific measurements of facility areas, and elements. A “cross-disability” focus is used, ensuring facilities are assessed for barriers experienced by individuals with mobility, sensory and cognitive disabilities.

1.3 Audit Limitations and Context

The audit report provides reasonable, achievable recommendations over time. For example, in many facilities, doorways ranged from 820 mm – 860 mm wide. Although the Niagara Facility Accessibility Design Standard (FADS) requires doors in a public path to be a minimum 950 mm wide, the consultant made no recommendation. It is not feasible to widen every doorway within existing structures. Therefore, the item was classified as “an acceptable existing condition”. Changes to ensure compliance with Standards should be made when there is a change in the facility use or when there is a direct need.

1.4 Report Format and Priority Rankings

This report will act as a tool that will enable the Town to prioritize and plan “access improving” initiatives. The audit results are presented in a dataset form to facilitate easy review as well as providing all necessary information, in a succinct format, relating to why the barrier exists and how it can be removed. Recommendations are ranked according to priority levels.

Priority 1

High priority recommendations relate to issues that pose an immediate risk of creating or maintaining hazards to life or public safety. High priority items found include access to defibrillators, fire pulls, visual fire alarms and emergency call buttons in washrooms.

Priority 2

Medium priority recommendations relate to items, when completed, that will ensure OBC compliance or DOPSS Regulations Compliance. Priorities in this category include parking, entrances, automatic doors, improving colour contrast, washroom improvements and ramps.

Priority 3

Low priority items are those, which would increase accessibility when needed to accommodate staff or citizens with a disability. For example, priorities in this category

include Niagara FADS requirements such as the installation of a platform lift/elevator.

2. Audit Result Observed

Audit results vary across facilities and are largely impacted by the facility's age and the design standards that were in place at the time of construction. Older facilities have more issues than newer ones. Overall, the efforts of the Town to increase accessibility, in a cross-disability way, is obvious to the auditing team. Wheelchair accessibility has been well addressed in new construction. In general, path of travel is possible throughout most facilities with ease and directness.

In terms of accessibility barriers recurring trends and themes are the same across facilities:

Washroom Accessibility:

Facilities have sensory issues in washrooms, specifically, a lack of visual alarms. The presence of visual alarms was the exception and not the rule for both washrooms with stalls and universal, gender-free washrooms. The availability of visual alarms in these areas is essential as users may become isolated in the event of an emergency.

Grab bar requirements, type and placement have changed under the Ontario Building Code. These changes are reflected in the enclosed findings.

Interior Access:

The need for automatic doors at primary entrances and at washrooms is reflected in this report. Wheelchair access is not always possible to upper and lower levels.

Exterior Access:

The Design of Public Spaces Standard (DOPSS) requires the installation of both car and van accessible parking spaces. All parking spaces meet the needs of both cars and vans but are not labelled as such which is a requirement of the Standard. Additionally, the Standard requires the installation of access aisles in all parking spaces to ensure adequate space is maintained for vehicles with ramps. Although parking spaces are wide enough, many did not have the painted required access aisle.

2.1 Understanding Cost Estimates

Final cost estimates for these facilities total $938,010. Cost estimates are determined using the Elemental Format, which is the national format produced by the Canadian Institute of Quantity Surveyors. Costing is based on retrofitting as opposed to creating "new builds". Also, all recommendations, however minor were assigned an associated cost, including maintenance related items.

Costs according to priority levels are as follows:

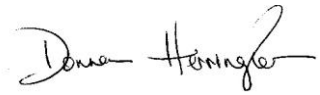
Facility	**Priority 1**	**Priority 2**	**Priority 3**	**Facility Totals**
Centennial Arena	$5,600	$43,580	$71,900	$121,080
Fire Station #2	$1,120	$111,830	$18,100	$131,050
Fire Station #4	$3,360	$17,220	$136,600	$157,180
Queenston Library	$ ---	$17,000	$475,000	$492,000
St. Davids Pool	$ ---	$29,300	$7,400	$36,700
TOTALS	**$10,080**	**$218,930**	**$709,000**	**$938,010**

The costing report does not consider discounts due to volume purchasing. If the Town chooses to make updates based on a specific design element (e.g. door openers, grab bars), supplier discounts may be secured. Also, the costing report does not distinguish between work that is completed internally by Town staff and that done by outside contractors. Internal work such as simple, maintenance-related projects (relocation of washroom fixtures, soap dispensers etc.) may be done at a lower price by using internal resources.

3. Conclusion

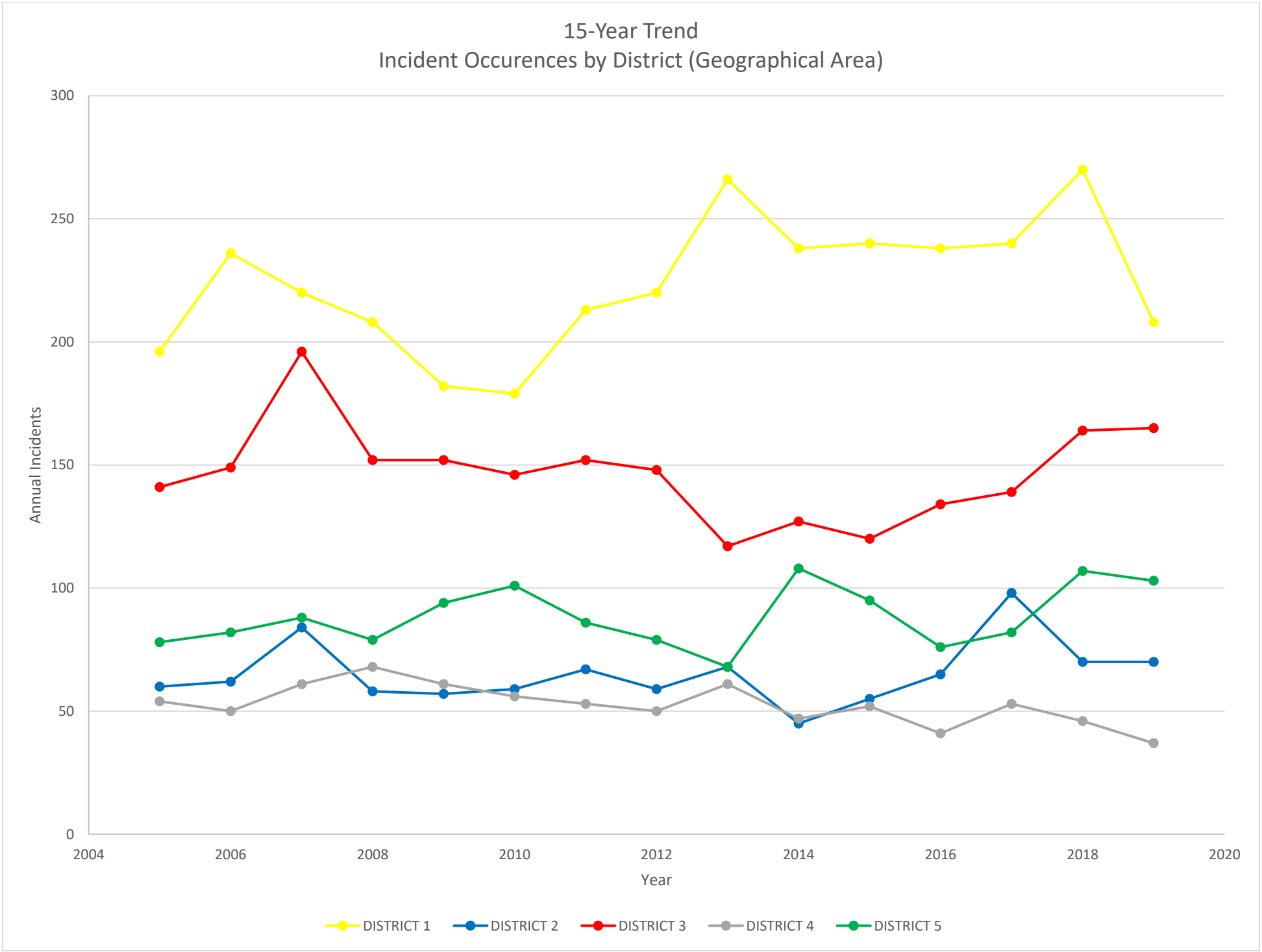
The success of this project would not have been possible without the assistance and support of Town staff. We appreciate all efforts to expedite our work and the ongoing support we received in accomplishing the project deliverables. We sincerely hope that this project will assist the Town in its future endeavours to create a universally accessible community.

Respectfully submitted by:

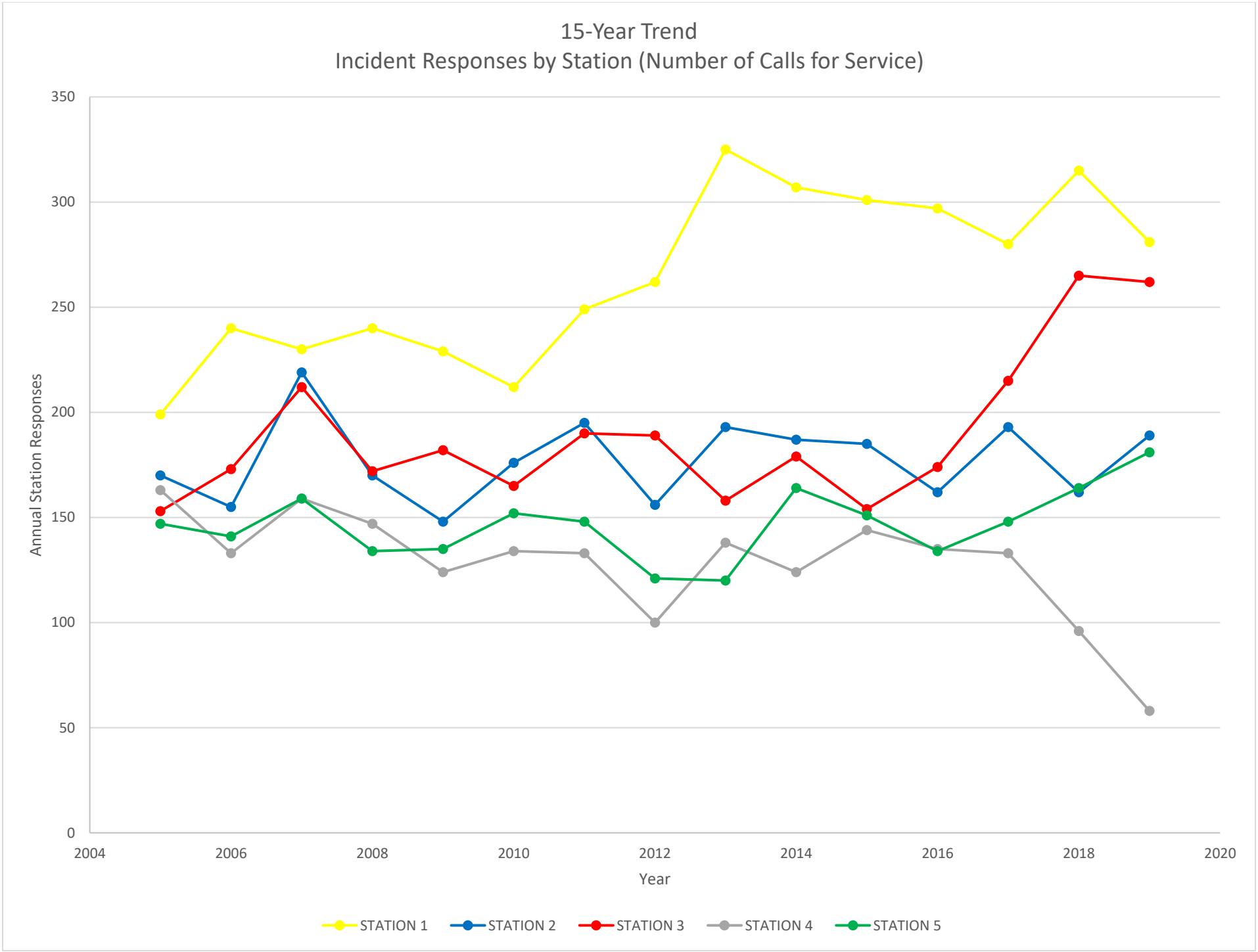


Donna L. Herrington
Senior Planner/Owner
The Herrington Group Ltd

Appendix C


15-Year Trend
Incident Occurences by District (Geographical Area)
Annual Incidents
300
250
200
150
100
50
0
2004
2006
2008
2010
2012
2014
2016
2018
2020
Year
DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

Aopendix D


15-Year Trend
Incident Responses by Station (Number of Calls for Service)
Annual Station Responses
350
300
250
200
150
100
50
0
2004
2006
2008
2010
2012
2014
2016
2018
2020
Year
STATION 1
STATION 2
STATION 3
STATION 4
STATION 5

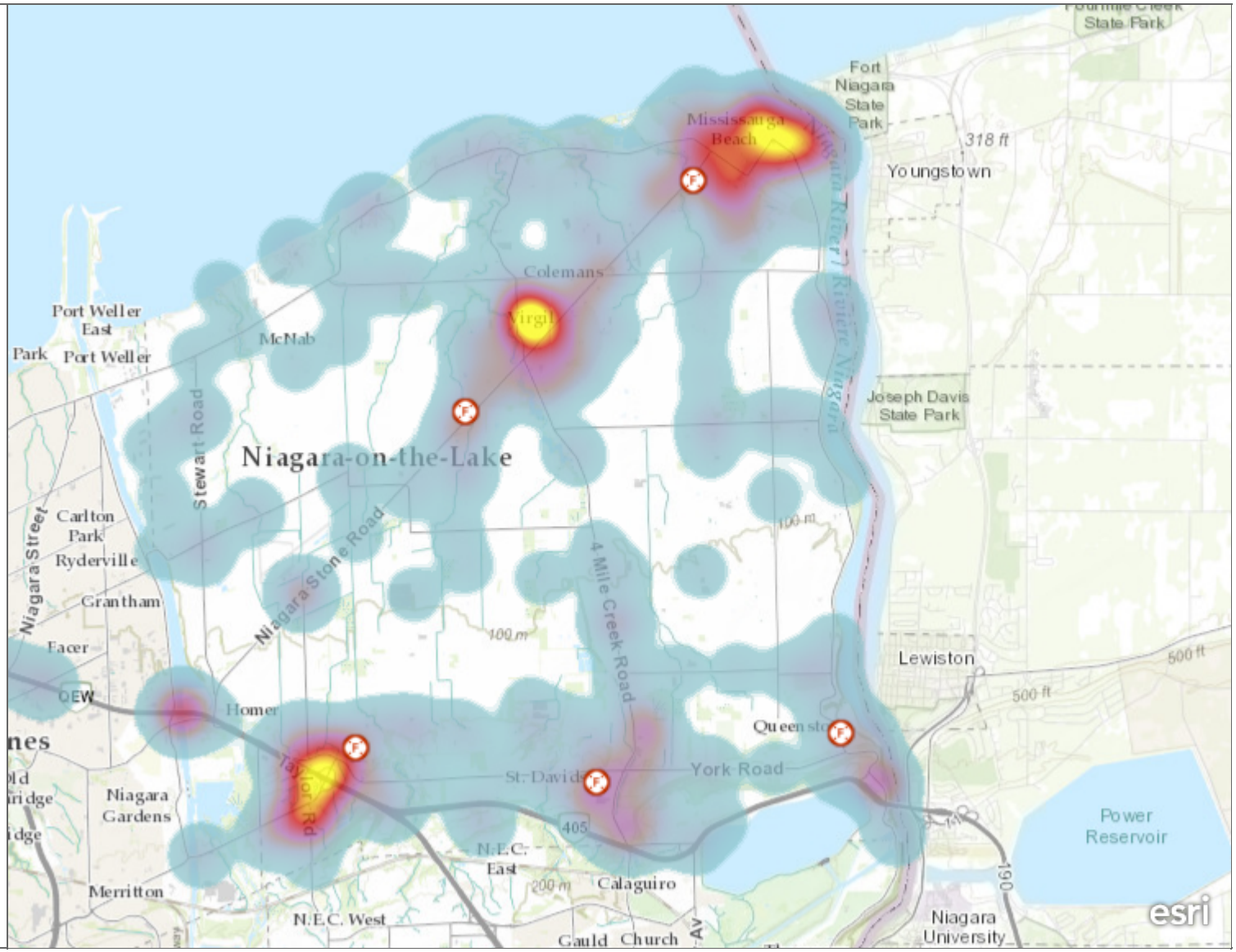
NOTL Fire

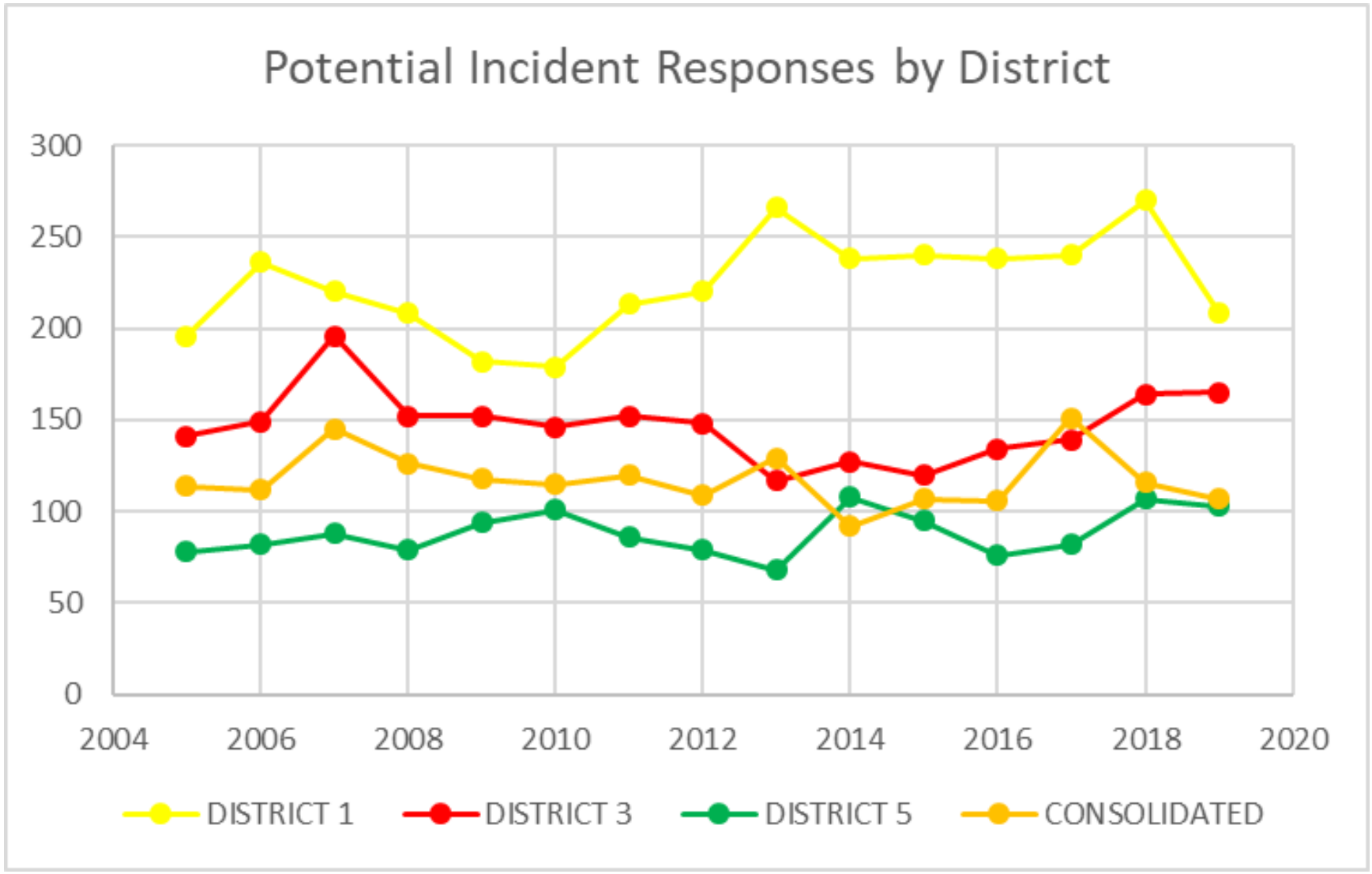
Call Volume Heat Map

High

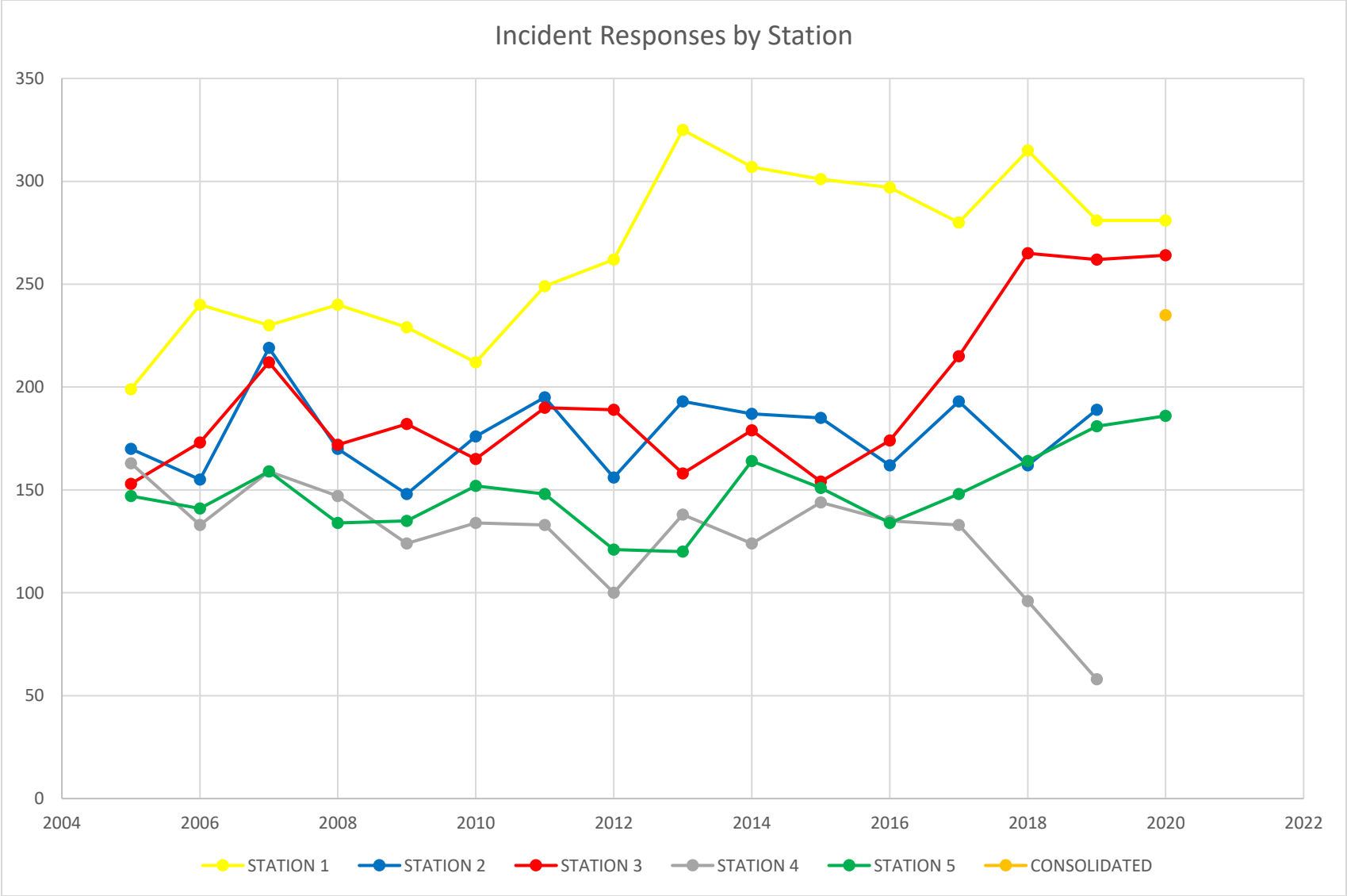
Low

Fire Stations

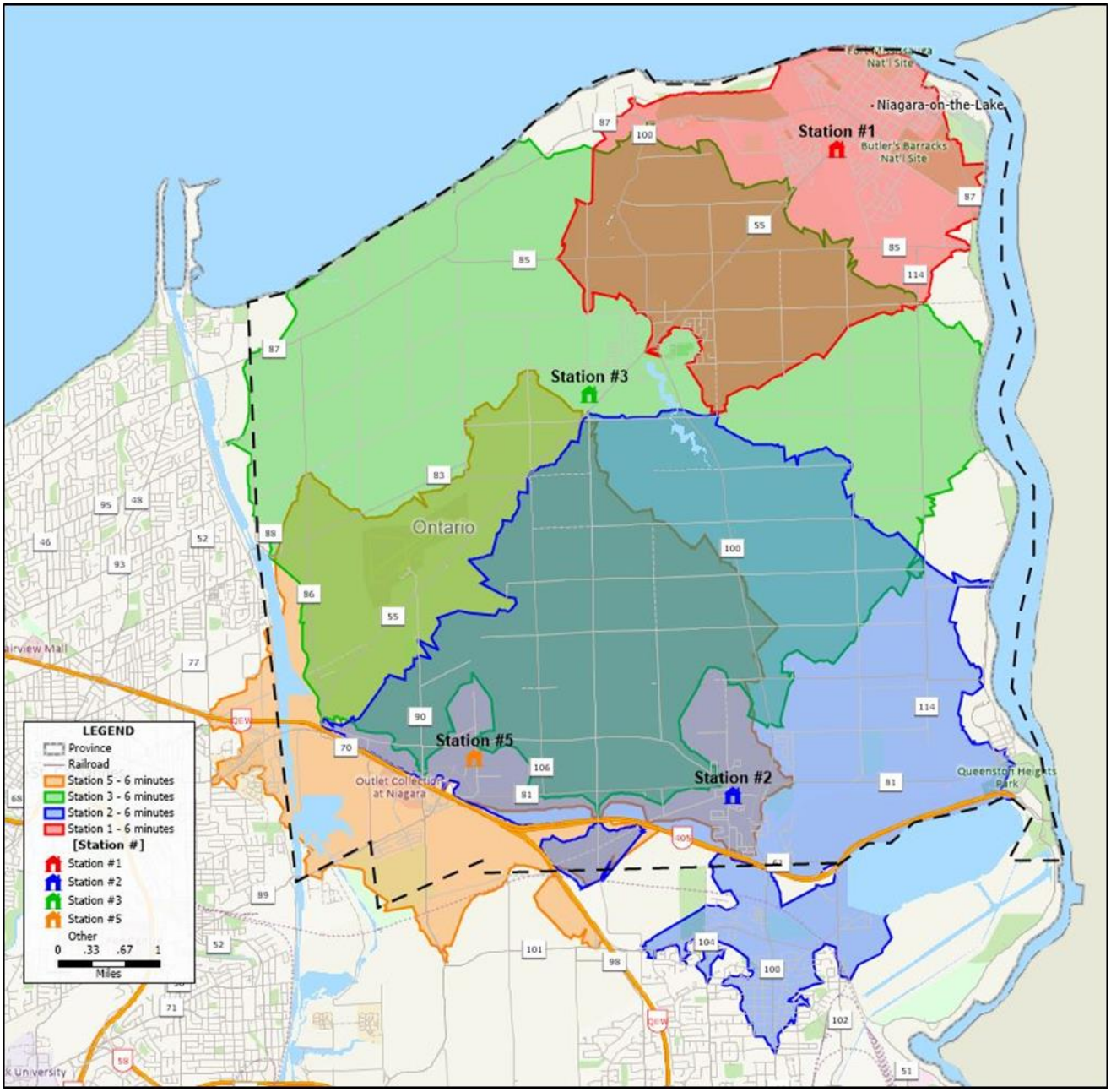



Potential Incident Responses by District
300
250
200
150
100
50
0
2004
2006
2008
2010
2012
2014
2016
2018
2020
DISTRICT 1
DISTRICT 3
DISTRICT 5
CONSOLIDATED

Appendix G


Incident Responses by Station
350
300
250
200
150
100
50
0
2004
2006
2008
2010
2012
2014
2016
2018
2020
2022
STATION 1
STATION 2
STATION 3
STATION 4
STATION 5
CONSOLIDATED

6-Minute Travel Time



Appendix I

Appraisal Report
Short Narrative

Of the Institutional Property located at
5 Dumfries Street, Niagara on the Lake, Ontario



Prepared for
Town of Niagara on the Lake

Prepared by
Todd Crawford, B.A., AACI. P.App, Managing Director, Appraiser
Dave Fulton, B.Sc., Candidate Appraiser

Email:
todd.crawford@colliers.com
dave.fulton@colliers.com

Effective Date:
June 23, 2020

Colliers International Niagara Limited (A Division of Colliers International Niagara Ltd.)
82 Lake Street, Suite 200, St. Catharines, Ontario, Canada, L2R 5X4
Phone: 905-354-7413 **Fax:** 905-354-8798 www.collierscanada.com

Colliers International Niagara Limited, Brokerage

November 30, 2020

Town of Niagara on the Lake
1593 Four Mile Creek Road
Virgil, ON, L0S 1J0

Attention: Victoria Butters

Re: Current Short Narrative Appraisal Report of the Institutional Property located at 5 Dumfries Street, Niagara on the Lake, Ontario

In accordance with your request, herein contained is a current short narrative appraisal report as to the estimated market value of the above indicated subject property as of the effective date June 23, 2020.

We have personally inspected the subject property and carried out an analysis of factors considered pertinent to the valuation. As a result of the investigation the following estimate of market value has been arrived at subject to the following Assumptions and Limiting Conditions (totaling 19), which should be read prior to examining the report.

Estimated Market Value: $1,100,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference.

This report is intended for use only by the Town of Niagara on the Lake. Use of this report by others is not intended by the appraiser, and any liability in this respect is strictly denied.

The above estimated market value is based on an exposure period from two months to eight months, based on a brief review of comparison sales and listings considered for this report. The estimate of market value is in terms of cash (Canadian dollars) or financial arrangements comparable thereto.

As of the date of this report, the appraisers have completed the requirements of the continuing education program of the Appraisal Institute of Canada.

This report contains 65 pages, including the author's CV.

Respectfully Submitted,

Todd Crawford, B.A., AACI. P.App.
Managing Director, Appraiser

Dave Fulton, B.Sc.
Candidate Appraiser

Underlying Assumptions and Limiting Conditions

This appraisal has been conducted on the basis of the following Assumptions and Limiting Conditions.

1) This report is prepared at the request of the Town of Niagara on the Lake, the intended use of which to assist with internal planning related to the subject property. It is not reasonable for any person to rely upon this appraisal without first obtaining written authorization from Colliers International Niagara Limited. The report is prepared on the assumption that no other person will rely on it for any other purposes and that all liability to all persons is denied. Any use which a third party makes of this report, or any reliance or decisions to be made based upon it, are the responsibility of such third parties. Therefore, the appraiser(s) accept no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report. Further, the appraiser denies the responsibility and use by any other future owner.

2) While expert in appraisal matters, the author is not qualified and does not purport to give legal advice. It is assumed that:

   - a legal description as furnished by the Land Registry Office is correct
   - the title to the property is good and marketable
   - there are no encroachments, encumbrances, restrictions, leases or covenants that would in any way affect the valuation, except as expressly noted herein;
   - right of way, easements or encroachments over other real property and leases or covenants noted herein are legally enforceable.

   Because these assumptions have been made; no investigation, legal or otherwise, has been undertaken which would verify these assumptions, except as expressly noted herein. It is assumed that title to the property is good and marketable and there are no encumbrances that cannot be cleared through the regular processes. The appraiser cannot accept any responsibility for matters that are of a legal nature, nor is any opinion on the title of the property rendered herewith.

3) This appraisal is to be used in its entirety and not in part or segmented for any purpose. No part of it shall be used in conjunction with any other appraisal or market study.

4) Market data has been obtained in part from the registry office and local real estate boards. As well as using such documented and generally reliable evidence of market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information. Any information that has been supplied by other persons for this appraisal is believed to be accurate and reliable and has been investigated to the best of your appraiser's ability. However, the appraiser cannot accept any responsibility as to the accuracy of such information.

5) All copyright of this report is reserved to Colliers International Niagara Limited and this report is considered confidential by Colliers International Niagara Limited. This report or any copy of this report thereof does not carry with it the right of reproduction or publication in any manner, in whole or in part, nor may it be disclosed, quoted from or referred to in any manner, without the prior written consent and approval of Colliers International Niagara Limited as to the purpose, form and content of any such disclosure, quotation or reference. No part of it shall be used in conjunction with any other appraisal or market study without the prior written consent and approval of Colliers International Niagara Limited. Without limiting the generality of the above, neither all nor part of the contents of this report shall be disseminated to the public in any manner whatsoever or through any media whatsoever or disclosed, quoted from or referred to in any report, financial statement, prospectus, or offering memorandum, or in any documents filed with any governmental agency without the prior written consent and approval of Colliers International Niagara Limited as to the purpose, form and content of such dissemination, disclosure, quotation or reference.

6) Compensation for services rendered in this report does not include a fee for court preparation, or court appearance, which must be negotiated separately. The appraiser, herein, by reasons of this appraisal, is not required to give testimony in court with reference to the property hereby appraised, unless previous arrangements have been made with this appraiser. It is noted that this appraisal has not been prepared for court or Canada Revenue Agency purposes, and may have to be upgraded to a narrative court level report to be used for such a purpose.

7) The estimate of market value herein contained further assumes that there are no outstanding work orders, liens or mortgages against the property and that there are no property tax arrears.

8) The appraiser(s) herein is not a structural or mechanical engineer or quantity surveyor, therefore, any comments and opinions in these areas and cost estimations are subject to verification by these respective professionals. A survey was provided and will be relied upon in this report. Sketches, drawings, diagrams, photographs etc. are presented in this report for the limited purpose of illustration and are not to be relied upon in themselves. The subject land area is subject to verification by a surveyor.

9) The estimate of market value herein contained is further conditional upon there not being any easements or rights of way over the subject property that would adversely affect any proposed redevelopments or additions, unless otherwise stated.

10) No investigation has been undertaken with the local zoning office, the fire department, the building inspector, the health department or any other government regulatory agency unless such investigations are expressly made in this report. The subject property must comply with such government codes, property standards bylaws, fire regulations, and other pertinent regulations and, if it does not comply, its non-compliance may affect the market value herein contained. To be certain of compliance, further investigations may be necessary.

11) The estimate of market value is further conditional upon the subject site being "environmentally clean," and having no toxic chemicals, tanks, wastes, substances or contaminants located in the soil. No soil or geotechnical tests have been done. It is assumed that there are no patent or latent defects in the improvements of the parent subject and comparable properties, that no hazardous or objectionable materials such as asbestos, PCB's are present, and that they are structurally sound and in need of no immediate repairs, unless expressly noted in this report. If any of the above should exist it will adversely affect the market value herein contained and said estimate will not be valid. Your appraiser takes no responsibility or liability for these matters as it is beyond the scope of an appraisal.

12) The herein-contained estimate of market value is developed as of a specific effective date and reflects the market conditions as of that date. Subsequent changes in the marketplace relative to the economy (i.e. interest rates, etc.) changes in laws or government regulations etc. can impact on real estate values either positively or negatively. Therefore, the herein-contained estimate of market value cannot be guaranteed beyond the effective date.

13) The client has requested that the report be prepared upon a limited format and that a short narrative report be prepared. The presentation and level of content and data in a short narrative report is less than in a narrative report. The client has been apprised of, and has agreed to a short narrative level of presentation. It is noted, however, that this report has not been prepared to a court, tribunal, arbitration or forensic level.

14) The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to mould or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the property appraised.

15) The client acknowledges that they have engaged Colliers International Niagara Limited to provide appraisal/consulting services. They acknowledge that in the course of this engagement Colliers International Niagara Limited will provide you with certain confidential personal information. The client hereby gives consent to the collection, use and disclosure by you of personal information but only in the manner, for such purposes and for such time as are set out in your Privacy Policy and for no other reason or uses except as may be required by law. Specifically, we consent to the inclusion of such personal information in your database for future use in performing comparative valuations of properties provided that any information identifying a particular individual is deleted from your records. Such information includes specifically the name of any particular individual and the street address number relating to an individual.

16) The report is only valid if it contains the original signature of the author.

Extraordinary Assumptions & Limiting Conditions

17) The appraiser has assumed that the subject development has no abnormal site servicing costs, external servicing issues, sufficient municipal sanitary and water capacity for the entire development, is environmentally clean, and proper geo-technical soil stability. Should these assumptions prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation.

18) The appraiser has assumed that the subject property could be rezoned to permit low density residential single family lots in keeping with the surrounding neighbourhood zoning. Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale. It is noted that a higher density may be permitted by the Town however, this would be subject to approval from the Queenston Residents Association. Should this higher density be approved the appraiser reserves the right to alter the final estimate of value.

19) As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time.

Exterior Photographs of Subject Property



FRONT(NORTH) EXPOSURE



PARKING LOT



VIEW LOOKING WEST ON DUMFRIES ST



VIEW LOOKING EAST ON DUMFRIES ST



PATIO



MAIN ENTRANCE

Interior Photographs of Subject Property



GARAGE AREA



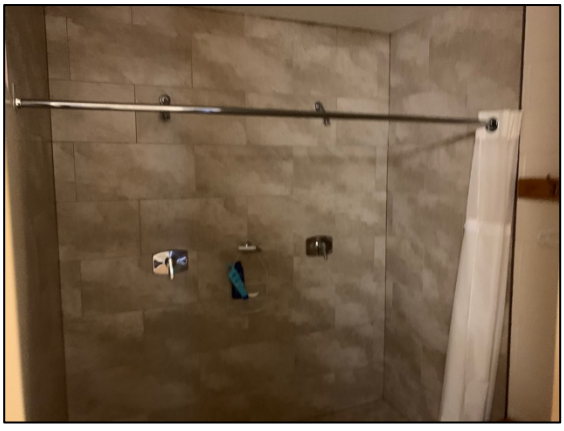
WASH AREA



BANQUET AREA



KITCHEN



SHOWER AREA



LAUNDRY AREA

Executive Summary

Address/Location: 5 Dumfries Street, Niagara on the Lake, Ontario

Registered Owner: The Corporation of the Town of Niagara on the Lake

Property History: A cursory review of title information has revealed that the subject property has not transferred in the last 20 years. The appraiser is not aware of the subject property being currently listed for sale or being subject to any outstanding agreements of purchase and sale.

City/Neighbourhood: The Town of Niagara-on-the-Lake has a population of approximately 17,511 people (2016 census). The population growth from 2011 to 2016 was 2,211 or ±13.7% which was well above the provincial growth rate of 4.6%. The subject property is located in the village of Queenston in the southeastern area of the Town of Niagara-on-the-Lake. The improvements within the Queenston village area are primarily of a residential character with single-family detached dwellings of various styles, ages, and construction techniques evident within the village. The surrounding lands are primarily devoted to agricultural uses which include both tender fruit and vineyards. The subject property is located within the village and the neighbourhood would be rated as being conveniently accessible to all local amenities by private vehicle.

Site Description:

Site Area	±0.663 acres (±28,890 sq. ft.)
Shape	Rectangular
Frontage:	±240.27 feet (S/S Dumfries Street)
	±220.26 feet (E/S Niagara Parkway)
Topography	Generally flat and level
Services	Full municipal services are available to the subject site. The appraiser has assumed that the subject property has no abnormal site servicing costs, external servicing issues, sufficient municipal sanitary and water capacity for a re-development on a low density basis.
Site Comments:	The subject property is above average size an provides good workability, located in central Queenston Village.

Building Description:	Type	Institutional (Firehall)
	No. Storeys	One
	Building Layout	The subject offers approximately a total of ±4,839 sf, comprised of a ±1,833 sf garage area, and a ±3,006 sf area which offers a kitchen, banquet / dining area, washrooms with shower, and mechanical room.
	Superstructure	Concrete block with steel web joists, and steel deck resting on poured concrete slab on grade
	Roof System	Flat tar & gravel, reportedly no leaks
	Exterior	Brick veneer, and metal siding
	Access	2 automatic overhead doors
	Overall Condition	Average to good

Property Taxes: Tax Exempt – ($5,138 based on estimate at residential rate in Town)

O.P. Designation: Open Space and Community Facilities

Zoning: OS – Open Space Zone

Highest & Best Use: The appraiser has assumed that the subject property could be rezoned to permit low density residential single family lots in keeping with the surrounding neighbourhood zoning. Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale. Therefore, the Highest and Best Use of the subject property as improved is considered full redevelopment of the site for residential use, or partial redevelopment of the site retaining the existing improvement.

Effective Date: June 23, 2020

Estimated Market Value: $1,100,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference.

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Preface & Definitions

Purpose of the Appraisal

The purpose of this appraisal is to estimate the current market value of the herein described subject property as of the effective date.

Intended Use of the Appraisal

The function of the appraisal is to assist with internal planning related to the subject property.

Effective Date of the Appraisal

The effective date of the appraisal is June 23, 2020.

The Date of Inspection

The subject property was inspected on June 23, 2020.

Scope of the Appraisal

Inspection

The inspection of the subject property involved a walk-through of the building and site. The Town of Niagara on the Lake website was visited and information as to the zoning, Official Plan designation, and services of the subject property was obtained.

Analysis Description

The appraiser conducted a Highest & Best Use analysis considering the physical characteristics and land use regulations governing the subject property. The appraiser then collected comparable data based on the Highest & Best Use conclusions. This process involved a search via the Niagara Real Estate Board computer systems (MLS sales & listings), internet searches via GeoWarehouse and RealTrack databases, a review of the existing Colliers International database, and discussions with other realtors, appraisers, and market players/owners of similar properties.

As this is a short narrative report, portions of the data collection process have not been performed. The comparable properties were not individually inspected. Verification of every sale has not been made, aside from previous registry office work. It is further noted that parties to the transactions were not necessarily contacted. It is noted that within a narrative report, verification of each sale at the land registry office would be conducted, each sale would be inspected on an external basis (sometimes internally), and an attempt to talk to each of the purchasers, vendors or agents involved would be made.

Given the type of property appraised, the most accepted form of analysis within the Direct Comparison Approach is the Price per Acre for the current valuation and Price per Unit Method for the prospective valuation. From the comparable data obtained, adjustments were made to the comparable properties to

ultimately form an appropriate range in value for the subject property. This range in value was narrowed to form a single-point estimate of market value.

Data Research

In the course of the investigation process of this report, information was obtained from the following sources:

- The Municipal Property Assessment Corporation (MPAC)
- Niagara South & North Land Registry Office
- The Town of Niagara on the Lake Planning & Engineering Departments
- The Appraisal of Real Estate, Third Canadian Edition, 2010
- Various area real estate offices/agents/appraisers
- Multiple Listing Service (M.L.S.)
- GeoWarehouse Information Services - Ontario
- Colliers International database
- Canada Mortgage and Housing Corporation (CMHC)
- Client / building user

Audits and Technical Investigation

The appraiser did not complete technical investigations, such as:

- An environmental review of the property
- A title search (although a brief title review was conducted)
- Archaeological study

Liquidity

Liquidity is essentially the relative ease with which assets can be sold and converted into cash. There are four categories or ratings of liquidity, as follows:

- Excellent liquidity – a short marketing period may achieve a price above market value.
- Good liquidity – a reasonable marketing period is likely to achieve market value.
- Moderate liquidity – market value may be difficult to achieve and a more extensive marketing period may be required.
- Poor liquidity – market value is difficult to gauge and achieve notwithstanding an extensive marketing period.

The appraiser has assumed that the subject property could be rezoned to permit low density residential single family lots in keeping with the surrounding neighbourhood zoning. Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale. Based on this critical assumption the appraiser considers the liquidity of the subject property would be **good to excellent** at the values reported.

Identification of the Subject Property

Address:	5 Dumfries Street, Niagara on the Lake, Ontario
Current Registered Owner:	The Corporation of the Town of Niagara on the Lake
Legal Description:	LT 80-83 CP PL 1 NIAGARA; NIAGARA-ON-THE-LAKE
Property Identification No.:	46375-0154
Assessment Roll No.:	262702002213900
Current Value Assessment (Jan 1. 2016):	$514,000
Current Value Assessment (Current 2020)	$514,000
Property Taxes	Tax Exempt – ($5,138 based on estimate at residential rate in Town)
PIN Map:	

Sales History

Registration Date	Consideration Value	Instrument Type	Party To
08/09/1976	$1	T	The Corporation of the Town of Niagara on the Lake

Subject Property History

A cursory review of title information has revealed that the subject property has not transferred in the last 20 years. The appraiser is not aware of the subject property being currently listed for sale or being subject to any outstanding agreements of purchase and sale.

It is noted that **only a cursory review of title** has been conducted as part of this short narrative report. It is stressed that your appraiser is not a professional title searcher and that the subject property has been valued on the basis of not being encumbered. A professional title search goes beyond the scope of the appraisal.

Definition of Market Value

Market Value can be defined as the most probable sales price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in the above definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated
2. both parties are well informed or well advised, and each acting in what they consider their own best interests
3. a reasonable time is allowed for exposure on the open market
4. payment is made in cash or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale

An understanding of the most likely segment for the investment submarket capable of bidding on the property is essential. Appraisers study the motivations of the potential buyer group that will exert the greatest pressure on the price structure.

Terms of Reference

The client has indicated that a brief/short narrative appraisal report is sufficient for their needs. As a result, it is necessary to apply Extraordinary Assumptions and Limiting Conditions as outlined above in the Assumptions and Limiting Conditions sector of the report. The client has been apprised of, and has agreed to the limitations of such a report. Within a short narrative report only a brief review of comparable data is conducted for both the Direct Comparison Approach and the Income Approach to Value. This is a departure from the Describe & Analyze, Appraisal Procedures, Reasoning, and Review & Reconcile standards of the Canadian Uniform Standards.

Relative to this assignment, the role of the candidate appraiser included the inspection of the subject property, collection of data herein contained, verification of land use controls, discussions with parties relevant to the valuation, the preparation of a draft report, and a preliminary estimate of market value. The role of the review appraiser included a review of data submitted by the candidate appraiser, the inclusion of additional data (where necessary) and the finalization of this report (to include a final estimate of market value).

Definition of Fee Simple

Fee Simple can be defined as the highest form of real property ownership, an absolute fee without limitations to a particular class of heirs, however, subject to the restrictions of eminent domain, escheat, police power and taxation.

Property Rights Appraised

The property rights appraised for the valuation are Fee Simple.

Current Use of Subject Property

The subject property is currently improved with a single storey institutional building, operating as a firehall and community centre.

Buyer Profile of the Subject Property

The subject property offers appeal to owner occupiers, speculators, local investors, home builders and developers.

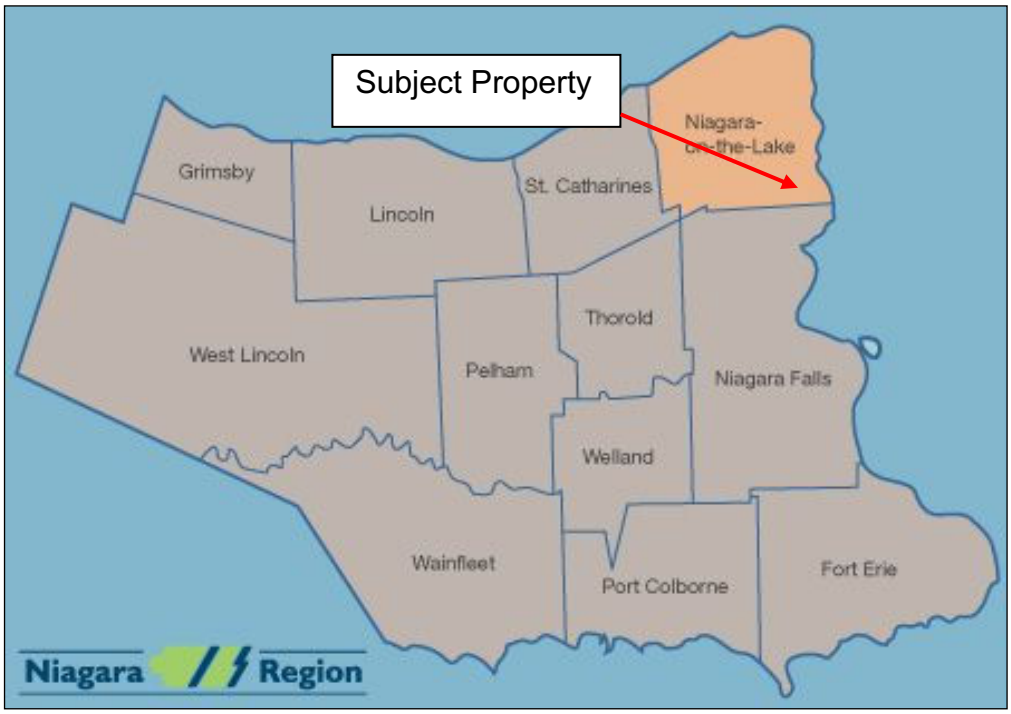
Town, Neighbourhood & Subject Property Data

Brief Town Analysis

The Town of Niagara-on-the-Lake is located in the northeast corner of the Regional Municipality of Niagara bounded by the Niagara River to the east, Lake Ontario to the north, the City of St. Catharines to the west, and the City of Niagara Falls to the south. The Town occupies 31,131 acres (12,599 hectares). Niagara-on-the-Lake was formed as a result of the introduction of regional government to the area on January 1, 1970. It comprises the whole of the former Town of Niagara and the former Township of Niagara including the district heritage communities of Virgil, St. David's, Queenston, Homer and McNab. It is now one of the twelve municipalities in the Regional Municipality of Niagara. The Town of Niagara-on-the-Lake has a population of approximately 17,511 people (2016 census). The population growth from 2011 to 2016 was 2,211 or ±13.7% which was well above the provincial growth rate of 4.6%.

Over 3.5 million people visit Niagara-on-the-Lake each year to view its award-winning landscaped parks and gardens, recreated eighteenth and nineteenth century buildings, and historical sites. There is carefully guided and structured informality in the planning of the beauty that visitors experience in this heritage community that is lauded as the jewel of Ontario's Golden Horseshoe. Niagara accommodates six public and private art galleries, three world renowned theatres, four museums, 15 public parks and playgrounds, a library that houses the largest research collection on English Canada's origins, a community college, four golf courses and two driving ranges, a sports arena, community centre, youth centre and 16 churches. Dedicated heritage management and environmentally-friendly activities combined with community involvement and landscape enhancement projects helped the Town win the honour of being acclaimed the Prettiest Town in Ontario (1995) and Prettiest Town in Canada (1996) in the respective population categories.

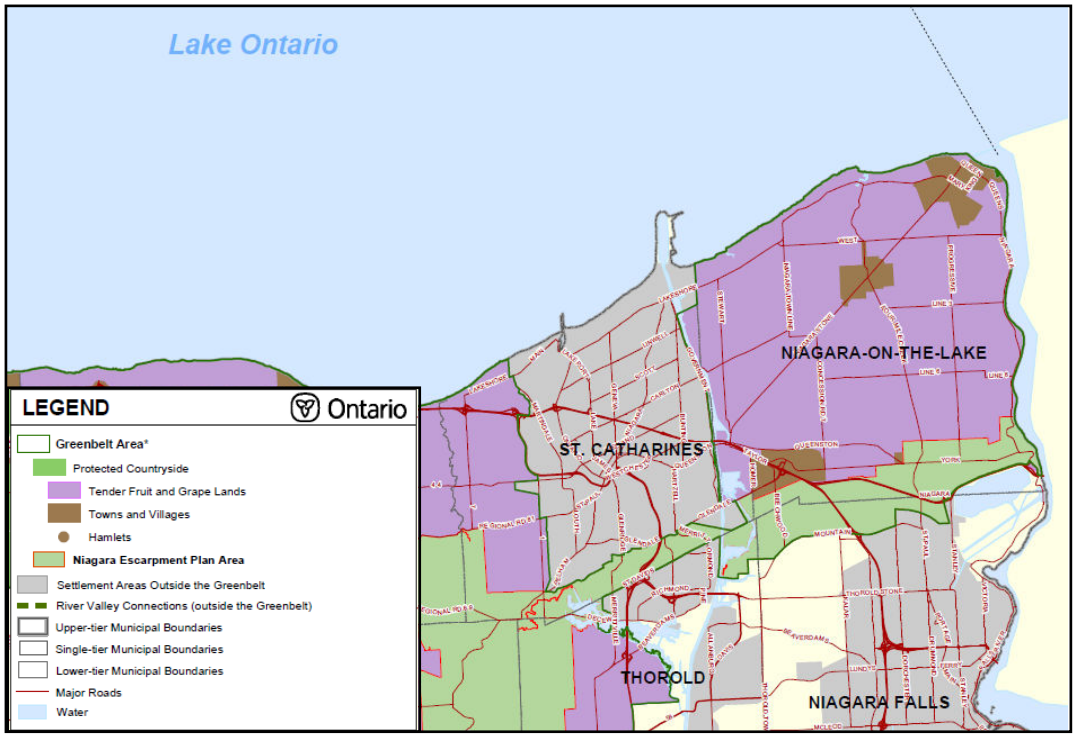
Regional Map



The subject property is contained within Ontario's Greenbelt, an area of permanently protected green space, farmland, vibrant communities, forests, wetlands and watersheds. The Greenbelt's 1.8 million acres surrounds the province's Golden Horseshoe – the most populated area of Canada, and is vital to the quality of life in southern Ontario. It encompasses the Niagara Escarpment, the Oak Ridges Moraine, Rouge Park, agricultural land, pristine environment, and hundreds of rural towns and villages.

Established by legislation in February of 2005, the Greenbelt stretches 325 kilometres from Rice Lake in Northumberland County to the Niagara River and is about 80 kilometers wide at its widest point. The purpose of the Greenbelt is to protect key environmentally sensitive land and farmlands from urban development and sprawl.

As can be seen on the map below, the Town of Niagara-on-the-Lake is almost entirely made up of protected lands under the tender fruit and grape section of the Greenbelt. A map of the protected areas in the Niagara Peninsula tender fruit and grape area for the Greenbelt is provided below.



Local vineyards in the Town account for 84 per cent of Canada's wine production, with many cottage wineries producing vintages winning prestigious gold medal awards from international competitions. The unique microclimate in Niagara-on-the-Lake has allowed for the production of Ice Wine and some of the finest vintages around the world.

Niagara-on-the-Lake is widely regarded as a great place to visit and stay. Many bed and breakfast accommodations, boasting historical attributes, as well as four and five star Hotels and Inns, are available throughout the town. As well, Niagara-on-the-Lake has fully furnished cottages, homes, and apartments for rent.

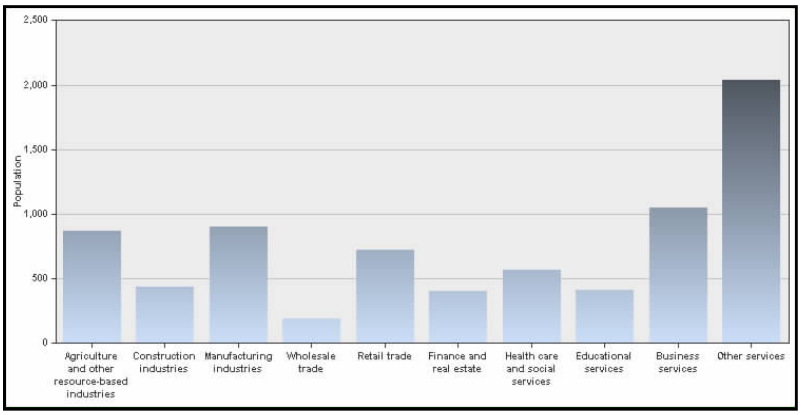
Niagara on-the-Lake is also home to The Shaw Festival. The Shaw Festival, started in 1962 by Niagara-area lawyer and playwright Brian Doherty, is an art theatre which operates as a non-profit and charitable organization. Each season, the Shaw Festival produces 10-12 plays, totaling over 800 performances in

front of 100,000 people. Plays are performed in the Shaw's three theatres: The Court House; The Royal George Theatre; and the largest of the three, The Festival Theatre.

The Local Architectural Conservation Advisory Committee (now referred to as the Municipal Heritage Committee) was established by Town Council in 1978 to advise and assist Council on matters relating to the conservation of heritage buildings and areas, including:

- Technical developments, policy and legislation, and public education;
- The Designation and administration of the Ontario Heritage Act;
- Identification and evaluation of significant buildings and areas to provide an accurate record of what existed; and
- Acquisition and retention of sites, documents and artifacts.

Niagara-on-the-Lake's main industries include agriculture & resourced based industries, manufacturing, retail trade, and business services. The following graph was provided by Statistics Canada with information from the 2006 census for the Town of Niagara-on-the-Lake.



Niagara-on-the-Lake contains an eligible workforce of 12,385 people. Of this population, 7,635 are in the labour force, with 7,355 employed and 280 unemployed. This represents an unemployment rate of 3.7%, with a participation rate of 61.6%. The following table was taken from Statistics Canada's 2006 Community Profile, providing additional information in terms of male and female employment.

Figure

Labour force activity	Niagara-on-the-Lake, Town			Ontario		
	Total	Male	Female	Total	Male	Female
Total population 15 years and over[66]	12,385	6,020	6,365	9,819,420	4,744,710	5,074,710
In the labour force[67]	7,635	4,115	3,520	6,587,580	3,437,670	3,149,905
Employed[68]	7,355	3,970	3,380	6,164,245	3,230,050	2,934,195
Unemployed[69]	280	145	140	423,335	207,620	215,710
Not in the labour force[70]	4,750	1,905	2,845	3,231,840	1,307,035	1,924,805
Participation rate[71]	61.6	68.4	55.3	67.1	72.5	62.1
Employment rate[72]	59.4	65.9	53.1	62.8	68.1	57.8
Unemployment rate[73]	3.7	3.5	4.0	6.4	6.0	6.8

Tourism Submarket

Niagara-on-the-Lake is a world-renowned tourist destination, due in part to the local wine industry, the historic areas such as the Old Town sector, and the natural beauty of Lake Ontario and the Niagara Escarpment. It's proximity to Niagara Falls and the U.S. market make it important to understand the international, national, provincial, and regional impacts the tourism market has on the Town.

The Town of Niagara-on-the-Lake recently utilized the services of Urban Strategies Inc. for their Old Town & Dock Area Vision and Secondary Plan. Urban Strategies Inc. provided tourism related information as part of the study, and is summarized below.

Global Trends in Tourism

• Visitors have shifted from *looking* to *immersing themselves* into rich experiences and culture, where they are participants rather than observers. This requires the development of experiences to engage the visitor in new ways.

• Fully independent travel is on the rise, a shift from large group travel.

• There is interest in responsible tourism with visitors actively searching for operations and destinations that adopt practices that support sustainability.

• With the continued rise of the active and healthy boomer generation, there is an increase in number of mature travelers. These are well-travelled visitors who seek quality.

• The use of the Internet as a source of information and booking tool continues to dominate tourism marketing. As adoption of mobile devices rises, the type of web-based interactions with the visitor will shift.

• Luxury travel will continue, even in tough economic times.

• Multi-generational travel and social network or shared interest travel will continue, changing the travel influencers and decision-makers. To continue to be successful Niagara-on-the-Lake must continue to monitor and respond to trends such as these as they evolve.

According to the Canadian Tourism Commission (CTC), Canada received just over 17 million visits from international travelers in 2008, down 5% from 2007. Visitation from the U.S. accounts for 73% of international visits. Visits from some key markets increased - France +12%, Australia +9%, and Mexico +8% - while visits from other key markets decreased including Japan (-17%), South Korea (-8%), and the U.K. (-6%). Overnight trips from the U.S. in 2008 fell 7% to just over 12 million. Consumer confidence in the U.S. declined to a new all-time low which will limit growth opportunities from this market for Niagara-on-the-Lake in the short term. The December 2008 Ontario Tourism Forecast published by the Ministry of Tourism projects overseas travel to the province will be slow, U.S. travel will experience decreases, particularly in same day visits, but that travel from the rest of Canada and within Ontario will remain strong over the next couple of years.

According to the Regional Tourism profile for the Niagara Region prepared by the Ministry of Tourism, an estimated 11 million person visits were recorded in 2007, the most current data available. Overnight visits account for 41% of visits and 76% of spending, underlying the importance of the overnight visitor. Total spending in the Niagara Region, estimated at $1.6 billion supports an estimated 17,444 jobs in the region. Tourism is clearly a key economic driver in the Niagara Region. Research recently completed on tourism opportunities in the Niagara Region conducted by the Ontario Ministry of Tourism, identifies the top three primary reasons for visitation to the Niagara Region as The Falls (natural wonders segment), vineyards/wineries and casinos. Products and experiences offered in and around Niagara-on-the-Lake

(wineries and related; spas; live theatre; culinary experiences) target high priority market segments as identified by the Ontario Tourism Marketing Partnership (Ontario Upscale Adventurers and U.S. High Flyers in particular) and as such benefit from targeted marketing programs and tactics including Distinctive Getaways and Fall Drives. These programs are supported by fully integrated on-line and off-line tactics including initiatives for media relations and travel trade.

Niagara-on-the-Lake is well-positioned to benefit from projected shifts in demand over the next 15 to 20 years based on research on tourism opportunities in the Niagara Region completed by the Ministry of Tourism. Highlights of this research that are most relevant to Niagara-on-the-Lake and Old Town are presented below.

Future Growth: 2015 and 2025– U.S. Market

• Wine segment will grow the most - 10% by 2015 and 20% by 2025;

• Shopping-related activities will grow a moderate rate;

• Food-related tourism activities will see healthy growth; and

• Attendance at ethnic festivals and shopping at greenhouse/garden centres are emerging trends.

Future Growth: 2015 and 2025 Ontario Market

• Growth rates from Ontario markets are higher than those of U.S. markets;

• Wine segment will show the most growth (11% and 28%);

• Shopping-related activities will grow as will participation in arts-related attractions; and

• Golf and food-related tourism activities will see healthy growth.

To remain competitive and distinct, Niagara-on-the-Lake and Old Town must be aware of and respond to shifts in the competitive landscape. For example, with the addition of the new higher-end Fallsview Casino, the addition of more hotel rooms, development of boutique hotels and rejuvenation of the downtown core including incentives to attract retailers to the downtown, the mix of visitors (higher yield and more sophisticated) attracted to Niagara Falls is evolving. Product and experience development, supported by increases in marketing and branding in such areas as Jordon Village and the Twenty Valley, are also expanding the alternatives for leisure travelers seeking wine, culinary and retail in small, authentic towns in the Region.

The Sorbara report on the Ontario Tourism Competitiveness Study titled Discovering Ontario - A Report on the Future of Tourism, was released in February 2009. The recommendations from this comprehensive study, if implemented as recommended, could significantly alter the tourism environment for Ontario. Of particular significance not only to Niagara-on-the-Lake but the industry at large is the recommendation for “the creation of 11 well-defined and well-managed tourism regions that would take the lead role for product development and marketing”. Resourcing for these regions would come from legislated Destination Marketing Fees (DMFs), which are currently collected on a voluntary level in many Ontario jurisdictions. There is significant infrastructure and development work across the Niagara Region including expansion of the Lewiston, Queenston and Peace Bridges, Welcome Centre at Fort Erie and planned Niagara Falls Bridge Commission renovation. Niagara-on-the-Lake will benefit from completion of these initiatives.

The Outlet Collection at Niagara

A $150 million open-air outlet mall development known as the Outlet Collection at Niagara recently opened south of Taylor Road and north of Glendale Avenue, adjacent to the White Oaks resort. The mall is being built by Ivanhoe Cambridge, one of the 10 largest developers in Canada, and the development company responsible for Vaughan Mills, north of Toronto. The ±75 acre site is planned to include 520,000 sq. ft. of retail & restaurant space; construction commenced in May 2013, and opened for customers in May 2014.



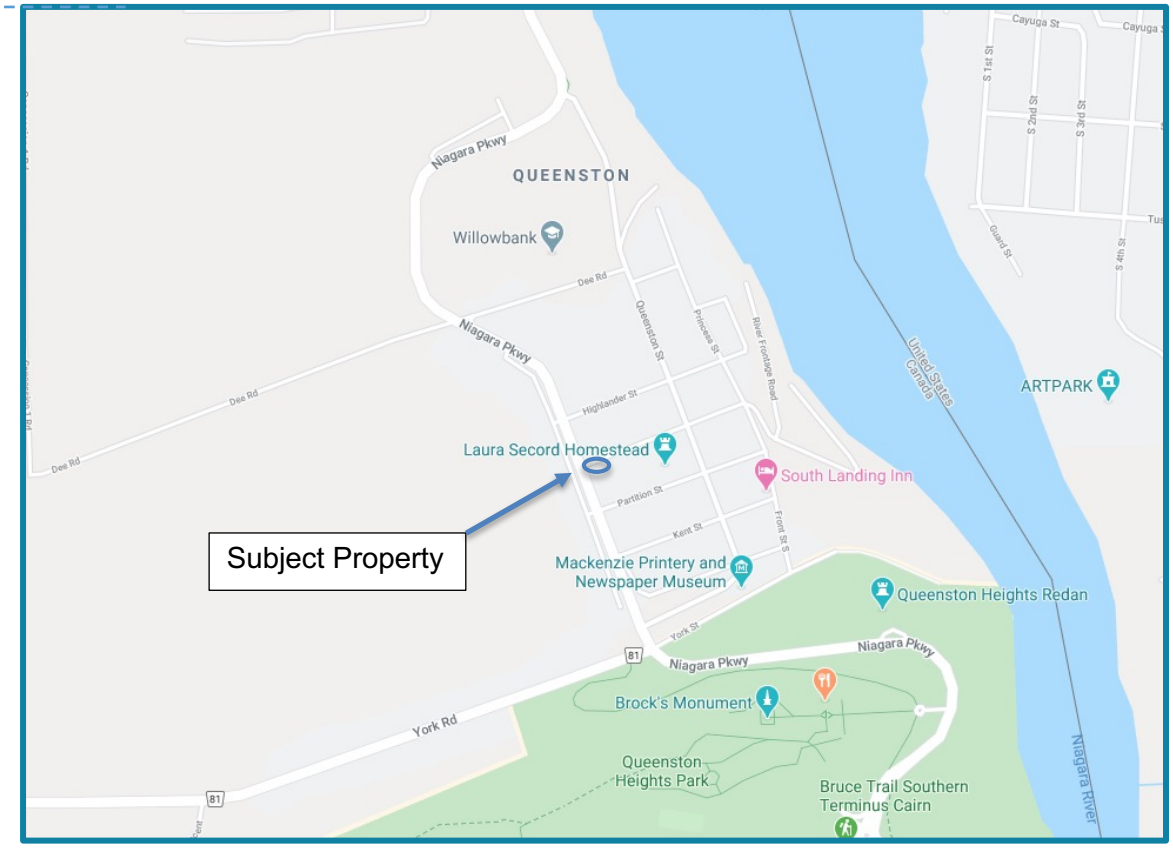
The site offers eight single-level buildings within a race-track style design. Phase I of the project will be anchored by Bass Pro Shops and will also feature retailers such as Banana Republic, Calvin Klein, Gap, Izod, Michael Kors, Tommy Hilfiger and Van Heusen.

Phase II of the project could see an additional 720,000 sq. ft. of leasable area added at an undetermined date.

Neighbourhood Description

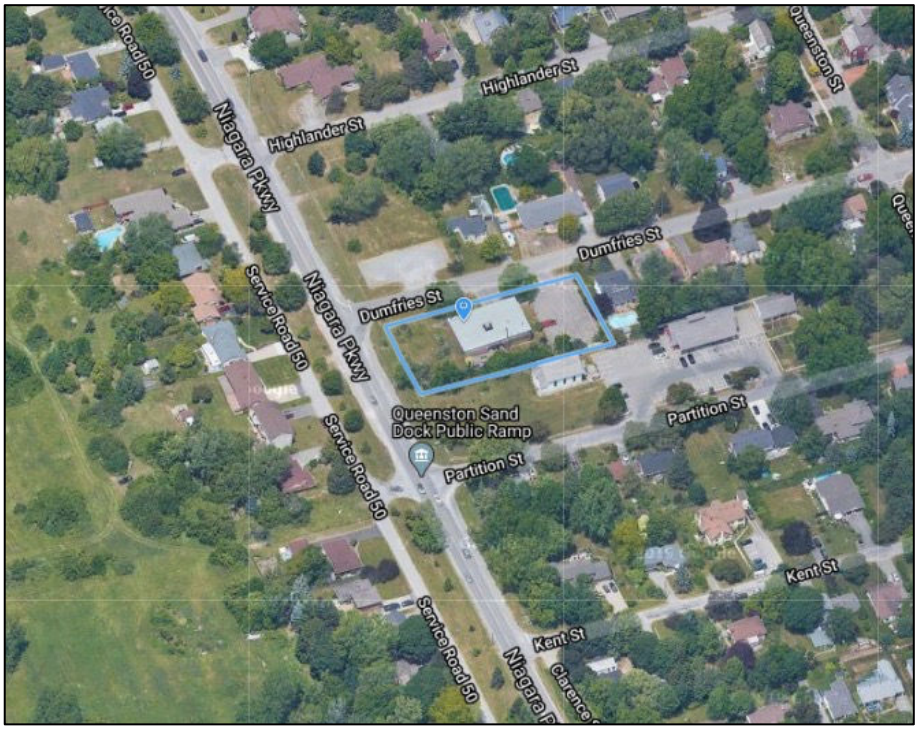
Boundaries: The subject property is located in the village of Queenston in the southeastern area of the Town of Niagara-on-the-Lake. Neighbourhood boundaries can be loosely delineated by Niagara Parkway to the north and west, York Road to the south, and Niagara River to the east. Niagara Parkway is the major north-south connecting route for this area of the Town.

Neighbourhood Map



Predominant Characteristics: The improvements within the Queenston village area are primarily of a residential character with single-family detached dwellings of various styles, ages, and construction techniques evident within the village. As the village had its early beginnings at the beginning of the 18th century there are a few improvements in the area which would be in excess of 150 years old, however, the majority of the improvements would likely date from the end of the Second World War. There are only a few sporadic commercial developments located in the village area. The surrounding lands are primarily devoted to agricultural uses which include both tender fruit and vineyards. The subject property is located within the village and the neighbourhood would be rated as being conveniently accessible to all local amenities by private vehicle. The Niagara Parkway is dotted with sporadic housing and farms and continues to the "Town" proper to the north and in a southerly direction up the escarpment to the "Queenston Heights Park" which commemorates General Isaac Brock's victory in the War of 1812. A huge obelisk style statue was erected in his honour in "Queenston Heights Park" and this park along with the "Niagara Parkway" continues to be areas for entertainment, family outings and recreational activities.

Immediate Neighbourhood Map



Trends: The subject neighbourhood is considered as almost being fully developed from a residential perspective. The future of continued residential development currently rests with the Ontario Municipal Board; however, the Town of Niagara-on-the-Lake has gone on record as wishing to retain the agricultural flavour of the outlying areas, while retaining development to the village proper. Any other development is likely to be in the other form of renovation and/or additions to the existing improvements.

Brief Site Description

Size, Shape & Area: The subject site is rectangular in shape and comprises ±0.663 acres (±28,890 sq. ft.) with a frontage of ±240.27' on the south side of Dumfries Street, and ±220.26' on the east side of Niagara Parkway. An Aerial image is provided below of the registered parcel.



Two different scenarios have been considered when testing the highest and best use of the subject property. Scenario A being the demolition of the existing improvement and the creation of 4 single family building lots. Scenario B keeps the existing improvement with the creation of two single family building lots. It is noted that there may be potential for a higher density residential use however this is subject to Town and local approval. The following two scenarios are now detailed.

Scenario A: This scenario requires the demolition of the existing improvement and creation of 4 separate single family lots. The subject offers a total of 240.27 feet of frontage along the south side of Dumfries Street therefore this would most likely result in creation of 4 separate single family lots of ±60 feet x ±120 feet as displayed below (subject to professional survey).



Scenario B: In this scenario the existing building improvement would remain, and 2 separate single family lots would be created. The 2 vacant lots would be approximately ±55.74 feet & ±70.20 feet, while the improved lot would be reduced to ±112.19 feet by ±120 feet deep. The image below shows the estimated configuration (subject to professional survey).



Topography & Drainage: The subject site is mainly flat and level. Drainage qualities are believed to be adequate.

Ingress, Egress & Parking: Vehicular access is afforded from the south side of Dumfries Street via a paved driveway. The parking surface is noted to be in average condition.

Easements & Rights of Way: No easements or right of ways were noted upon a cursory review of the title of the subject property. However, the verification of easements and the discovery of other encumbrances to the Bundle of Rights is the subject of a title search, and goes beyond the scope of this report.

Environmental Concerns: Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls and / or petroleum leakage which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor, did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or buried within the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The value estimate is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto, that

would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Services: The subject site is afforded full municipal services including hydroelectric power, municipal water, sanitary sewer and natural gas, telephone, police and fire protection.

Additional Site Improvements: Site improvements include an interlock brick rear patio area with surrounding wood panel fence, and several mature trees.

General Site Comments:

- Location is good with frontages on two streets.
- The site is above average size and provides good workability.

Brief Improvement Description

- *General*
  - The site is improved with a one storey single institutional building.
  - The subject offers approximately a total of ±4,839 sf, comprised of a ±1,833 sf garage area, and a ±3,006 sf area which offers a kitchen, banquet / dining area, washrooms with shower, and mechanical room.
  - The shop area offers a clear height of approximately 16' – 18', concrete floor, florescent lighting, and floor drain with catch basin.
- *Structure/Exterior*
  - The building features concrete block construction with web steel joists and steel deck resting on a poured concrete slab on grade.
  - The roof is flat tar & gravel.
  - The exterior is brick veneer, and metal siding.
- *Access*
  - The building offers a main double pedestrian entrance at the front (northern) side, and additional single pedestrian access at the rear (south).
  - The subject offers 2 automatic overhead doors.
- *Mechanical Components*
  - The subject offers 400 amp / 600 volt electrical power subject to professional verification.
  - The shop area is heated via multiple ceiling mounted heaters.
  - A gas fired furnace, and air conditioning unit heat and cool the banquet area.
- *General Comments*
  - In general the overall building is functional for its current use.
  - The building is in average to good condition.

Official Plan Description

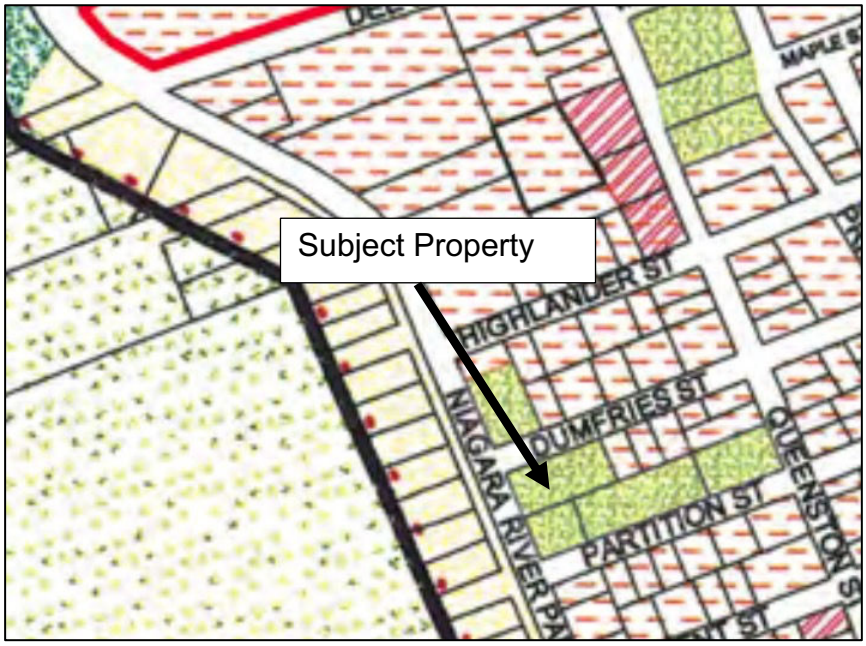
Per the Planning Act, the Official Plan may be defined as

> *A document approved by the Minister of Municipal Affairs and Housing, containing objectives and policies established to provide guidance for the physical development of a municipality while having regard to relevant social, economic and environmental matters.*

The purpose of an Official Plan is to provide a framework of public policy for the future development of a community. The maps and text will project the growth and planning needs for each community. The Official Plan does not directly dictate or regulate the use of private lands (as zoning by-laws do); it merely acts as a guideline. The Official Plan plays a major role in a redevelopment, rezoning or severance. Requirements are often reviewed and changed from year to year as it is necessary for the municipality to reassess the relevance of their plan. Hence there are provisions for amendments to the Official Plan when reasonable grounds exist.

According to online mapping of the Town of Niagara-on-the-Lake the subject property is currently designated as **Open Space and Community Facilities.** The property is located within the Urban Boundary in the community of Queenston in the Town of Niagara on the Lake. An image of the Land Use Plan from the Town of Niagara-on-the-Lake is provided below.

Land Use Plan



Zoning

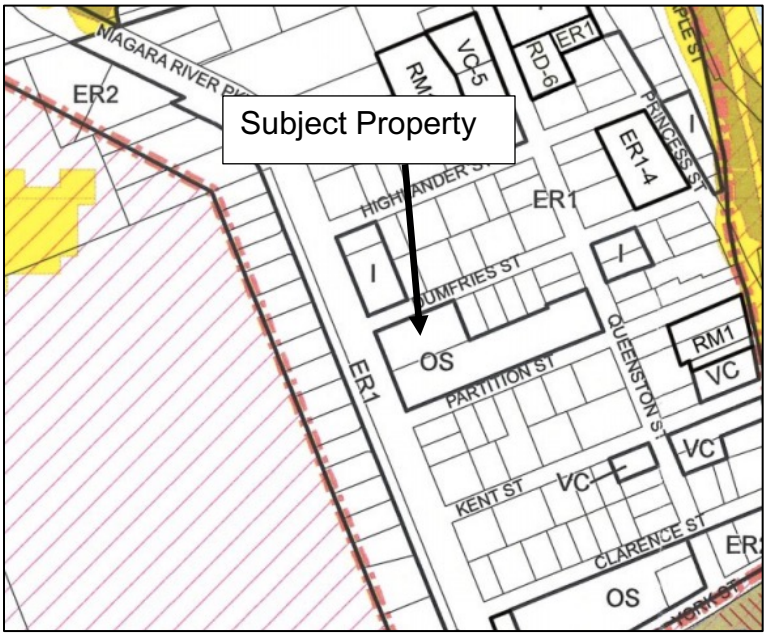
Zoning By-laws may be defined as

> *Documents approved by the local municipality, containing use restrictions, height maximums, floor area, coverage ratios, minimum lot size, minimum frontage & depth, number of parking spaces, access, side yards, setbacks, as well as other City objectives and policies in a specific area.*

Zoning by-laws provide for the day-to-day administration of local site-specific property regulations. These define what can take place in an area and how structures can be located on a site. Basically use restrictions that are designed to separate incompatible uses such as single-family residential directly adjacent to a large heavy industrial factory. Zoning policies can be changed, revised, or altered based on application to the appropriate Municipal Officials having approvals by City Council.

According to online mapping of the Town of Niagara-on-the-Lake, the subject property is zoned **OS – Open Space Zone**. The current uses within the subject property are assumed to be legal and conforming under the current zoning bylaw; however, this is subject to official verification. A copy of the zoning map is provided below. A copy of the permitted uses and regulations for the OS Zone is provided on the following page.

Zoning Map



Permitted Uses and Regulations

8.7 OPEN SPACE (OS) ZONE

In the Queenston Community Zoning District - Open Space (OS) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

8.7.1 Permitted Uses:

(a) A *public or private park*

(b) A *picnic area*

(c) A *recreational use*

(d) A *private club*

(e) A *public use* in accordance with Section 5.381 *(as amended by 4316Y-12)*

(f) *Accessory buildings and structures* in accordance with Section 6.1

(g) Uses permitted by the Niagara Parks Act

8.7.2 Zone Requirements:

(a)	Minimum lot frontage	n/a
(b)	Minimum lot area	n/a
(c)	Maximum lot coverage	5%
(d)	Minimum landscaped open space	n/a
(e)	Minimum front yard setback	15.0 m (49.2 ft)
(f)	Minimum front yard setback for: (i) Lots fronting on Niagara River Parkway, or having direct access from a service road (ii) Lots with direct access from Niagara River Parkway	 15.0 m (49.2 ft) 25.0 m (82 ft)
(g)	Minimum interior side yard setback	3.0 m (9.84 ft)
(h)	Minimum exterior side yard setback	9.0 m (29.53 ft)
(i)	Minimum rear yard setback	7.5 m (24.6 ft)
(j)	Maximum building height	8.6 m (28.22 ft)

(k)	Minimum accessory building yards setback	1.2 m (3.94 ft)
(l)	Minimum accessory building exterior side yard setback *(as amended by 4316Y-11)*	9.0 m (29.53 ft)

Planning Assumption - Permitted Uses and Regulations

The appraiser has assumed that the subject property could be rezoned to permit low density residential single family lots in keeping with the surrounding neighbourhood zoning (see details below). Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale.

8.1 ESTABLISHED RESIDENTIAL (ER1) ZONE

In the Queenston Community Zoning District - Established Residential (ER1) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

8.1.1 Permitted Uses:

(a) A *single detached dwelling*

(b) A *bed and breakfast establishment* in accordance with Section 6.5

(c) A *home occupation* or a *home profession* in accordance with Section 6.24

(d) A *group home* in accordance with Section 6.20

(e) A *public use* in accordance with Section 5.381 *(as amended by 4316Y-12)*

(f) *Accessory buildings and structures* in accordance with Section 6.1

(g) *Cottage rental* (*added by 4316AI-13, OMB PL130581, December 5, 2013)*

8.1.2 Zone Requirements: *(as amended by 4316N-11)*

(a)	Minimum lot frontage	18 m (59.06 ft)
(b)	Minimum lot area	648 m^2 (6,975 ft^2)
(c)	Minimum front yard setback:	
	(i) On lots fronting on Niagara River Parkway with no Service Road Access	25 m (82 ft)
	(ii) On lots fronting on Niagara River Parkway with Service Road Access	15 m (49.2 ft)
	(iii) On all other lots	5 m (16.04 ft)
(d)	Minimum rear yard setback	7.5 m (24.6 ft)
(e)	Minimum interior side yard setback	1.5 m (5.0 ft)
(f)	Minimum exterior side yard setback	4.5 m (14.7 ft)
(g)	Maximum building height	10.0 m (32.8 ft)
(h)	Garages shall be setback a minimum of 1.0 m (3.28 ft) behind the building face of the dwelling	
(i)	Garages accessed from a rear lane shall be setback 0.45 m (1.5 ft) from the rear lane	

Prepared exclusively for the Town of Niagara on the Lake

Valuation Section

Highest and Best Use

Definition & General Discussions

The Highest and Best Use of a property can be defined as that use which generates the highest net returns to the land in the form of money or amenities over a given period of time. A chosen Highest and Best Use must be both legally permissible and highly probable given the current political, economic and environmental factors in effect. In general terms the use must be the most profitable and/or beneficial use at that given point in time as determined by the market. However, it is necessary to point out that the Highest and Best Use is not necessarily uniquely determinable for each and every parcel. If the present use of a property is considered to represent its Highest and Best use, this conclusion implies that such use will most probably continue to remain into the foreseeable future.

Another definition is as follows

> The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially, feasible and that results in the highest value.[1]

Factors that affect the Highest and Best Use of a property include the following key principles

(1) Locational Factors
(2) Supply/Demand Factors
(3) The Principle of Change
(4) The Principle of Anticipation
(5) The Principle of Balance
(6) The Principle of Competition
(7) Land Use Restrictions/Governmental Regulations
(8) Servicing Infrastructure [2]
(9) Land/Site Analysis [3]
(10) The Principle of Contribution
(11) The Principle of Substitution

The appraiser has assumed that the subject property could be rezoned to permit low density residential single family lots in keeping with the surrounding neighbourhood zoning. Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale.

"As Vacant"

The Highest and Best Use of the subject property as vacant is considered low density residential development in keeping with the surrounding neighbourhood permitted uses.

"As Improved"

[1]The Appraisal of Real Estate, Third Canadian Edition, 2010
[2] Includes municipal services, their adequacy, street systems and types etc.
[3] This includes physical factors such as frontage, depth, corner influence, shape, size, topography, excess land, easements, rights of way and soil conditions.

The Highest and Best Use of the subject property as improved is considered full redevelopment of the site for residential use, or partial redevelopment of the site retaining the existing improvement.

Approach to the Appraisal Problem

Various approaches to value can be utilized in the appraisal process. A single approach, or any number of the approaches to value, may be used, depending on the type of property under appraisal and the information available to reliably support any approach employed. The most common approaches to value are described as follows:

Cost Approach to Value

This approach is based on the fact that an informed purchaser will not pay more than the cost of producing a substitute property that has the same utility as the subject property. It is best to use the Cost Approach when the property being appraised has relatively new improvements or unique or specialized improvements for which no comparative properties exist in the market.

Direct Comparison Approach to Value

This approach is based on the fact that an informed purchaser will not pay more than the cost of acquiring an existing property with the same utility. It is best to use this approach when there is an active market, able to supply sufficient quantities of reliable data that can be verified from reliable sources. It is relatively unreliable in an inactive market, or in estimating the value for a property for which there are no good comparable sales available.

Income Approach to Value

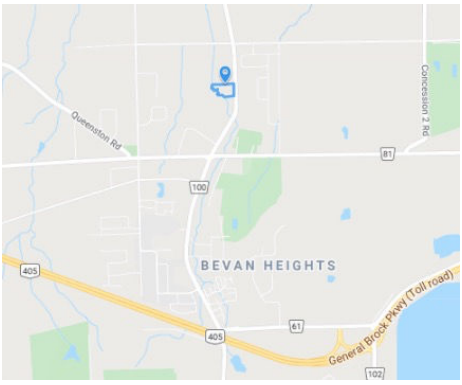
This approach is used to appraise income-producing properties; anticipated benefits, either dollar income or amenities, are converted from the ownership of property into a value estimate. The Capitalization process is used to discount anticipated future income to a present worth figure.

Conclusions

In considering the approaches to value, only the Direct Comparison Approach was considered relevant for the valuation.

Given the two highest and best use scenarios being tested both residential vacant lot sales, and improved sales have been analyzed. Vacant land sales are presented first, followed by improved sales.

Direct Comparison Approach – Vacant Land

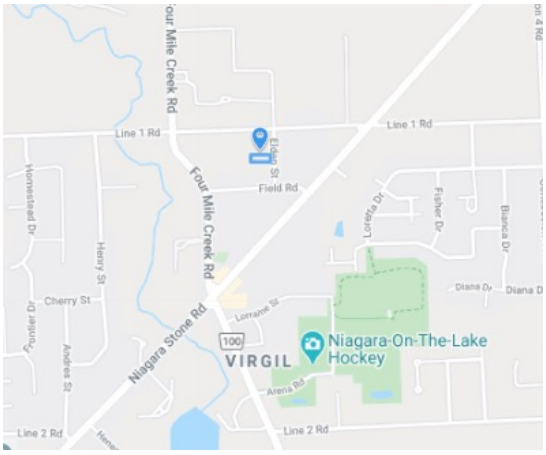
Comparable Sale #1			
			
Property Identification:	**RO # 30**		**PIN # 463720595**
Address	Lot 15 Millpond Road, Niagara-on-the-Lake, ON		
Location	W/S of Four Mile Creek Road north of York Rd		
Legal Description	PT TWP LT 88 NIAGARA, PT 1 30R13715 TOWN OF NIAGARA-ON-THE-LAKE		
Sale Data:		**Land Data:**	
Vendor	Hummel Properties Inc.	**Lot Size**	±0.129 acres
Purchaser	Named Individual(s)	**Lot Dimensions**	(±45.00’ x ±125.20’)
Sale Date	July 27, 2020	**Zoning**	R
Sale Price	$289,000	**Servicing**	Full available at road

Comments

- Vacant lot in new infill site.
- Located in St. David’s, in a good central location.
- Full services available.
- Lots are not tied to a builders contract.
- Listed on local MLS for 12 days with asking price of $289,000.

Sale Price/Front Foot	$6,422

Direct Comparison Approach – Vacant Land

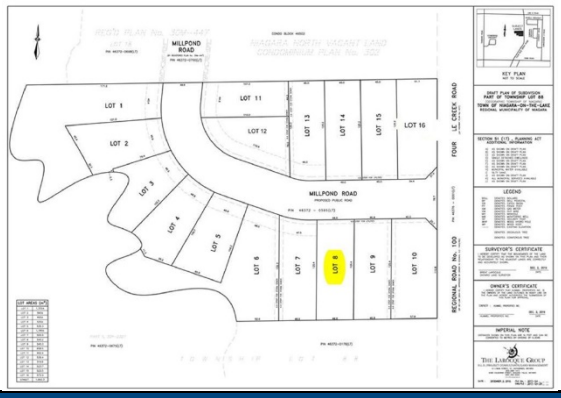
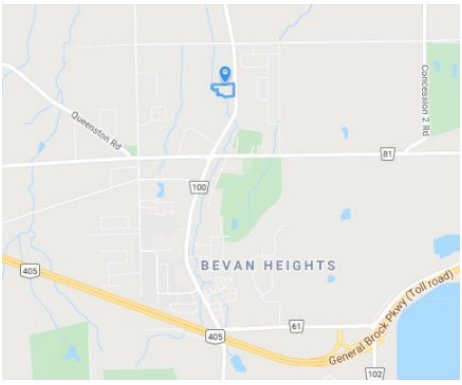
Comparable Sale #2			
			
Property Identification:	**RO # 30**		**PIN # 4638600020**
Address	W/S Elden Street, Niagara-on-the-Lake, ON		
Location	W/S of Elden Street north of Niagara Stone Road		
Legal Description	LT 44 PL 304 NIAGARA S/T DEBTS IN RO500309; S/T BENEFICIARIES INTEREST IN RO496946; NIAGARA-ON-THE-LAKE		
Sale Data:		Land Data:	
Vendor	Named Individual(s)	**Lot Size**	±0.282 acres
Purchaser	Named Individual(s)	**Lot Dimensions**	(68.01’ x 180.00’)
Sale Date	June 16, 2020	**Zoning**	R1
Sale Price	$298,000	**Servicing**	Full available at road

Comments

- Vacant severed lot in Virgil
- Located in central location near all commercial amenities.
- Close proximity to high traffic road.
- Full services available.
- Listed on local MLS for 7 days with asking price of $298,000.

Sale Price/Front Foot	$4,382

Direct Comparison Approach – Vacant Land

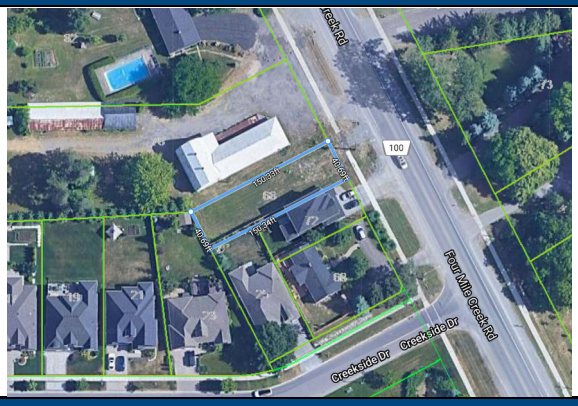
Comparable Sale #3			
			
Property Identification:	**RO # 30**		**PIN # 463720595**
Address	Lot 8 Millpond Road, Niagara-on-the-Lake, ON		
Location	W/S of Four Mile Creek Road north of York Rd		
Legal Description	PT TWP LT 88 NIAGARA, PT 1 30R13715 TOWN OF NIAGARA-ON-THE-LAKE		
Sale Data:		**Land Data:**	
Vendor	Hummel Properties Inc.	**Lot Size**	±0.135 acres
Purchaser	Named Individual(s)	**Lot Dimensions**	(±46.80’ x ±125.40’)
Sale Date	March 17, 2020	**Zoning**	R1
Sale Price	$294,000	**Servicing**	Full available at road

Comments

- Vacant lot in new infill site.
- Located in St. David’s, in a good central location.
- Full services available.
- Lots are not tied to a builders contract.
- Listed on local MLS for 22 days with asking price of $294,000.

Sale Price/Front Foot	$6,282

Direct Comparison Approach – Vacant Land

Comparable Sale #4			
			
Property Identification:	**RO # 30**		**PIN # 463730725**
Address	74 Four Mile Creek Road, Niagara-on-the-Lake, ON		
Location	W/S of Four Mile Creek Road north of Townline		
Legal Description	PT TWP LT 92 NIAGARA, BEING PT 1 ON 30R14224		
Sale Data:		**Land Data:**	
Vendor	Named Individual(s)	**Lot Size**	±0.140 acres
Purchaser	Named Individual(s)	**Lot Dimensions**	(40.69’ x 150.33’)
Sale Date	January 28, 2020	**Zoning**	R1
Sale Price	$200,000	**Servicing**	Full available at road

Comments

- Vacant lot at south end of St. David’s.
- Immediately adjacent commercial use.
- High traffic road.
- Full services available.
- Listed on local MLS for 70 days with asking price of $250,000.

Sale Price/Front Foot	$4,915

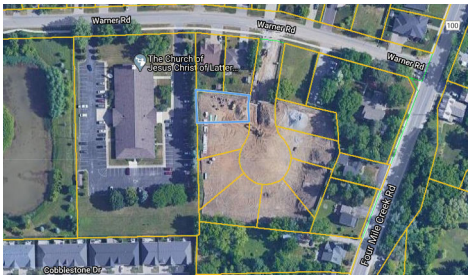
Direct Comparison Approach – Vacant Land

Comparable Sale #5			
			
Property Identification:	**RO # 30**		**PIN # 463740152**
Address	33 Melrose Drive, Niagara-on-the-Lake, ON		
Location	Bevan Heights		
Legal Description	LT 38 PL 355 NIAGARA; NIAGARA-ON-THE-LAKE		
Sale Data:		**Land Data:**	
Vendor	Named Individual(s)	**Lot Size**	0.427 acres
Purchaser	Named Individual(s)	**Lot Dimensions**	100.0’ X 185.0’
Sale Date	January 15, 2020	**Zoning**	NEC
Sale Price	$450,000	**Servicing**	Full available at street
Comments			
• Large residential lot in exclusive Bevan Heights location. • Services available at street. • Listed on local MLS for35 days with asking price of $474,900.			
Sale Price/Front Foot	$4,500		

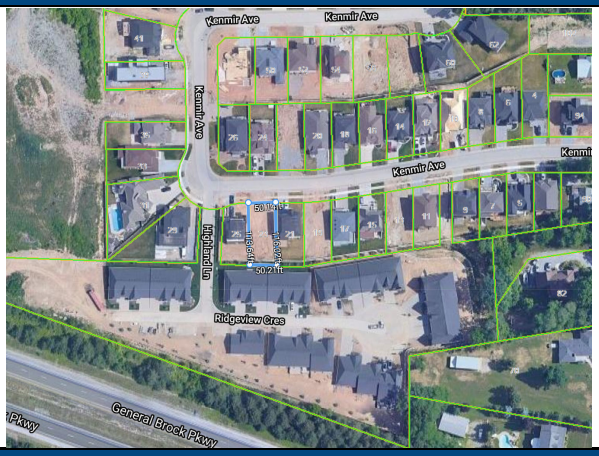
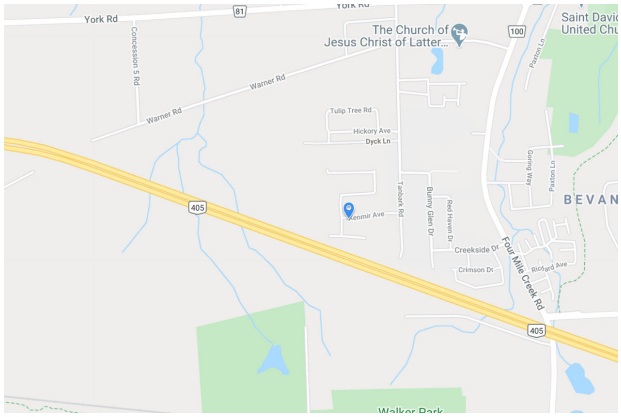
Direct Comparison Approach – Vacant Land

Comparable Sale #6			
			
Property Identification:	**RO # 30**		**PIN # 463730751**
Address	17 Woodbourne Court, Niagara-on-the-Lake, ON		
Location	St. David's		
Legal Description	LOT 7, PLAN 30M445 SUBJECT TO AN EASEMENT IN GROSS OVER PART 8, PLAN 30R-15246 AS IN NR488741 TOWN OF NIAGARA-ON-THE-LAKE		
Sale Data:		**Land Data:**	
Vendor	Named Individual(s)	**Lot Size**	0.181
Purchaser	Named Individual(s)	**Lot Dimensions**	±65.0' x 117.79'
Sale Date	November 5, 2018	**Zoning**	R1
Sale Price	$350,000	**Servicing**	Laterals installed
Comments			
• Vacant lot with laterals installed. • Purchaser must utilize Centennial Construction for foundation. • New development west of Four Mile Creek Road. • Listed on local MLs for 3 days with asking price of $359,900			
Sale Price/Front Foot	$5,385		

Direct Comparison Approach – Vacant Land

Comparable Sale #7			
			
Property Identification:	**RO # 30**		**PIN # 463730751**
Address	19 Woodbourne Court, Niagara-on-the-Lake, ON		
Location	St. David's		
Legal Description	LOT 8, PLAN 30M445 SUBJECT TO AN EASEMENT IN GROSS OVER PART 8, PLAN 30R-15246 AS IN NR488741 TOWN OF NIAGARA-ON-THE-LAKE		
Sale Data:		**Land Data:**	
Vendor	Named Individual(s)	**Lot Size**	0.180
Purchaser	Named Individual(s)	**Lot Dimensions**	±52.27' x 122.0'
Sale Date	November 2, 2018	**Zoning**	R1
Sale Price	$328,000	**Servicing**	Laterals installed
Comments			
• Vacant lot with laterals installed. • Purchaser must utilize Centennial Construction for foundation. • New development west of Four Mile Creek Road. • Not listed on local MLS			
Sale Price/Front Foot	$5,629		

Direct Comparison Approach – Vacant Land

Comparable Sale #8			
			
Property Identification:	**RO # 30**		**PIN # 463730655**
Address	23 Kenmir Avenue, Niagara-on-the-Lake, ON		
Location	St. David's		
Legal Description	LOT 11, PLAN 30M418 TOWN OF NIAGARA-ON-THE-LAKE		
Sale Data:		**Land Data:**	
Vendor	Named Individual(s)	**Lot Size**	±0.132 acres
Purchaser	Named Individual(s)	**Lot Dimensions**	50.03' x 114.57'
Sale Date	June 28, 2018	**Zoning**	R1
Sale Price	$305,000	**Servicing**	Full, available at street
Comments			
• Vacant 50' lot in Tanbark Estates. • Services available at lot line. • Listed on local MLS for 22 days with asking price of $330,000.			
Sale Price/Front Foot	$6,100		

Direct Comparison Approach – Vacant Land

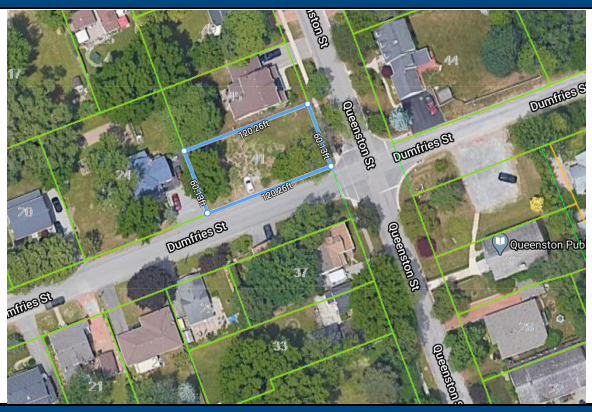
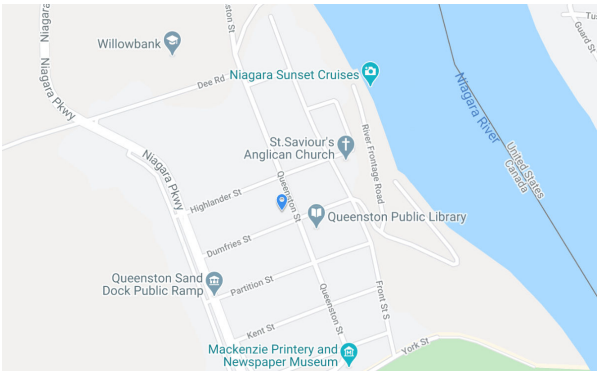
Comparable Sale #9			
			
Property Identification:	**RO # 30**		**PIN # 463750603**
Address	E/S Queenston Street, Niagara-on-the-Lake, ON		
Location	Queenston		
Legal Description	PART LOT 165, CORPORATION PLAN 1, PART 1, PLAN 30R-15352 TOWN OF NIAGARA-ON-THE-LAKE		
Sale Data:		**Land Data:**	
Vendor	Misc.	**Lot Size**	±0.303 acres
Purchaser	Queenston Group Properties Inc.	**Lot Dimensions**	±149.01' x ±122.20 to ±128.86'
Sale Date	June 30, 2017	**Zoning**	RD-6
Sale Price	$625,000	**Servicing**	Full, at lot line

Comments

- Former institutional land re-zoned to residential.
- Owner attempted to get approval for a 5 unit townhouse block however it was opposed by the Queenston Residents Association.
- Subsequently 3 single detached lots were approved.

Sale Price/Front Foot	$4,194

Direct Comparison Approach – Vacant Land

Comparable Sale #10			
			
Property Identification:	**RO # 30**		**PIN # 463750577**
Address	41 Queenston Street, Niagara-on-the-Lake, ON		
Location	Queenston		
Legal Description	PLAN CP 1, LOT 111		
Sale Data:		**Land Data:**	
Vendor	Named Individual(s)	**Lot Size**	±0.166 acres
Purchaser	Queenston Group Properties Inc.	**Lot Dimensions**	60.0’ x 120.0’
Sale Date	April 12, 2017	**Zoning**	ER
Sale Price	$260,000	**Servicing**	Full, at lot line
Comments			
• Vacant corner lot in Queenston. • Services available at lot line. • Listed on local MLS for 38 days with asking price of $270,000. • Development requires Urban Planning and Heritage Committee Approval.			
Sale Price/Front Foot	$4,333		

Direct Comparison Approach Sales Chart – Vacant Land

No.	Location	Sale Date	Sale Price	Site Size (± Acre)	Lot Dimensions	Sales Price/Front Foot
1	Lot 15 Millpond Rd Niagara on the Lake	27-July-20	$289,000	0.129	45’ x 125.2’	**$6,422**
2	W/S Elden St Niagara on the Lake	16-June-20	$298,000	0.282	68.0’ x 180.0’	**$4,382**
3	Lot 8 Millpond Rd Niagara on the Lake	17-Mar-20	$294,000	0.135	46.8’ x 125.4’	**$6,282**
4	74 Four Mile Creek Rd Niagara on the Lake	28-Jan-20	$200,000	0.140	40.7’ x 150.3’	**$4,915**
5	33 Melrose Dr Niagara on the Lake	15-Jan-20	$450,000	0.427	100.0’ x 185.0’	**$4,500**
6	17 Woodbourne Crt Niagara on the Lake	5-Nov-18	$350,000	0.181	65.0’ x 117.8’	**$5,385**
7	19 Woodbourne Crt Niagara on the Lake	2-Nov-18	$328,000	0.180	52.27’ x 122.0’	**$5,629**
8	23 Kenmir Ave Niagara on the Lake	28-Jun-18	$305,000	0.132	50.0’ x 114.6’	**$6,100**
9	E/S Queenston St Niagara on the Lake	30-June-17	$625,000	0.303	149’ x 122’	**$4,194**
10	41 Queenston St Niagara on the Lake	12-April-17	$260,000	0.166	60.0’ x 120.0’	**$4,333**

Brief Analysis of Comparable Sales – Vacant Land

The preferred method of valuation of residential building lots is either the "Price per Front Foot" or "Price per Lot" methodology. Within these methodologies, the adjustment process considers the property rights, financing, motivation, timing, location, physical characteristics, use, economic factors, and non-realty components as compared with the subject. It is noted that use, economic (income generating) factors and non-realty components are not considered relevant to the valuation of the subject property and will be reserved from further consideration. Pursuant to the Terms of Reference and the client's request for a short narrative report, the adjustment factors have only been briefly considered.

As noted on the previous page, the comparable sales range in price from $4,194 to $6,422 per front foot. Due to the lack of comparable sales in the immediate neighbourhood of Queenston, sales throughout Niagara on the Lake have been analysed. The appraiser has considered sales 1, 2, 9, and 10 to be most comparable to the subject property.

Comparable 1 ($6,422/front foot) is a July 2020 sale of a vacant infill site located in St.David's. Location is considered slightly superior. Services to the site are similar. Workability of the site is considered similar. Overall this sale is considered to fall above the upper limit of value on a price per front foot basis, and a negative adjustment is required.

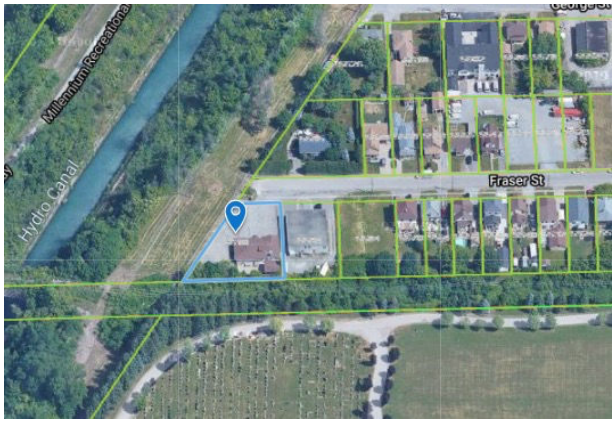
Comparable 2 ($4,382/front foot) is a June 2020 sale of a newly severed lot located in Virgil. Location is considered slightly superior. Services to the site are similar. Workability of the site is considered similar. Overall this sale is considered to fall below the lower limit of value on a price per front foot basis, and a positive adjustment is required.

Comparable 9 ($4,194/front foot) is a June 2017 sale of former institutional land located in Queenston. Location is considered similar. Services to the site are similar. Workability of the site is considered similar. A positive adjustment for time is required. Overall this sale is considered to fall below the lower limit of value on a price per front foot basis, and a positive adjustment is required.

Comparable 10 ($4,333/front foot) is an April 2017 sale of single family lot located in Queenston. Location is considered similar. Services to the site are similar. Workability of the site is considered similar. A positive adjustment for time is required. Overall this sale is considered to fall below the lower limit of value on a price per front foot basis, and a positive adjustment is required.

All factors considered the appraiser considers the proposed subject building lots to fall near the mid-range of value noted above, with an estimated rate of approximately **±4,500** per front foot. This is considered a result of the Adjustment Factors discussed previously.

Direct Comparison Approach – Improved

Comparable Sale #1			
			
Property Identification:	**RO # 59**		**PIN # 64323-0310**
Address	5610 Fraser Street, Niagara Falls, ON		
Location	Stanley Avenue and Thorold Stone Road		
Legal Description	PT TWP LT 77 STAMFORD AS IN ST38153 EXCEPT EASEMENT THEREIN; NIAGARA FALLS		
Sale Data:		**Land/Building Data:**	
Vendor	Royal Canadian Legion 2010 Branch 51	**Lot Size**	±0.354 acres
Purchaser	2687639 Ontario Inc.	**Building Size**	±2,200 sq. ft.
Sale Date	October 31, 2019	**Zoning**	PI
Sale Price	$380,000		

Comments

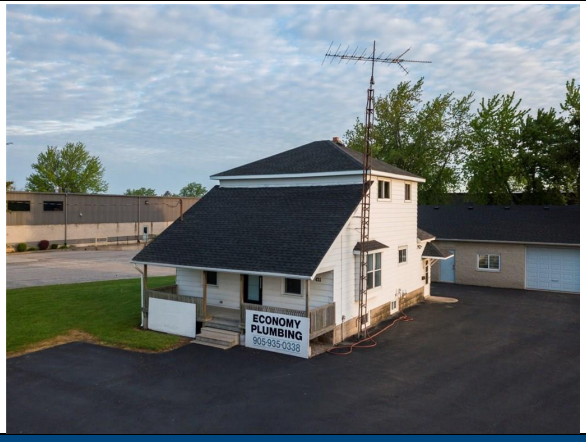
- Former Royal Canadian Legion branch
- Equipped with kitchen, office area, service area, and large event room
- Outside patio area
- Large detached storage garage
- Zoned prestige industrial located in a mainly residential block
- Listed for sale on MLS with 19 days on market

Sale Price/Sq. Ft.	$172

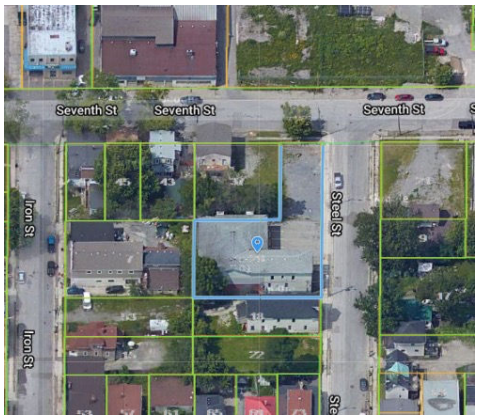
Direct Comparison Approach – Improved

Comparable Sale #2			
			
Property Identification:		**RO # 59**	**PIN # 64220-0310**
Address	43 Hagey Avenue, Fort Erie, ON		
Location	Concession Road and Bertie Street		
Legal Description	PART BLOCKS F & G PLAN 505 BEING PARTS 1, 2, AND 3 ON 59R14822 S/T RO593525; SUBJECT TO AN EASEMENT OVER PART 1 ON 59R14822 AS IN SN559780 TOWN OF FORT ERIE		
Sale Data:		**Land/Building Data:**	
Vendor	The Regional Municipality of Niagara	**Lot Size**	±0.941 acres
Purchaser	Be In Christ Church of Canada	**Building Size**	±5,739 sq. ft.
Sale Date	November 29, 2019	**Zoning**	I
Sale Price	$417,668		
Comments			
• Former Niagara Health System (EMS) building • Concrete block structure offering several offices, conference room, and kitchenette area • 2 overhead doors with bay area • Zoned Institutional • Listed for sale on MLS with 29 days on market			
Sale Price/Sq. Ft.	$73		

Direct Comparison Approach – Improved

Comparable Sale #3			
			
Property Identification:	**RO # 30**		**PIN # 46301-0165**
Address	421 Lakeshore Road, St.Catharines, ON		
Location	Lakeshore Road and Read Road		
Legal Description	PT LT 31 CP PL 5 GRANTHAM AS IN RO591156; ST. CATHARINES		
Sale Data:		**Land/Building Data:**	
Vendor	Named Individual(s)	**Lot Size**	±0.346 acres
Purchaser	Named Individual(s)	**Building Size**	±3,700 sq. ft.
Sale Date	September 30, 2019	**Zoning**	E2
Sale Price	$475,000		
Comments			
• 1,700 sf home with 2,000 sf detached garage • Located on main arterial road on the border of Niagara on the Lake • Zoned Employment • Listed for sale on MLS with 18 days on market			
Sale Price/Sq. Ft.	$128		

Direct Comparison Approach – Improved

Comparable Sale #4			
			
Property Identification:	**RO # 59**		**PIN #64122-0176**
Address	29 Seventh Street, Welland, ON		
Location	Ontario Street and King Street		
Legal Description	LTS 232 & 233 PL 933; PT LTS 230 & 231 PL 933 AS IN RO696159 ; WELLAND		
Sale Data:		**Land/Building Data:**	
Vendor	29 Seventh St Welland Inc.	**Lot Size**	±0.308 acres
Purchaser	Named Individual(s)	**Building Size**	±8,000 sq. ft.
Sale Date	November 29, 2019	**Zoning**	I
Sale Price	$465,000		

Comments

- Former banquet hall
- Offers multiple private offices, full commercial kitchen, washrooms, and banquet area
- Located in south Welland
- Zoned Institutional
- Listed for sale on MLS with 116 days on market

Sale Price/Sq. Ft.	$58

Direct Comparison Approach – Improved

Comparable Sale #5			
			
Property Identification:		**RO # 30**	**PIN # 46387-0638+**
Address	1607 Four Mile Creek Road, Niagara on the Lake, ON		
Location	Hwy 55 & Four Mile Creek Rd		
Legal Description	Part Township Lot 112 Niagara and Part Lot 20 TP plan 197 Niagara, Part 2 On Plan 30R14617 Town of Niagara on the Lake		
Sale Data:		**Land/Building Data:**	
Vendor	Town of NOTL	**Lot Size**	±0.261 acres
Purchaser	1346775 Ontario Inc.	**Building Size**	±4,000 sq. ft.
Sale Date	February 7, 2018		
Sale Price	$680,000	**No. Storeys**	2

Comments

- Former Virgil firehall in high profile location near Hwy 55 & Four Mile Creek Rd.
- Sold with secondary PIN to the south.
- Good commercial exposure.
- 2,000 sf per floor, with 14’ ceiling on main floor.
- Sold “as is”
- Zoned Village Commercial
- Listed for sale on MLS with multiple offers presented.

Sale Price/Sq. Ft.	$170

Direct Comparison Approach – Improved

Comparable Sale #6			
			
Property Identification:	**RO # 30**		**PIN # 46387-0026**
Address	1523 Niagara Stone Road, Virgil, ON		
Location	S/E of Niagara Stone Road, East of Four Mile Creek Road		
Legal Description	Pt TWP Lt 112 Niagara; Pt TWP Lt 113 Niagara as in RO719449; Niagara on the Lake		
Sale Data:		**Land/Building Data:**	
Vendor	Named Individual(s)	**Lot Size**	±0.46 acres
Purchaser	Silversmith Brewing Company Limited	**Building Size**	±1,860 sq. ft.
Sale Date	March 1, 2012		
Sale Price	$559,000	**No. Storeys**	1.5

Comments

- Single storey former church originally built in 1894.
- Well maintained and reported in good condition.
- Living quarters and private loft.
- Partial basement, and double car garage.
- Former owners operated an antique business for 20 years.
- New owners converted into a micro-brewery, and did significant addition to existing building.
- Good commercial exposure.
- At time of sale new roof, and hardwood floors.

Sale Price/Sq. Ft.	$301

Direct Comparison Approach Sales Chart – Improved

No.	Location	Sale Date	Sale Price	Lot Size (± acres)	Bldg. Size (±Sq. Ft)	$/Sq. Ft (Bldg.)
1	5610 Fraser St Niagara Falls	31-Oct-19	$380,000	0.35	2,200	$172
2	43 Hagey Ave Fort Erie	29-Nov-19	$417,668	0.94	5,739	$73
3	421 Lakeshore Rd St.Catharines	30-Sept-19	$475,000	0.35	3,700	$128
4	29 Seventh St Welland	29-Nov-19	$465,000	0.31	8,000	$58
5	1607 Four Mile Creek Rd Niagara on the Lake	7-Feb-18	$680,000	0.26	4,000	$170
6	1523 Niagara Stone Rd Niagara on the Lake	1-Mar-12	$559,000	0.46	1,860	$301

Brief Analysis of Comparable Sales – Improved (Part of Scenario B)

It is noted that in scenario B the existing building improvement would remain however the lot size would be reduced to approximately ±112.19 feet x ±120.0 deep with the creation of two additional lots as detailed on page 28. The following valuation takes into consideration the reduced lot size.

As noted on the previous page, the comparable sales range in price from $380,000 to $680,000 and from $58 to $301 per sq. ft. of building to include land. Due to limited sales in the immediate area the appraisers have also analysed sales throughout the Niagara Region. The appraisers have considered sales 1, 2 and 5 to be most relevant to the subject which are discussed below.

The adjustment process deals with factors such as property rights, financing, date of sale/market conditions, location, motivation, physical characteristics, economic factors, use characteristics, and non-realty components. It is noted that economic factors, use characteristics and non-realty components are not considered significant within this valuation. The price per sq. ft. method incorporates adjustments for varying unit types from property to property, and will be utilized herein.

Comparable 1 ($172/sq. ft.) is an October 2019 sale of a smaller former Legion building located in Niagara Falls. Location is considered inferior. Condition is inferior. Negative adjustment is required for economies of scale. Overall this sale requires a negative adjustment to the per sq. ft. rate.

Comparable 2 ($73/sq. ft.) is a June 2019 sale of a similar size former EMS building located in Fort Erie. Location is considered inferior. Condition is inferior. Overall this sale requires a positive adjustment to the per sq. ft. rate.

Comparable 1 ($170/sq. ft.) is a February 2019 sale of a similar size former firehall building located in Virgil. Location is considered superior. Condition is inferior. Access and site size are considered superior. Overall this sale requires a negative adjustment to the per sq. ft. rate.

Overall sales are considered fair at best. Based on the comparable sales above, the location, condition and functionality the appraiser has estimated the current market value of the subject property to be $110 per sq. ft. of building to include land.

Subject Building = 4,839 sq. ft. x $110/sf = $532,290

Estimated Current Market Value (Round) : $530,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference.

Reconciliation and Final Estimate of Market Value

The results of the approaches to value are as follows:

Scenario A – Four Single Family Lots

Subject Property ±240.27 frontage feet (4 lots @ ±60) x $4,500 / front feet = $1,081,215

FINAL ESTIMATE OF MARKET VALUE (SCENARIO A RND): $1,100,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference

Scenario B – Existing Improvement & Two Single Family Lots

Residential Lots

Subject Property ±125.94 frontage feet (2 lots @ ±55.74 + ±70.20 feet) x $4,500 / front feet = $566,730

+

Existing Improvement

Subject Building 4,839 sq. ft. x $110/sf = $532,290

=

Total Estimated Market Value (Scenario B) : $1,099,020

FINAL ESTIMATE OF MARKET VALUE (SCENARIO B RND): $1,100,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference

Brief Analysis of Exposure Time

Exposure time may be defined as

> The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal.

It is a retrospective estimate based upon an analysis of past events assuming a competitive and open market. The reasonable exposure period is a function of price, time and use, not an isolated opinion of time alone.

CUSPAP (2014) provides the following example for exposure time:

> As an example, an office building could have been on the market for two years at a price of $2.0 million, which informed market participants considered unreasonable. Then, the owner lowers the price to $1.6 million and starts to receive offers, culminating in a transaction at $1.4 million six months later. Although the actual exposure time was 2.5 years, the exposure time at a value range of $1.4 to $1.6 million would be six months. The answer to the question "what is reasonable exposure time?" should always incorporate the answers to the question "for what kind of real estate at what value range?" rather than appear as a statement of an isolated time period.

A given exposure time for a property is considered to be part of the estimate of market value, as opposed to directly influencing the estimate. The overall concept of reasonable exposure time encompasses not only adequate, sufficient, and reasonable time, but also adequate, sufficient and reasonable marketing effort. The distinction between exposure time (i.e., past) and marketing time (i.e., future) must be made clear if both are referred to in the report.

A review of the comparable properties has revealed that they have been generally offered on the market for two months to one year before ultimately selling. It is your appraiser's opinion that an appropriate exposure time for the subject property's proposed residential condominium units is one to three months.

Brief Analysis of Marketing Time

Marketing time may be defined as

> An opinion of the amount of time it might take to sell a property interest in real estate at the concluded market value level during the period immediately after the effective date of an appraisal.

Marketing time is a function of price, time, use, and anticipated market conditions such as changes in the cost and availability of funds - not an isolated opinion of time alone. Marketing decisions rest with the client. The appraiser considers the subject property's proposed residential condominium units would likely require a typical marketing period from one to three months.

CERTIFICATION

Certification

It is my opinion that as of the effective date of June 23, 2020 that the estimated market value for the subject property located at 5 Dumfries Street, Niagara on the Lake is:

Estimated Market Value: $1,100,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference.

I certify that to the best of my knowledge and belief the statements of fact contained in this report are true and correct. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Canadian Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute of Canada.

I, the undersigned have sufficient knowledge and experience to complete the assignment competently. No one has provided significant professional assistance to the person signing this report.

As of the date of this report, the appraisers have completed the requirements of the continuing education program of the Appraisal Institute of Canada.

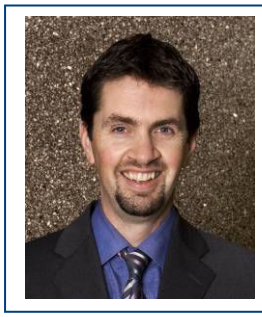
Date: November 30, 2020

Colliers International Niagara Limited

Todd Crawford, B.A., AACI. P.App
Managing Director, Appraiser

Dave Fulton, B.Sc.
Candidate Appraiser

Qualifications
Todd Crawford



Experience / Highlights
- Experience in Real Estate Sales, Appraisal & Consulting Profession: since 1989
- Bachelor of Arts Degree (B.A.) Majoring in Economics from Brock University
- Accredited Appraiser Canadian Institute (AACI), Appraisal Institute of Canada
- Certified Residential Appraiser (CRA), Appraisal Institute of Canada
- Licensed Real Estate Broker under the Real Estate Council of Ontario (1992)
- Attended University of British Columbia Real Estate Appraisal Program
- Committee of Credential Approval – Ontario AIC

Profile
Todd has over 25 years' experience in Real Estate industry as a broker, appraiser, property manager, and investor. He has conducted appraisals on most forms of real estate but has specialized in the field of golf courses, apartment buildings, office buildings, and unique properties. Todd has professional experience in Expropriations with the Ontario Municipal Board, Property Tax Appeals with the Assessment Review Board and Qualifying as an Expert Witness in the Province of Ontario. He has been involved in many areas of special professional appraisal practice such as: investigating professional negligence claims against appraisers, appraisal reviews in contemplation of litigation and confidential special loans review.

Types of Property Assignments

- **Residential Draft Plan of Subdivision**
- **Residential Subdivision & Development Lands**
- **Mixed Commercial & Residential Properties**
- **Golf Courses & Recreational Resorts**
- **Tender Fruit Lands**
- **Market Studies**
- **Hotels & Motels**
- **Commercial Buildings**
- **Industrial Buildings**
- **Industrial, Commercial & Office Leasing Arbitrations**
- **Car Dealership Facilities**
- **Power Centre Development Lands**
- **Fast Food & Restaurants Buildings**
- **Apartment Buildings**
- **Life Lease Facilities**
- **Group Homes**
- **Public Schools**
- **Commercial Retail Plazas**
- **Retirement Villages**
- **Industrial Buildings**
- **Expropriation Appraisals**

Todd Crawford, B.A., AACI. P.App,
Vice-President

Email: todd.crawford@colliers.com
Colliers International 82 Lake Street, St. Catharines, ON L2R 5X4
Tel: (905) 354 7413 **Fax:** (905) 354 8798
Toll Free: 1 800 618 7076 www.collierscanada.com

Colliers International Niagara Limited, Real Estate Brokerage

Real estate acquisitions & dispositions

- Retirement Villages
- Power Centre Development Lands
- Residential Subdivisions
- Mixed Commercial and Residential Properties
- Raw Residential Subdivision Lands
- Fast Food Buildings
- Triplexes
- Industrial Plazas
- Industrial Buildings
- Life Lease Facilities
- Townhouse Land
- Restaurants
- Group Homes
- Combined Commercial-Residential Buildings
- Commercial Buildings
- Public Schools
- Industrial, Commercial & Office Leasing
- Apartment Buildings

Types of appraisal assignments

- Motels
- Residential Subdivisions & Townhouse Land
- Coin Operated Car Wash Facilities
- Raw Residential Subdivision Lands
- Duplexes & Triplexes
- Multiple Unit Residential Dwellings
- Cottages
- Income Tax Appraisal
- 5% Park Dedication Valuation
- Mortgage Construction Appraisals
- Tender Fruit Lands
- Combined Commercial-Residential Buildings
- Local Commercial Plazas
- Multiple Tenant Industrial/Commercial Plazas
- Tunnel Full Service Car Wash Facilities
- Brewery
- Restaurants
- Highway and General Commercial Land
- Large Residential Apartment Buildings
- Tourist Commercial Land
- Commercial Buildings
- Combined Retail/Office Buildings
- Farm Lands
- Marsh Lands
- Co-operative Multiple Residential Lands
- Industrial Buildings
- Litigation Appraisals
- Assessment Appeals
- Mixed Use Office/Retail/Industrial Facilities
- Matrimonial Negotiation
- Golf Courses
- Car Dealership Facilities

A. Sales (Partial List)

Hospitality

Queen's Landing Inn
Pillar & Post Inn
Cairn-Croft Best Western Hotel
Hilltop Inn and Museum
Roadway Motor Inn
Inn On The Parkway
Wedgewood Motel
Gatehouse Inn & Restaurant
McDonald's Restaurants
Fort Eire Race Track
Howard Johnson Hotel
Queen's Landing Hotel Site
Marineland Parkway Resort Site
Hampton on River Road

Plazas, Offices, Sites

Canadian Concession Cart Head Office (36k sq. ft.)
CIBC Bank (7 Branches)
Mountain Rd./QEW (7 Acre Development)
McLeod Rd (5 Acre Townhome Development)
572 Niagara St., Welland 30k sq. ft. Plaza
Royal Bank Office Bldg, Niagara Falls
Battlefield Plaza (Lundy's Lane, NF)
Ont. Jockey Club Lands (170 Acres, Ft. Erie)

Niagara Medical Arts Building
Niagara Dental Building
Daytimer's Canada (American Brands Co)
Shoppes of Drummond Park Plaza
Jimmy Swaggart Ministries (QEW/Mountain Rd.)
Acres Engineering (26 Acres + 60k building)
Niagara Gateway Centre

C. Consulting

Canadian Niagara Hotels Inc.
Royal Bank of Canada

B. Leases (Partial List)

Retail/Commercial Leasing
Outback Steakhouse
Tim Horton's /TDL
Shoppers Drug Mart
General Motors of Canada (St. Catharines)
Burger King
Paul Mac's Pet Foods (14 stores)
Subway Restaurants of Canada
Rogers AT & T
Office Leasing
Acres International (56,000 sq. ft.)
Niagara Support Services (15,000 sq. ft.)
Community Care Access (15,000 sq. ft.)
Federal Govn't of Canada (10,000 sq. ft.)
Family & Children's Services (7,000 sq. ft.)
Investors Group (2) (10,000 sq. ft.)

Client/References

City of Niagara falls
Ministry of Transportation
Canadian Imperial Bank of Commerce
Royal Bank (Corporate)
Bank of Montreal (Corporate)
Meridian Credit Union
First Ontario Credit Union
City of Niagara Falls (Economic Development)
Niagara Support Services
District School Board of Niagara (DSBN)
Canadian Niagara Hotels Inc.
TD Canada Trust
City of St. Catharines
Niagara Economic & Tourism Corp.
McDonald's Restaurants of Canada
Chown & Cairns LLP

Price Waterhouse Coopers
Public Works Canada

Qualifications
Dave Fulton

Experience / Highlights
- Bachelor of Science Major: Marketing, Minor: Business Economics from University of South Florida
- Candidate Appraiser, Appraisal Institute of Canada
- Currently Enrolled in University of British Columbia Real Estate Appraisal Program

Types of Appraisal Assignments

- **Hotels**
- **Restaurants**
- **Institutional Properties**
- **Commercial/Residential Buildings**
- **Industrial Land**
- **Golf Courses**
- **Residential Subdivision Lands**
- **Industrial Buildings**
- **B&B/Small Inns**
- **Apartment Buildings**
- **Park Dedication Appraisal**
- **Residential Dwellings**
- **Office Buildings**

Profile
Dave Fulton is an associate of Colliers International Niagara Limited, a graduate of the University of South Florida, and a Candidate Appraiser with the Appraisal Institute of Canada. Dave is currently completing the Appraisal Institute of Canada's requirements for the AACI (Accredited Appraiser Canadian Institute) designation through the University of British Columbia.

Dave Fulton, B.Sc.
Candidate Appraiser

Email: dave.fulton@colliers.com
Colliers International 82 Lake Street, St. Catharines, ON L2R 5X4
Tel: (905) 354 7413 **Fax:** (905) 354 8798
Toll Free: 1 800 618 7076 www.collierscanada.com

Appendix J

Appraisal Report
Short Narrative

Of the Institutional Property located at
745 Warner Road, Niagara on the Lake, Ontario



Prepared for
Town of Niagara on the Lake

Prepared by
Todd Crawford, B.A., AACI. P.App, Managing Director, Appraiser
Dave Fulton, B.Sc., Candidate Appraiser

Email:
todd.crawford@colliers.com
dave.fulton@colliers.com

Effective Date:
June 23, 2020

Colliers International Niagara Limited (A Division of Colliers International Niagara Ltd.)
82 Lake Street, Suite 200, St. Catharines, Ontario, Canada, L2R 5X4
Phone: 905-354-7413 **Fax:** 905-354-8798 www.collierscanada.com

Colliers International Niagara Limited, Brokerage

November 30, 2020

Town of Niagara on the Lake
1593 Four Mile Creek Road
Virgil, ON

Attention: Victoria Butters

Re: Current Short Narrative Appraisal Report of the Institutional Property located at 745 Warner Road, Niagara on the Lake, Ontario

In accordance with your request, herein contained is a current short narrative appraisal report as to the market value of the above indicated subject property as of the effective date June 23, 2020. We have personally inspected the subject property and carried out an analysis of factors considered pertinent to the valuation. As a result of the investigation the following estimate of market value has been arrived at subject to the following Assumptions and Limiting Conditions (totaling 20), which should be read prior to examining the report.

Estimated Market Value (Range) = $2,175,000 to $2,230,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference.

This report is intended for use only by the Town of Niagara on the Lake. Use of this report by others is not intended by the appraiser, and any liability in this respect is strictly denied.

The above estimated market value is based on an exposure period from two months to eight months, based on a brief review of comparison sales and listings considered for this report (subject to prior planning changes). The estimate of market value is in terms of cash (Canadian dollars) or financial arrangements comparable thereto.

As of the date of this report, the appraisers have completed the requirements of the continuing education program of the Appraisal Institute of Canada.

This report contains 61 pages, including the author's CV.

Respectfully Submitted,

Todd Crawford, B.A., AACI. P.App.
Managing Director, Appraiser

Dave Fulton, B.Sc.
Candidate Appraiser

Underlying Assumptions and Limiting Conditions

This appraisal has been conducted on the basis of the following Assumptions and Limiting Conditions.

1) This report is prepared at the request of the Town of Niagara on the Lake, the intended use of which to assist with internal planning related to the subject property. It is not reasonable for any person to rely upon this appraisal without first obtaining written authorization from Colliers International Niagara Limited. The report is prepared on the assumption that no other person will rely on it for any other purposes and that all liability to all persons is denied. Any use which a third party makes of this report, or any reliance or decisions to be made based upon it, are the responsibility of such third parties. Therefore, the appraiser(s) accept no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report. Further, the appraiser denies the responsibility and use by any other future owner.

2) While expert in appraisal matters, the author is not qualified and does not purport to give legal advice. It is assumed that:

   - a legal description as furnished by the Land Registry Office is correct
   - the title to the property is good and marketable
   - there are no encroachments, encumbrances, restrictions, leases or covenants that would in any way affect the valuation, except as expressly noted herein;
   - right of way, easements or encroachments over other real property and leases or covenants noted herein are legally enforceable.

   Because these assumptions have been made; no investigation, legal or otherwise, has been undertaken which would verify these assumptions, except as expressly noted herein. It is assumed that title to the property is good and marketable and there are no encumbrances that cannot be cleared through the regular processes. The appraiser cannot accept any responsibility for matters that are of a legal nature, nor is any opinion on the title of the property rendered herewith.

3) This appraisal is to be used in its entirety and not in part or segmented for any purpose. No part of it shall be used in conjunction with any other appraisal or market study.

4) Market data has been obtained in part from the registry office and local real estate boards. As well as using such documented and generally reliable evidence of market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information. Any information that has been supplied by other persons for this appraisal is believed to be accurate and reliable and has been investigated to the best of your appraiser's ability. However, the appraiser cannot accept any responsibility as to the accuracy of such information.

5) All copyright of this report is reserved to Colliers International Niagara Limited and this report is considered confidential by Colliers International Niagara Limited. This report or any copy of this report thereof does not carry with it the right of reproduction or publication in any manner, in whole or in part, nor may it be disclosed, quoted from or referred to in any manner, without the prior written consent and approval of Colliers International Niagara Limited as to the purpose, form and content of any such disclosure, quotation or reference. No part of it shall be used in conjunction with any other appraisal or market study without the prior written consent and approval of Colliers International Niagara Limited. Without limiting the generality of the above, neither all nor part of the contents of this report shall be disseminated to the public in any manner whatsoever or through any media whatsoever or disclosed, quoted from or referred to in any report, financial statement, prospectus, or offering memorandum, or in any documents filed with any governmental agency without the prior written consent and approval of Colliers International Niagara Limited as to the purpose, form and content of such dissemination, disclosure, quotation or reference.

6) Compensation for services rendered in this report does not include a fee for court preparation, or court appearance, which must be negotiated separately. The appraiser, herein, by reasons of this appraisal, is not required to give testimony in court with reference to the property hereby appraised, unless previous arrangements have been made with this appraiser. It is noted that this appraisal has not been prepared for court or Canada Revenue Agency purposes, and may have to be upgraded to a narrative court level report to be used for such a purpose.

7) The estimate of market value herein contained further assumes that there are no outstanding work orders, liens or mortgages against the property and that there are no property tax arrears.

8) The appraiser(s) herein is not a structural or mechanical engineer or quantity surveyor, therefore, any comments and opinions in these areas and cost estimations are subject to verification by these respective professionals. A survey was provided and will be relied upon in this report. Sketches, drawings, diagrams, photographs etc. are presented in this report for the limited purpose of illustration and are not to be relied upon in themselves. The subject land area is subject to verification by a surveyor.

9) The estimate of market value herein contained is further conditional upon there not being any easements or rights of way over the subject property that would adversely affect any proposed redevelopments or additions, unless otherwise stated.

10) No investigation has been undertaken with the local zoning office, the fire department, the building inspector, the health department or any other government regulatory agency unless such investigations are expressly made in this report. The subject property must comply with such government codes, property standards bylaws, fire regulations, and other pertinent regulations and, if it does not comply, its non-compliance may affect the market value herein contained. To be certain of compliance, further investigations may be necessary.

11) The estimate of market value is further conditional upon the subject site being "environmentally clean," and having no toxic chemicals, tanks, wastes, substances or contaminants located in the soil. No soil or geotechnical tests have been done. It is assumed that there are no patent or latent defects in the improvements of the parent subject and comparable properties, that no hazardous or objectionable materials such as asbestos, PCB's are present, and that they are structurally sound and in need of no immediate repairs, unless expressly noted in this report. If any of the above should exist it will adversely affect the market value herein contained and said estimate will not be valid. Your appraiser takes no responsibility or liability for these matters as it is beyond the scope of an appraisal.

12) The herein-contained estimate of market value is developed as of a specific effective date and reflects the market conditions as of that date. Subsequent changes in the marketplace relative to the economy (i.e. interest rates, etc.) changes in laws or government regulations etc. can impact on real estate values either positively or negatively. Therefore, the herein-contained estimate of market value cannot be guaranteed beyond the effective date.

13) The client has requested that the report be prepared upon a limited format and that a short narrative report be prepared. The presentation and level of content and data in a short narrative report is less than in a narrative report. The client has been apprised of, and has agreed to a short narrative level of presentation. It is noted, however, that this report has not been prepared to a court, tribunal, arbitration or forensic level.

14) The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to mould or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the property appraised.

15) The client acknowledges that they have engaged Colliers International Niagara Limited to provide appraisal/consulting services. They acknowledge that in the course of this engagement Colliers International Niagara Limited will provide you with certain confidential personal information. The client hereby gives consent to the collection, use and disclosure by you of personal information but only in the manner, for such purposes and for such time as are set out in your Privacy Policy and for no other reason or uses except as may be required by law. Specifically, we consent to the inclusion of such personal information in your database for future use in performing comparative valuations of properties provided that any information identifying a particular individual is deleted from your records. Such information includes specifically the name of any particular individual and the street address number relating to an individual.

16) The report is only valid if it contains the original signature of the author.

Extraordinary Assumptions & Limiting Conditions

17) The appraiser has assumed that the subject property has no abnormal site servicing costs, external servicing issues, sufficient municipal sanitary and water capacity for the entire development, is environmentally clean, and proper geo-technical soil stability. Should these assumptions prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation.

18) The appraiser has assumed that portions of the subject property could be rezoned to permit medium density residential development in keeping with the surrounding neighbourhood (i.e. official plan amendment and zoning change). Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale.

19) The appraiser has assumed that the existing storm water retention pond would be retained by the Town these lands would be severed off of the subject property. The portion of lands estimated to be severed are estimated to be approximately 3.664 acres, however they are subject to Town review and a professional survey. Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. Therefore, the balance of the property subject to planning changes would offer the highest and best use of the site is considered residential development therefore requiring the demolition of the existing improvement with a relocation, and reduction of the park area. The subject is estimated to offer approximately ±2.90 acres of developable land (subject to a Town's needs assessment, professional survey and planning review).

20) As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time.

Exterior Photographs of Subject Property



SOUTHERN PARKING LOT



VIEW OF NORTH EXPOSURE



REAR DRIVE IN OVERHEAD DOOR



REAR PATIO



EASTERN PARKING AREA



PARK AREA

Exterior Photographs of Subject Property



ENVIRONMENTAL AREA



PARK AREA



CELL TOWER



VIEW LOOKING NORTH ON TANBARK RD



VIEW LOOKING SOUTH ON TANBARK RD



VIEW LOOKING EAST ON WARNER RD

Interior Photographs of Subject Property



GARAGE AREA



REAR OVERHEAD DOOR



BANQUET AREA



KITCHEN



SHOWER AREA



ELETRICAL PANELS

Executive Summary

Address/Location: 745 Warner Road, Niagara on the Lake, Ontario

Registered Owner: The Corporation of the Town of Niagara on the Lake

Property History: A cursory review of title information has revealed that the subject property has not transferred in the last 20 years. The appraiser is not aware of the subject property being currently listed for sale or being subject to any outstanding agreements of purchase and sale.

City/Neighbourhood: The Town of Niagara-on-the-Lake has a population of approximately 17,511 people (2016 census). The population growth from 2011 to 2016 was 2,211 or ±13.7% which was well above the provincial growth rate of 4.6%. The neighbourhood is a relatively newer area of Niagara-on-the-Lake, with residential development occurring to the north, south and west of the subject site. Development is primarily residential in nature; the neighbourhood also contains scattered institutional and commercial uses, the St. David's Golf Course, a greenhouse operation, and Ravine Winery. Four Mile Creek Road is a major north-south connecting route for this area of the Town.

Site Description:

Site Area	±6.564 acres (
Developable	±2.9 acres (assumption of approximate developable land)
Site Sections	The site consists of several distinct sections of land. One being the existing fire hall building with associated parking, a large storm water retention pond, recreational parkette and small cell tower compound.
Shape	Rectangular
Frontage:	±632.81 feet (S/S Warner Rd.) ±449.89 feet (E/S Tanbark Rd.)
Topography	Generally flat and level, save and except the storm water pond
Services	Full municipal services are available to the subject site
Site Comments:	The subject property is above average site with good workability, located in an area with good access to the Highway 405. The urban village of St. David's offers limited commercial amenities. However, just to the south of the Village is the 5 corners commercial trade area in Niagara Falls.

Building Description:	Type	Institutional
	No. Storeys	One
	Building Layout	The subject offers approximately a total of ±7,100 sf, comprised of a ±3,923 sf garage area, and a ±3,177 sf area which offers a kitchen, banquet / dining area, washrooms with shower, and mechanical room.
	Superstructure	Concrete block on poured concrete slab
	Roof System	Flat tar & gravel
	Exterior	Brick veneer
	Access	4 automatic overhead doors
	Overall Condition	Average to good

O.P. Designation: Institutional and Conservation

Zoning: I – Institutional Zone

Highest & Best Use: The appraiser has assumed that the subject property could be rezoned to permit medium density residential development in keeping with the surrounding neighbourhood (i.e. official plan amendment and zoning change). Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale. Therefore, the Highest and Best Use of the subject property as improved is considered partial redevelopment of the site for residential use. Hence, the subject is estimated to offer approximately ±2.90 acres of developable area (subject to a Town's needs assessment, professional survey and planning review).

Effective Date: June 23, 2020 (same date of inspection)

Estimated Market Value (Range) = $2,175,000 to $2,230,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference.

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Preface & Definitions

Purpose of the Appraisal

The purpose of this appraisal is to estimate the current market value of the herein described subject property as of the effective date.

Intended Use of the Appraisal

The function of the appraisal is to assist with internal planning related to the subject property.

Effective Date of the Appraisal

The effective date of the appraisal is June 23, 2020.

The Date of Inspection

The subject property was inspected on June 23, 2020.

Scope of the Appraisal

Inspection

The inspection of the subject property involved a walk-through of the building and site. The Town of Niagara on the Lake website was visited and information as to the zoning, Official Plan designation, and services of the subject property was obtained.

Analysis Description

The appraiser conducted a Highest & Best Use analysis considering the physical characteristics and land use regulations governing the subject property. The appraiser then collected comparable data based on the Highest & Best Use conclusions. This process involved a search via the Niagara Real Estate Board computer systems (MLS sales & listings), internet searches via GeoWarehouse and RealTrack databases, a review of the existing Colliers International database, and discussions with other realtors, appraisers, and market players/owners of similar properties.

As this is a short narrative report, portions of the data collection process have not been performed. The comparable properties were not individually inspected. Verification of every sale has not been made, aside from previous registry office work. It is further noted that parties to the transactions were not necessarily contacted. It is noted that within a narrative report, verification of each sale at the land registry office would be conducted, each sale would be inspected on an external basis (sometimes internally), and an attempt to talk to each of the purchasers, vendors or agents involved would be made.

Given the type of property appraised, the most accepted form of analysis within the Direct Comparison Approach is the Price per Acre for the current valuation and Price per Unit Method for the prospective valuation. From the comparable data obtained, adjustments were made to the comparable properties to

ultimately form an appropriate range in value for the subject property. This range in value was narrowed to form a single-point estimate of market value.

Data Research

In the course of the investigation process of this report, information was obtained from the following sources:

- The Municipal Property Assessment Corporation (MPAC)
- Niagara South & North Land Registry Office
- The Town of Niagara on the Lake Planning & Engineering Departments
- The Appraisal of Real Estate, Third Canadian Edition, 2010
- Various area real estate offices/agents/appraisers
- Multiple Listing Service (M.L.S.)
- GeoWarehouse Information Services - Ontario
- Colliers International database
- Canada Mortgage and Housing Corporation (CMHC)
- Client

Audits and Technical Investigation

The appraiser did not complete technical investigations, such as:

- An environmental review of the property
- A title search (although a brief title review was conducted)
- Archaeological study

Liquidity

Liquidity is essentially the relative ease with which assets can be sold and converted into cash. There are four categories or ratings of liquidity, as follows:

- Excellent liquidity – a short marketing period may achieve a price above market value.
- Good liquidity – a reasonable marketing period is likely to achieve market value.
- Moderate liquidity – market value may be difficult to achieve and a more extensive marketing period may be required.
- Poor liquidity – market value is difficult to gauge and achieve notwithstanding an extensive marketing period.

The appraiser considers the liquidity of the proposed subject property residential condominium units would be **good** at the values reported.

Identification of the Subject Property

Address:	745 Warner Road, Niagara on the Lake, Ontario
Current Registered Owner:	The Corporation of the Town of Niagara on the Lake
Legal Description:	PT TWP LT 90 NIAGARA PT 1, 2 30R1839; NIAGARA-ON-THE-LAKE
Property Identification No.:	46373-0124
Assessment Roll No.:	262702002510700
Current Value Assessment (Jan 1. 2016):	$2,127,000
Current Value Assessment (Current 2020)	$2,127,000
PIN Map:	

Sales History			
Registration Date	**Consideration Value**	**Instrument Type**	**Party To**
09/21/1983	$2	T	The Corporation of the Town of Niagara on the Lake

Subject Property History

A cursory review of title information has revealed that the subject property has not transferred in the last 20 years. The appraiser is not aware of the subject property being currently listed for sale or being subject to any outstanding agreements of purchase and sale.

It is noted that **only a cursory review of title** has been conducted as part of this short narrative report. It is stressed that your appraiser is not a professional title searcher and that the subject property has been valued on the basis of not being encumbered. A professional title search goes beyond the scope of the appraisal.

Definition of Market Value

Market Value can be defined as the most probable sales price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in the above definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated
2. both parties are well informed or well advised, and each acting in what they consider their own best interests
3. a reasonable time is allowed for exposure on the open market
4. payment is made in cash or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale

An understanding of the most likely segment for the investment submarket capable of bidding on the property is essential. Appraisers study the motivations of the potential buyer group that will exert the greatest pressure on the price structure.

Terms of Reference

The client has indicated that a brief/short narrative appraisal report is sufficient for their needs. As a result, it is necessary to apply Extraordinary Assumptions and Limiting Conditions as outlined above in the Assumptions and Limiting Conditions sector of the report. The client has been apprised of, and has agreed to the limitations of such a report. Within a short narrative report only a brief review of comparable data is conducted for both the Direct Comparison Approach and the Income Approach to Value. This is a departure from the Describe & Analyze, Appraisal Procedures, Reasoning, and Review & Reconcile standards of the Canadian Uniform Standards.

Relative to this assignment, the role of the candidate appraiser included the inspection of the subject property, collection of data herein contained, verification of land use controls, discussions with parties relevant to the valuation, the preparation of a draft report, and a preliminary estimate of market value. The role of the review appraiser included a review of data submitted by the candidate appraiser, the inclusion of additional data (where necessary) and the finalization of this report (to include a final estimate of market value).

Definition of Fee Simple

Fee Simple can be defined as the highest form of real property ownership, an absolute fee without limitations to a particular class of heirs, however, subject to the restrictions of eminent domain, escheat, police power and taxation.

Property Rights Appraised

The property rights appraised for the valuation are Fee Simple.

Current Use of Subject Property

The subject property is currently improved with a single storey institutional building, operating as a firehall, storm water retention pond for neighbouring developments and community centre with park area.

Buyer Profile of the Subject Property

Subject to the assumption that planning changes would occur the subject property would offer appeal to speculators, local investors, home builders and developers.

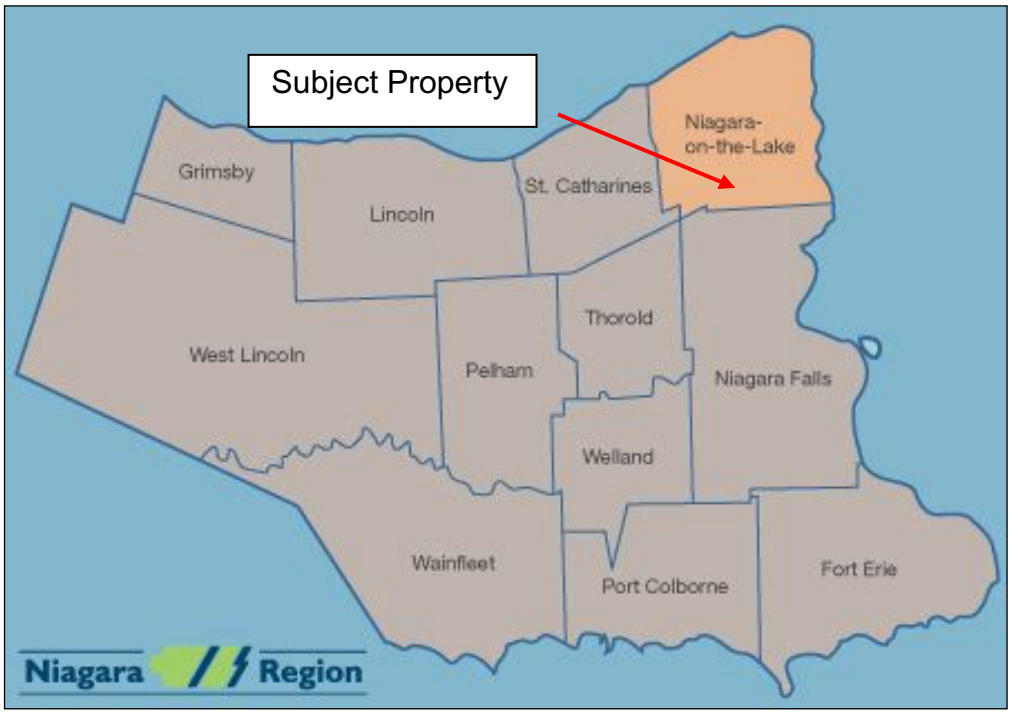
Town, Neighbourhood & Subject Property Data

Brief Town Analysis

The Town of Niagara-on-the-Lake is located in the northeast corner of the Regional Municipality of Niagara bounded by the Niagara River to the east, Lake Ontario to the north, the City of St. Catharines to the west, and the City of Niagara Falls to the south. The Town occupies 31,131 acres (12,599 hectares). Niagara-on-the-Lake was formed as a result of the introduction of regional government to the area on January 1, 1970. It comprises the whole of the former Town of Niagara and the former Township of Niagara including the district heritage communities of Virgil, St. David's, Queenston, Homer and McNab. It is now one of the twelve municipalities in the Regional Municipality of Niagara. The Town of Niagara-on-the-Lake has a population of approximately 17,511 people (2016 census). The population growth from 2011 to 2016 was 2,211 or ±13.7% which was well above the provincial growth rate of 4.6%.

Over 3.5 million people visit Niagara-on-the-Lake each year to view its award-winning landscaped parks and gardens, recreated eighteenth and nineteenth century buildings, and historical sites. There is carefully guided and structured informality in the planning of the beauty that visitors experience in this heritage community that is lauded as the jewel of Ontario's Golden Horseshoe. Niagara accommodates six public and private art galleries, three world renowned theatres, four museums, 15 public parks and playgrounds, a library that houses the largest research collection on English Canada's origins, a community college, four golf courses and two driving ranges, a sports arena, community centre, youth centre and 16 churches. Dedicated heritage management and environmentally-friendly activities combined with community involvement and landscape enhancement projects helped the Town win the honour of being acclaimed the Prettiest Town in Ontario (1995) and Prettiest Town in Canada (1996) in the respective population categories.

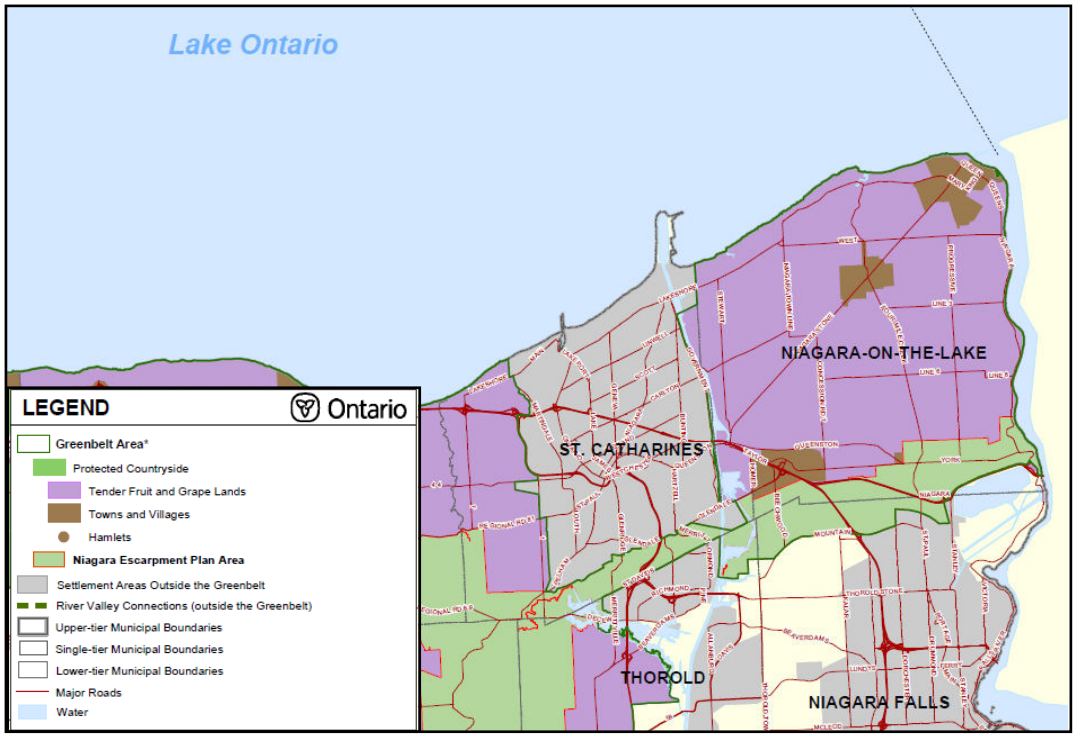
Regional Map



The subject property is contained within Ontario's Greenbelt, an area of permanently protected green space, farmland, vibrant communities, forests, wetlands and watersheds. The Greenbelt's 1.8 million acres surrounds the province's Golden Horseshoe – the most populated area of Canada, and is vital to the quality of life in southern Ontario. It encompasses the Niagara Escarpment, the Oak Ridges Moraine, Rouge Park, agricultural land, pristine environment, and hundreds of rural towns and villages.

Established by legislation in February of 2005, the Greenbelt stretches 325 kilometres from Rice Lake in Northumberland County to the Niagara River and is about 80 kilometers wide at its widest point. The purpose of the Greenbelt is to protect key environmentally sensitive land and farmlands from urban development and sprawl.

As can be seen on the map below, the Town of Niagara-on-the-Lake is almost entirely made up of protected lands under the tender fruit and grape section of the Greenbelt. A map of the protected areas in the Niagara Peninsula tender fruit and grape area for the Greenbelt is provided below.



Local vineyards in the Town account for 84 per cent of Canada's wine production, with many cottage wineries producing vintages winning prestigious gold medal awards from international competitions. The unique microclimate in Niagara-on-the-Lake has allowed for the production of Ice Wine and some of the finest vintages around the world.

Niagara-on-the-Lake is widely regarded as a great place to visit and stay. Many bed and breakfast accommodations, boasting historical attributes, as well as four and five star Hotels and Inns, are available throughout the town. As well, Niagara-on-the-Lake has fully furnished cottages, homes, and apartments for rent.

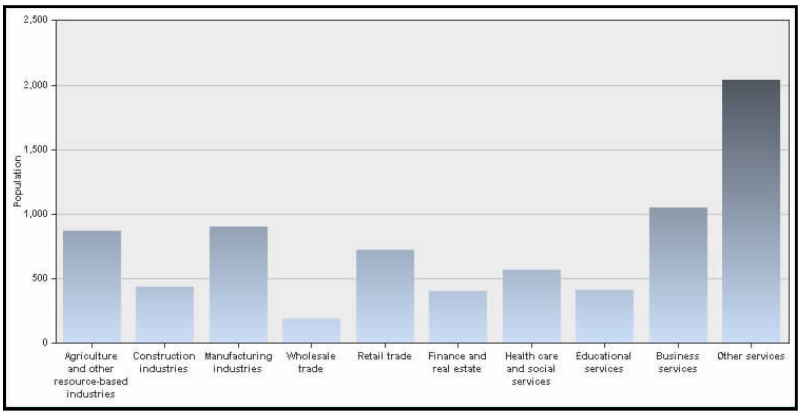
Niagara on-the-Lake is also home to The Shaw Festival. The Shaw Festival, started in 1962 by Niagara-area lawyer and playwright Brian Doherty, is an art theatre which operates as a non-profit and charitable organization. Each season, the Shaw Festival produces 10-12 plays, totaling over 800 performances in

front of 100,000 people. Plays are performed in the Shaw's three theatres: The Court House; The Royal George Theatre; and the largest of the three, The Festival Theatre.

The Local Architectural Conservation Advisory Committee (now referred to as the Municipal Heritage Committee) was established by Town Council in 1978 to advise and assist Council on matters relating to the conservation of heritage buildings and areas, including:

- Technical developments, policy and legislation, and public education;
- The Designation and administration of the Ontario Heritage Act;
- Identification and evaluation of significant buildings and areas to provide an accurate record of what existed; and
- Acquisition and retention of sites, documents and artifacts.

Niagara-on-the-Lake's main industries include agriculture & resourced based industries, manufacturing, retail trade, and business services. The following graph was provided by Statistics Canada with information from the 2006 census for the Town of Niagara-on-the-Lake.



Niagara-on-the-Lake contains an eligible workforce of 12,385 people. Of this population, 7,635 are in the labour force, with 7,355 employed and 280 unemployed. This represents an unemployment rate of 3.7%, with a participation rate of 61.6%. The following table was taken from Statistics Canada's 2006 Community Profile, providing additional information in terms of male and female employment.

Figure

Labour force activity	Niagara-on-the-Lake, Town			Ontario		
	Total	Male	Female	Total	Male	Female
Total population 15 years and over[66]	12,385	6,020	6,365	9,819,420	4,744,710	5,074,710
In the labour force[67]	7,635	4,115	3,520	6,587,580	3,437,670	3,149,905
Employed[68]	7,355	3,970	3,380	6,164,245	3,230,050	2,934,195
Unemployed[69]	280	145	140	423,335	207,620	215,710
Not in the labour force[70]	4,750	1,905	2,845	3,231,840	1,307,035	1,924,805
Participation rate[71]	61.6	68.4	55.3	67.1	72.5	62.1
Employment rate[72]	59.4	65.9	53.1	62.8	68.1	57.8
Unemployment rate[73]	3.7	3.5	4.0	6.4	6.0	6.8

Tourism Submarket

Niagara-on-the-Lake is a world-renowned tourist destination, due in part to the local wine industry, the historic areas such as the Old Town sector, and the natural beauty of Lake Ontario and the Niagara Escarpment. It's proximity to Niagara Falls and the U.S. market make it important to understand the international, national, provincial, and regional impacts the tourism market has on the Town.

The Town of Niagara-on-the-Lake recently utilized the services of Urban Strategies Inc. for their Old Town & Dock Area Vision and Secondary Plan. Urban Strategies Inc. provided tourism related information as part of the study, and is summarized below.

Global Trends in Tourism

• Visitors have shifted from *looking* to *immersing themselves* into rich experiences and culture, where they are participants rather than observers. This requires the development of experiences to engage the visitor in new ways.

• Fully independent travel is on the rise, a shift from large group travel.

• There is interest in responsible tourism with visitors actively searching for operations and destinations that adopt practices that support sustainability.

• With the continued rise of the active and healthy boomer generation, there is an increase in number of mature travelers. These are well-travelled visitors who seek quality.

• The use of the Internet as a source of information and booking tool continues to dominate tourism marketing. As adoption of mobile devices rises, the type of web-based interactions with the visitor will shift.

• Luxury travel will continue, even in tough economic times.

• Multi-generational travel and social network or shared interest travel will continue, changing the travel influencers and decision-makers. To continue to be successful Niagara-on-the-Lake must continue to monitor and respond to trends such as these as they evolve.

According to the Canadian Tourism Commission (CTC), Canada received just over 17 million visits from international travelers in 2008, down 5% from 2007. Visitation from the U.S. accounts for 73% of international visits. Visits from some key markets increased - France +12%, Australia +9%, and Mexico +8% - while visits from other key markets decreased including Japan (-17%), South Korea (-8%), and the U.K. (-6%). Overnight trips from the U.S. in 2008 fell 7% to just over 12 million. Consumer confidence in the U.S. declined to a new all-time low which will limit growth opportunities from this market for Niagara-on-the-Lake in the short term. The December 2008 Ontario Tourism Forecast published by the Ministry of Tourism projects overseas travel to the province will be slow, U.S. travel will experience decreases, particularly in same day visits, but that travel from the rest of Canada and within Ontario will remain strong over the next couple of years.

According to the Regional Tourism profile for the Niagara Region prepared by the Ministry of Tourism, an estimated 11 million person visits were recorded in 2007, the most current data available. Overnight visits account for 41% of visits and 76% of spending, underlying the importance of the overnight visitor. Total spending in the Niagara Region, estimated at $1.6 billion supports an estimated 17,444 jobs in the region. Tourism is clearly a key economic driver in the Niagara Region. Research recently completed on tourism opportunities in the Niagara Region conducted by the Ontario Ministry of Tourism, identifies the top three primary reasons for visitation to the Niagara Region as The Falls (natural wonders segment), vineyards/wineries and casinos. Products and experiences offered in and around Niagara-on-the-Lake

(wineries and related; spas; live theatre; culinary experiences) target high priority market segments as identified by the Ontario Tourism Marketing Partnership (Ontario Upscale Adventurers and U.S. High Flyers in particular) and as such benefit from targeted marketing programs and tactics including Distinctive Getaways and Fall Drives. These programs are supported by fully integrated on-line and off-line tactics including initiatives for media relations and travel trade.

Niagara-on-the-Lake is well-positioned to benefit from projected shifts in demand over the next 15 to 20 years based on research on tourism opportunities in the Niagara Region completed by the Ministry of Tourism. Highlights of this research that are most relevant to Niagara-on-the-Lake and Old Town are presented below.

Future Growth: 2015 and 2025– U.S. Market

• Wine segment will grow the most - 10% by 2015 and 20% by 2025;

• Shopping-related activities will grow a moderate rate;

• Food-related tourism activities will see healthy growth; and

• Attendance at ethnic festivals and shopping at greenhouse/garden centres are emerging trends.

Future Growth: 2015 and 2025 Ontario Market

• Growth rates from Ontario markets are higher than those of U.S. markets;

• Wine segment will show the most growth (11% and 28%);

• Shopping-related activities will grow as will participation in arts-related attractions; and

• Golf and food-related tourism activities will see healthy growth.

To remain competitive and distinct, Niagara-on-the-Lake and Old Town must be aware of and respond to shifts in the competitive landscape. For example, with the addition of the new higher-end Fallsview Casino, the addition of more hotel rooms, development of boutique hotels and rejuvenation of the downtown core including incentives to attract retailers to the downtown, the mix of visitors (higher yield and more sophisticated) attracted to Niagara Falls is evolving. Product and experience development, supported by increases in marketing and branding in such areas as Jordon Village and the Twenty Valley, are also expanding the alternatives for leisure travelers seeking wine, culinary and retail in small, authentic towns in the Region.

The Sorbara report on the Ontario Tourism Competitiveness Study titled Discovering Ontario - A Report on the Future of Tourism, was released in February 2009. The recommendations from this comprehensive study, if implemented as recommended, could significantly alter the tourism environment for Ontario. Of particular significance not only to Niagara-on-the-Lake but the industry at large is the recommendation for “the creation of 11 well-defined and well-managed tourism regions that would take the lead role for product development and marketing”. Resourcing for these regions would come from legislated Destination Marketing Fees (DMFs), which are currently collected on a voluntary level in many Ontario jurisdictions. There is significant infrastructure and development work across the Niagara Region including expansion of the Lewiston, Queenston and Peace Bridges, Welcome Centre at Fort Erie and planned Niagara Falls Bridge Commission renovation. Niagara-on-the-Lake will benefit from completion of these initiatives.

The Outlet Collection at Niagara

A $150 million open-air outlet mall development known as the Outlet Collection at Niagara recently opened south of Taylor Road and north of Glendale Avenue, adjacent to the White Oaks resort. The mall is being built by Ivanhoe Cambridge, one of the 10 largest developers in Canada, and the development company responsible for Vaughan Mills, north of Toronto. The ±75 acre site is planned to include 520,000 sq. ft. of retail & restaurant space; construction commenced in May 2013, and opened for customers in May 2014.



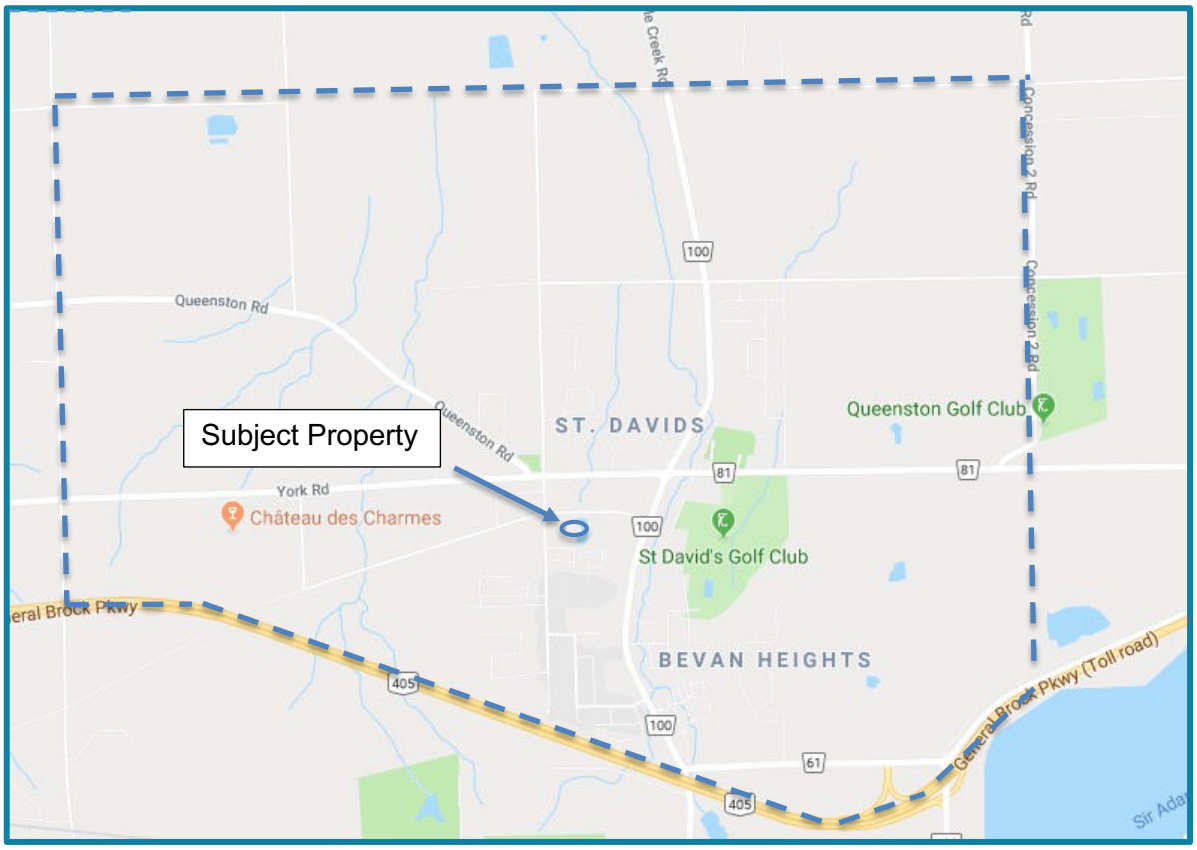
The site offers eight single-level buildings within a race-track style design. Phase I of the project will be anchored by Bass Pro Shops and will also feature retailers such as Banana Republic, Calvin Klein, Gap, Izod, Michael Kors, Tommy Hilfiger and Van Heusen.

Phase II of the project could see an additional 720,000 sq. ft. of leasable area added at an undetermined date.

Neighbourhood Description

Boundaries: The subject property is located in the village of St. David's in the southern area of the Town of Niagara-on-the-Lake. Neighbourhood boundaries can be loosely delineated by Line 8 Road to the north, Concession 2 Road to the east, Highway 405 to the south, and Concession 6 Road to the west. Four Mile Creek Road is a major north-south connecting route for this area of the Town.

Neighbourhood Map



Predominant Characteristics: The neighbourhood is a relatively newer area of Niagara-on-the-Lake, with residential development occurring to the north, south and west of the subject site. Development is primarily residential in nature; the neighbourhood also contains scattered institutional and commercial uses, the St. David's Golf Course, a greenhouse operation, and Ravine Winery.

The subject property is located on the east side of Four Mile Creek Road, to the north of York Road. The subject site is afforded good access to the Old Town area of Niagara-on-the-Lake to the north and Niagara Falls to the south via Four Mile Creek Road. QEW access is provided to the west via York Road. The subject site also provides good access to the United States via the Lewiston-Queenston Bridge to the east. St. David's is currently undergoing major residential development due to new municipal sewer infrastructure.

Immediate Neighbourhood Map



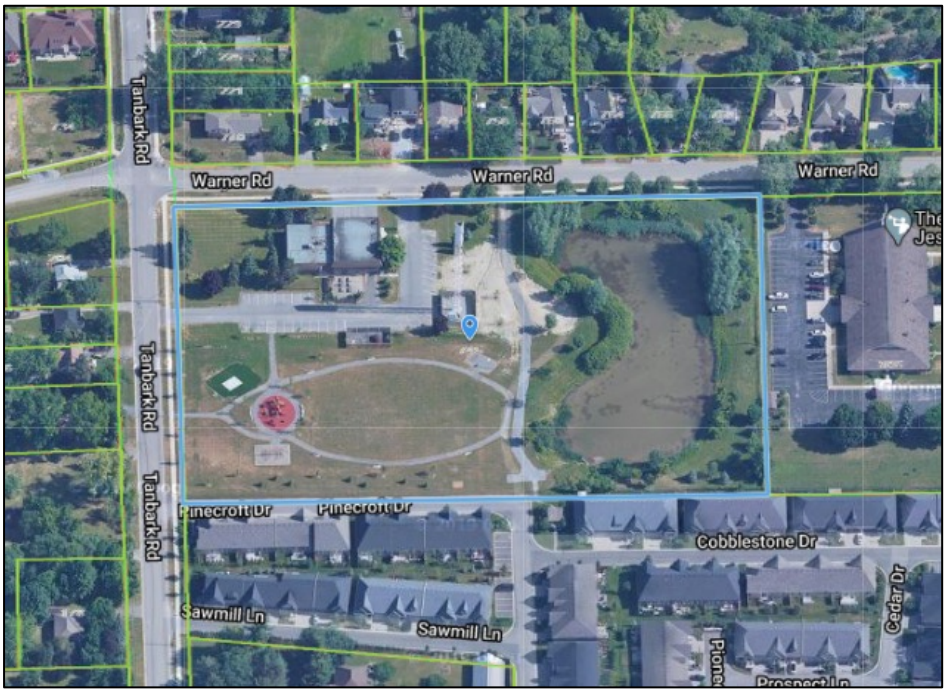
Trends: The area is considered to be in a state of growth; several residential developments have been constructed in the past two to five years, and residential development is currently occurring in the area. Residential development is likely to continue in the short term as there are still a significant number of available units for construction.

As mentioned previously, the Queenston Quarry site is planned for high end condominium blocks, mix of single family and townhouse blocks, a hotel site, winery, and nine hole golf course. This development has received approvals from the Town of Niagara-on-the-Lake, the Niagara Peninsula Conservation Authority, and the Region of Niagara.

The immediate area currently lacks commercial amenities, with residents utilizing the north end of Niagara Falls to the south for commercial needs. A new dentist's office is nearing completion at the northeast corner of Four Mile Creek Road and York Road. The subject benefits from the lack of commercial uses, being one of only a few vacant parcels for commercial development in the surrounding area.

Brief Site Description

Size, Shape & Area: The subject site is rectangular in shape and comprises ±6.564 acres with a frontage of ±632.81' on the south side of Warner Road, and ±449.89' on the east side of Tanbark Road. An Aerial image is provided below of the registered parcel.



The appraiser has assumed that the subject property could be rezoned to permit medium density residential development in keeping with the surrounding neighbourhood (i.e. official plan amendment and zoning change). Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale. Therefore, the Highest and Best Use of the subject property as improved is considered partial redevelopment of the site for residential use.

Redevelopment Scenario: The highest and best use of the site is considered residential development therefore requiring the demolition of the existing improvement with a relocation, and reduction of the park area. The subject will offers an estimated **±2.90 acres** of developable area as displayed below (subject to professional survey).



Topography & Drainage: The subject site has an overall slight slope from south to north. Save and except the storm water pond which has been engineered to manage the storm water flows in the surrounding neigbourhoods. Drainage qualities are believed to be adequate.

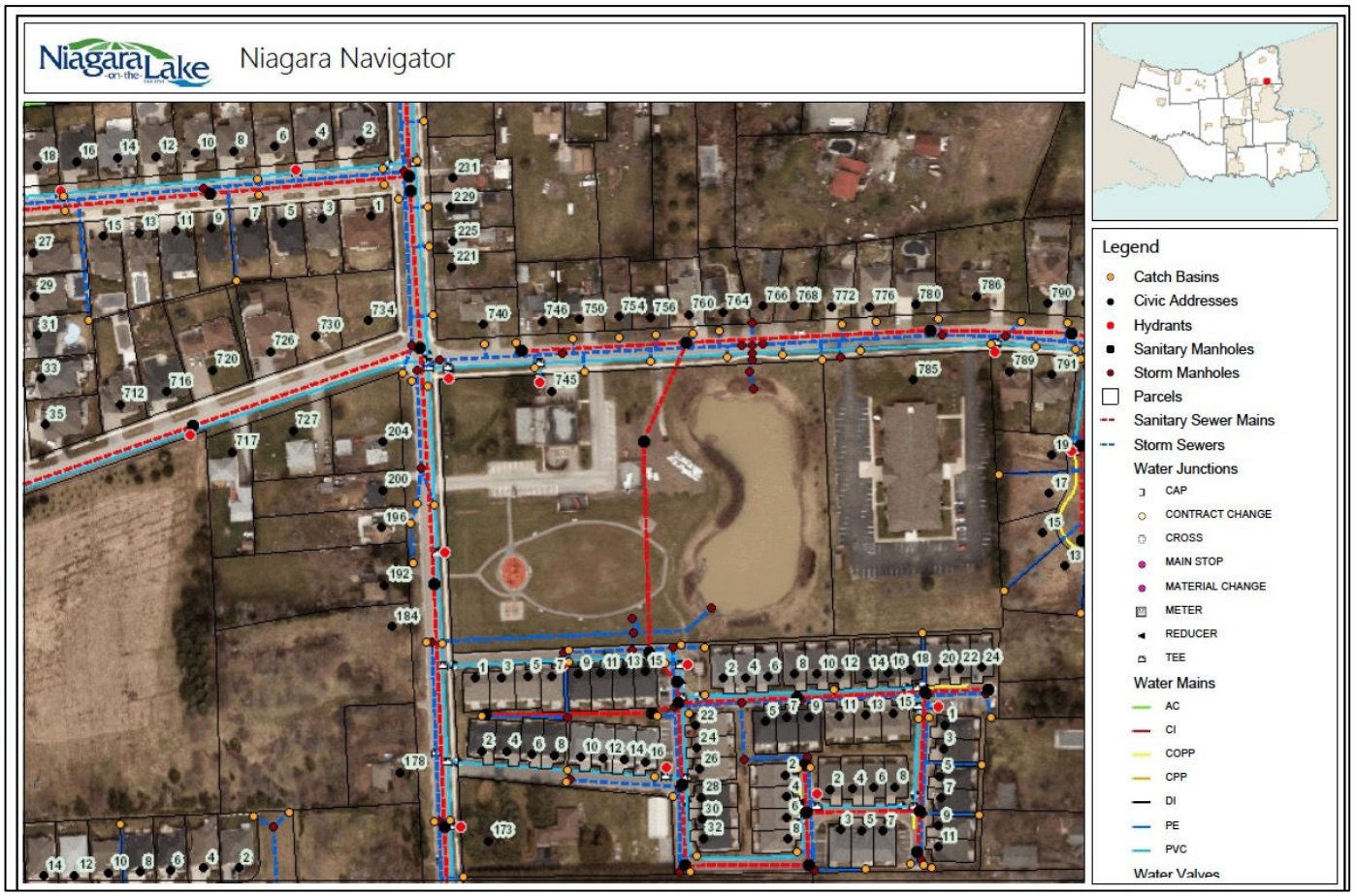
Ingress, Egress & Parking: Vehicular access is afforded from the south side of Warner Road and the east side of Tanbark Road.

Easements & Rights of Way: No easements or right of ways were noted upon a cursory review of the title of the subject property. However, the verification of easements and the discovery of other encumbrances to the Bundle of Rights is the subject of a title search, and goes beyond the scope of this report.

Environmental Concerns: Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls and / or petroleum leakage which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor, did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or buried within the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The value estimate is predicated

on the assumption that there is no such condition on or in the property or in such proximity thereto, that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Services: The subject site is afforded full municipal services including hydroelectric power, municipal water, sanitary sewer and natural gas, telephone, police and fire protection. The appraisers were provided with a map detailing current services in place which is detailed below. The appraiser has assumed that the subject development has no abnormal site servicing costs, external servicing issues, sufficient municipal sanitary and water capacity for the entire development, is environmentally clean, and proper geo-technical soil stability. Should these assumptions prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation.



Additional Site Improvements: Site improvements include an interlock brick rear patio area with surrounding wood panel fence, several mature trees, multiple playground structures with paved walkways. The site also is equipped with a cell tower with leases in place.

General Site Comments:

- The property is above average site with good workability.
- Location is good with easy access to the Highway 405, and most major amenities.
- The site has frontages on two main roads.

Brief Improvement Description

- *General*
  - The site is improved with a one storey single institutional building.
  - The subject offers approximately a total of ±7,100 sf, comprised of a ±3,923 sf garage area, and a ±3,177 sf area which offers a kitchen, banquet / dining area, washrooms with shower, and mechanical room.
  - The shop area offers a clear height of approximately 16' – 18', concrete floor, florescent lighting, and floor drain with catch basin.
- *Structure/Exterior*
  - The building features concrete block construction with web steel joists and steel deck resting on a poured concrete slab on grade.
  - The roof is flat tar & gravel.
  - The exterior is brick veneer.
- *Access*
  - The building offers a main pedestrian entrance at the front (northern) side.
  - The subject offers 4 automatic overhead doors (3 at the front and 1 at the rear).
- *Mechanical Components*
  - The subject offers 200 amp / 600 volt electrical power subject to professional verification.
  - The shop area is heated via multiple ceiling mounted heaters.
  - Two gas fired furnaces, and air conditioning unit heat and cool the banquet area.
- *General Comments*
  - In general the overall building is functional for its current use.
  - The building is in average to good condition.

Official Plan Description

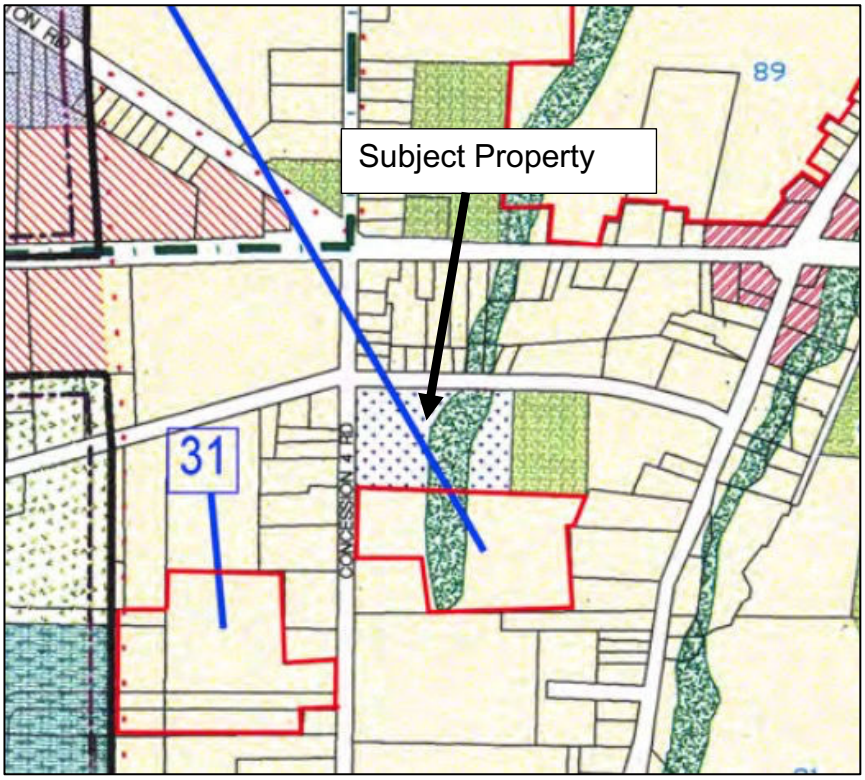
Per the Planning Act, the Official Plan may be defined as

> *A document approved by the Minister of Municipal Affairs and Housing, containing objectives and policies established to provide guidance for the physical development of a municipality while having regard to relevant social, economic and environmental matters.*

The purpose of an Official Plan is to provide a framework of public policy for the future development of a community. The maps and text will project the growth and planning needs for each community. The Official Plan does not directly dictate or regulate the use of private lands (as zoning by-laws do); it merely acts as a guideline. The Official Plan plays a major role in a redevelopment, rezoning or severance. Requirements are often reviewed and changed from year to year as it is necessary for the municipality to reassess the relevance of their plan. Hence there are provisions for amendments to the Official Plan when reasonable grounds exist.

According to online mapping of the Town of Niagara-on-the-Lake the subject property is currently designated as **Institutional, and Conservation.** The property is located within the Urban Boundary in the community of St.David's in the Town of Niagara on the Lake. An image of the Land Use Plan from the Town of Niagara-on-the-Lake is provided below.

Land Use Plan



Zoning

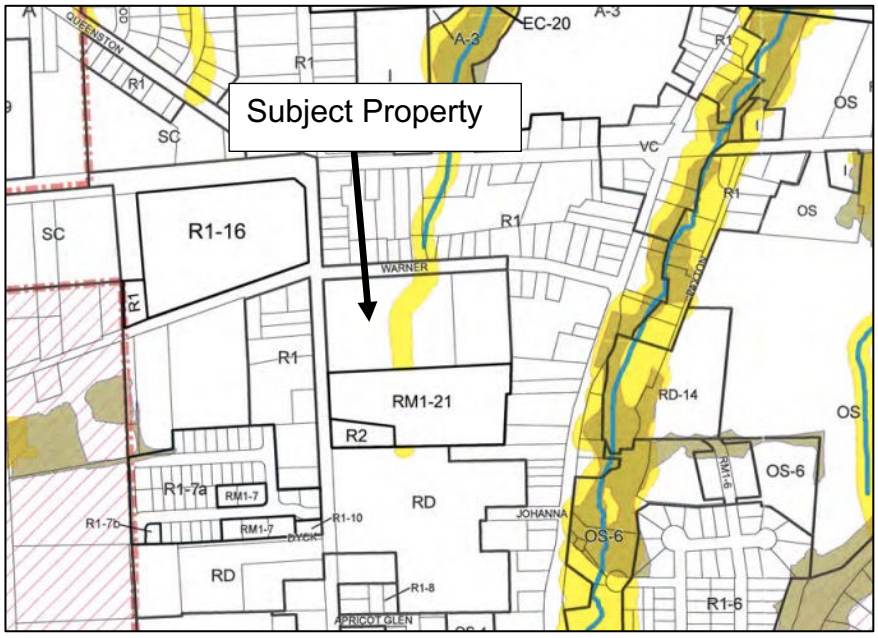
Zoning By-laws may be defined as

> *Documents approved by the local municipality, containing use restrictions, height maximums, floor area, coverage ratios, minimum lot size, minimum frontage & depth, number of parking spaces, access, side yards, setbacks, as well as other City objectives and policies in a specific area.*

Zoning by-laws provide for the day-to-day administration of local site-specific property regulations. These define what can take place in an area and how structures can be located on a site. Basically use restrictions that are designed to separate incompatible uses such as single-family residential directly adjacent to a large heavy industrial factory. Zoning policies can be changed, revised, or altered based on application to the appropriate Municipal Officials having approvals by City Council.

According to online mapping of the Town of Niagara-on-the-Lake, the subject property is zoned **I – Institutional Zone**. The current uses within the subject property are assumed to be legal and conforming under the current zoning bylaw; however, this is subject to official verification. A copy of the zoning map is provided below. A copy of the permitted uses and regulations for the I Zone is provided on the following page.

Zoning Map



Permitted Uses and Regulations

9.10 INSTITUTIONAL (I) ZONE

In the St. Davids Community Zoning District - Institutional (I) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

9.10.1

Permitted Uses:

- *(a)* *accessory buildings and structures* in accordance with Section 6.1
- *(b)* ambulance service detachment
- *(c)* *cemetery*
- *(d)* *community centre*
- *(e)* *church or religious institution*
- *(f)* *day care centre*
- *(g)* fire hall
- *(h)* government office
- *(i)* *institutional use*
- *(j)* *library*
- *(k)* *museum*
- *(l)* *nursing home*
- *(m)* *school*

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(n) secondary dwelling unit to a permitted use

9.10.2 Zone Requirements:

(a)	Minimum lot frontage	30.0 m (100 ft)
(b)	Minimum lot area	2,000 m^2 (21,528 ft^2)
(c)	Maximum lot coverage	50%
(d)	Minimum landscaped open space	20%
(e)	Minimum front yard setback	9.0 m (29.53 ft)
(f)	Minimum interior side yard setback	7.5 m (24.6 ft)
(g)	Minimum exterior side yard setback	9.0 m (29.53 ft)
(h)	Minimum rear yard setback of 7.5 m (24.6 ft), except that where the rear yard abuts a residential zone, 12.0 m (39.37 ft) is required	
(i)	Maximum building height	10.5 m (34.45 ft)
(j)	Minimum accessory building yards setback	1.2 m (3.94 ft)
(k)	Minimum accessory building exterior side yard setback	9.0 m (29.53 ft)

9.10.3 Buffer Strip:

Where the interior side yard or rear lot line of a lot zoned Institutional (I) abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 3.0 m (9.84 ft) in width shall be used as a buffer strip in accordance with Section 6.6.

Planning Assumption - Permitted Uses and Regulations

The appraiser has assumed that a portion of the subject property could be rezoned to permit medium density residential development in keeping with the surrounding neighbourhood zoning (see details below). Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale.

9.4 RESIDENTIAL MULTIPLE (RM1) ZONE

In the St. Davids Community Zoning District - Residential Multiple (RM1) Zone, no land

shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

9.4.1 Permitted Uses:

- *(g)* *accessory buildings and structures* in accordance with Section 6.1
- *(e)* *bed and breakfast establishment* in an existing detached dwelling in accordance with Section 6.5
- *(d)* *fourplex or quadraplex dwelling*
- *(a)* existing *single detached dwelling*
- *(f)* *group home* in accordance with Section 6.20
- *(b)* *townhouse dwelling*
- *(c)* *triplex dwelling*

9.4.2 Zone Requirements:

9.4.2.1 Existing Single Detached Dwelling:

(a)	In accordance with the provisions of the Residential 2 (R2) Zone, Section 9.2.2.

9.4.2.2 Townhouse Dwelling, On-Street:

(a)	Minimum lot frontage per unit *(i)* Interior lot *(ii)* Exterior lot	 6.2 m (20.34 ft) 10.0 m (32.8 ft)
(b)	Minimum lot area per unit *(i)* Interior lot *(ii)* Exterior lot	 230 m^2 (2475.8 ft^2) 300 m^2 (3,229.3 ft^2)
(c)	Maximum lot coverage	45%
(d)	Minimum landscaped open space	25%
(e)	Minimum front yard setback to front face of dwelling	4.5 m (14.76 ft)
(f)	Maximum front yard setback	6.0 (19.69 ft)
(g)	Minimum front yard setback to garage face	7.5 (24.6 ft)
(h)	Maximum width of garage face	3.5 m (11.48 ft)
(i)	Minimum interior side yard setback of 1.5 m (5 ft) for end units, except for end units having a height 5.0 m (16.4 ft) or greater, then 1.8 m (5.9 ft) shall be provided, except that where no attached garage is provided, the minimum side yard shall be 3.0 m (9.84 ft). No interior side yard is required between the common vertical wall dividing one unit from another.	

(j)	Minimum exterior side yard setback of 4.5 m (14.76 ft), except where an entrance to an attached garage faces an exterior side yard, the minimum exterior side yard for the garage shall be 6m (19.69 ft).	
(k)	Minimum rear yard setback of 7.5 m (24.6 ft), except for units having a height 8.0 m (26.2 ft) or greater, then 9.0 m (29.53 ft) shall be provided.	
(l)	Minimum dwelling floor area	80 m^2 (861 ft^2)
(m)	Maximum building height	10.0 m (32.8 ft)
(n)	Minimum accessory building yards setback	0.5 m (1.64 ft)
(o)	Minimum accessory building exterior side yard setback	4.5 m (14.76 ft)
(p)	Minimum setback of uncovered, unenclosed or covered patio or deck form requires a side yard setback of 0.6 m (2 ft)	

9.4.2.3 Block Townhouse Dwellings:

(a)	Minimum lot frontage	30.0 m (98.4 ft)
(b)	Minimum lot area per unit	285 m^2 (3067.8 ft^2)
(c)	Maximum density	30 units per ha
(d)	Maximum lot coverage	35%
(e)	Minimum landscaped open space	30%
(f)	Minimum front yard setback	6.0 (19.69 ft)
(g)	Minimum interior side yard setback	6.0 (19.69 ft)
(h)	Minimum exterior side yard setback	6.0 (19.69 ft)
(i)	Minimum rear yard setback	6.0 (19.69 ft)
(j)	Minimum distance between buildings located on the same lot : (i) Between walls not containing windows to a habitable room. (ii) Between walls where one wall contains a window to a habitable room. (iii) Between walls where both walls contain a window to a habitable room	 3.0 m (9.84 ft) 9.0 m (29.53 ft) 15.0 m (49.2 ft)
(k)	Minimum distance between any townhouse dwelling and an internal driveway and parking area is 4.5 m (14.76 ft) to the front of the dwelling, and 6.0 m (19.69 ft) to the front face of garage.	
(l)	Minimum dwelling unit area	80 m^2 (861 ft^2)

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(m)	Maximum building height	10.0 m (32.8 ft)
(n)	Minimum accessory building yards setback	0.5 m (1.64 ft)
(o)	Minimum accessory building exterior side yard setback	6.0 (19.69 ft)
(p)	Minimum setback of uncovered, unenclosed or covered patio or deck form requires a side yard setback of 0.6 m (2 ft)	

9.4.2.4 A Triplex Dwelling:

(a)	Minimum lot frontage	21.5 m (70.53 ft)
(b)	Minimum lot area	690 m^2 (7427 ft^2)
(c)	Minimum lot area per dwelling unit	230 m^2 (2475.8 ft^2)
(d)	Maximum lot coverage	35%
(e)	Minimum landscaped open space	30%
(f)	Minimum front yard setback	6.0 m (19.69 ft)
(g)	Minimum interior side yard setback of 4.5 m (14.76 ft) on one side and 1.8 m (5.9 ft) on the other side.	
(h)	(i) Minimum exterior side yard setback (ii) Where an entrance to an attached garage faces an exterior side yard, the minimum exterior side for the garage shall be	4.5 m (14.76 ft) 6 m (19.69 ft).
(i)	Minimum rear yard setback	9.0 m (29.53 ft)
(j)	Minimum dwelling unit area	80 m^2 (861 ft^2)
(k)	Maximum building height	10.5 m (34.45 ft)
(l)	Minimum accessory building yard setback	1.2 m (3.94 ft)
(m)	Minimum accessory building exterior side yard setback	4.5 m (14.76 ft)

9.4.2.5 A Fourplex or Quadraplex Dwelling:

(a)	Minimum lot frontage	24.5 m (80.38 ft)
(b)	Minimum lot area	800 m^2 (8611.4 ft^2)
(c)	Minimum lot area per dwelling unit	200 m^2 (2152.8 ft^2)
(d)	Maximum lot coverage	35%
(e)	Minimum landscaped open space	20%

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(f)	Minimum front yard setback	7.5 m (24.6 ft)
(g)	Minimum interior side yard setback of 4.5 m (14.76 ft) on one side and 1.8 m (5.9 ft) on the other side.	
(h)	*(i)* Minimum exterior side yard setback *(ii)* Where an entrance to an attached garage faces an exterior side yard, the minimum exterior side for the garage shall be	4.5 m (14.76 ft) 6 m (19.69 ft).
(i)	Minimum rear yard setback	9.0 m (29.53 ft)
(j)	Minimum dwelling unit area	80 m^2 (861 ft^2)
(k)	Maximum building height	10.0 m (32.8 ft)
(l)	Minimum accessory building yard setback	1.2 m (3.94 ft)
(m)	Minimum accessory building exterior side yard setback	4.5 m (14.76 ft)

Valuation Section

Highest and Best Use

Definition & General Discussions

The Highest and Best Use of a property can be defined as that use which generates the highest net returns to the land in the form of money or amenities over a given period of time. A chosen Highest and Best Use must be both legally permissible and highly probable given the current political, economic and environmental factors in effect. In general terms the use must be the most profitable and/or beneficial use at that given point in time as determined by the market. However, it is necessary to point out that the Highest and Best Use is not necessarily uniquely determinable for each and every parcel. If the present use of a property is considered to represent its Highest and Best use, this conclusion implies that such use will most probably continue to remain into the foreseeable future.

Another definition is as follows

> The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially, feasible and that results in the highest value.[1]

Factors that affect the Highest and Best Use of a property include the following key principles

(1) Locational Factors
(2) Supply/Demand Factors
(3) The Principle of Change
(4) The Principle of Anticipation
(5) The Principle of Balance
(6) The Principle of Competition
(7) Land Use Restrictions/Governmental Regulations
(8) Servicing Infrastructure [2]
(9) Land/Site Analysis [3]
(10) The Principle of Contribution
(11) The Principle of Substitution

[1]The Appraisal of Real Estate, Third Canadian Edition, 2010
[2] Includes municipal services, their adequacy, street systems and types etc.
[3] This includes physical factors such as frontage, depth, corner influence, shape, size, topography, excess land, easements, rights of way and soil conditions.

The appraiser has assumed that the subject property could be rezoned to permit medium density residential development in keeping with the surrounding neighbourhood zoning. Should this assumption prove inaccurate, then the appraiser retains the right to adjust the herein contained market valuation. In the case that the property was declared surplus and marketed for sale the appraiser has also assumed that the Town would complete the appropriate planning changes needed to permit residential development prior an open sale.

"As Vacant"

The Highest and Best Use of the subject property as vacant is considered medium density residential development in keeping with the surrounding neighbourhood permitted uses.

"As Improved"

The Highest and Best Use of the subject property as improved is considered partial redevelopment of the site for residential use. With the Town retaining the storm water pond, cell tower compound and relocation of the park and walking trials.

Approach to the Appraisal Problem

Various approaches to value can be utilized in the appraisal process. A single approach, or any number of the approaches to value, may be used, depending on the type of property under appraisal and the information available to reliably support any approach employed. The most common approaches to value are described as follows:

Cost Approach to Value

This approach is based on the fact that an informed purchaser will not pay more than the cost of producing a substitute property that has the same utility as the subject property. It is best to use the Cost Approach when the property being appraised has relatively new improvements or unique or specialized improvements for which no comparative properties exist in the market.

Direct Comparison Approach to Value

This approach is based on the fact that an informed purchaser will not pay more than the cost of acquiring an existing property with the same utility. It is best to use this approach when there is an active market, able to supply sufficient quantities of reliable data that can be verified from reliable sources. It is relatively unreliable in an inactive market, or in estimating the value for a property for which there are no good comparable sales available.

Income Approach to Value

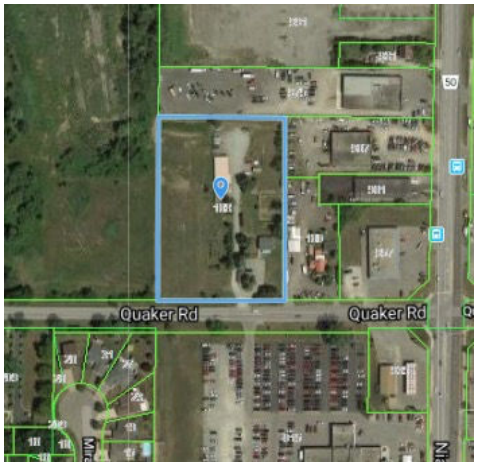
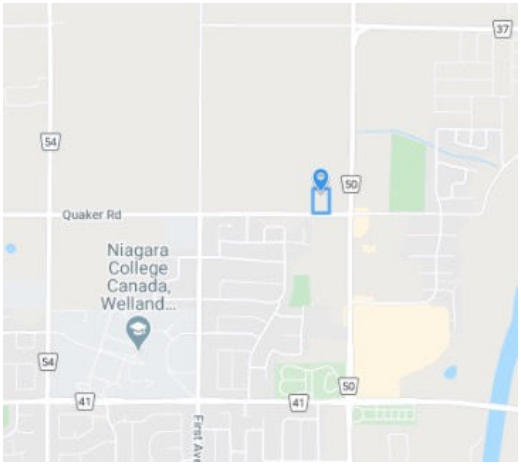
This approach is used to appraise income-producing properties; anticipated benefits, either dollar income or amenities, are converted from the ownership of property into a value estimate. The Capitalization process is used to discount anticipated future income to a present worth figure.

Conclusions

In considering the approaches to value, only the Direct Comparison Approach was considered relevant for the valuation.

Subject to the forgone analysis and assumptions given the highest and best use of a portion of the subject property residential development infill sites have been analyzed.

Direct Comparison Approach

Comparable Sale #1			
			
Property Identification:			**PIN # 64073-0209**
Address	168 Quaker Road, Welland, ON		
Location	Quaker Road & Niagara Street		
Legal Description	PART TOWNSHIP LOT 226 THOROLD PART 1, 59R16426 CITY OF WELLAND		
Sale Data:		**Land Data:**	
Vendor	Kleiboer Holdings Ltd.	**Lot Size**	±2.99 acres
Purchaser	Centennial Developments (Niagara) Inc.	**No. Units**	37 (proposed)
Registration Date	July 30, 2020	**Zoning**	CC2
Sale Price	$2,500,000	**Units/Acre**	12.4

Comments

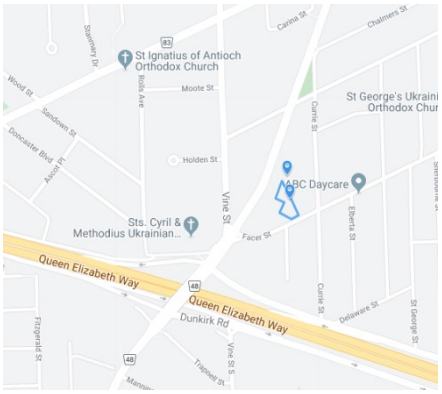
- Infill residential development land.
- Undergoing approval for 37 unit townhomes
- Zoning permits many commercial / residential uses
- Buildings on site but value in the land
- Listed on MLS for 33 days on market.

Sale Price/Acre	$836,120

Direct Comparison Approach

Comparable Sale #2





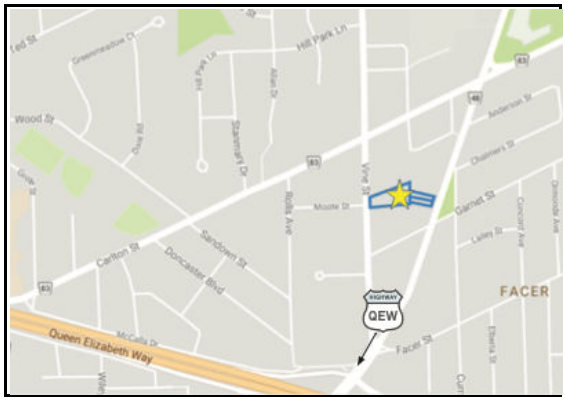
Property Identification:			**PIN # 46281-0299+**
Address	222 Niagara Street; 13 & 15 Facer Street, St. Catharines, ON		
Location	North of QEW, E/S Niagara St		
Legal Description	PT LT 31 CY PL 158 GRANTHAM BEING PT 1 ON 30R9791 & BEING PT 1 ON 30R11690; LTS 7 & 8 CY PL 158 GRANTHAM BEING PT 2 ON 30R11690; ST. CATHARINES		
Sale Data:		**Land Data:**	
Vendor	Named Individuals	**Lot Size**	±1.02 acres
Purchaser	Named Individuals	**No. Units**	n/a
Registration Date	November 13, 2019	**Zoning**	M1 & R1
Sale Price	$1,025,000	**Units/Acre**	n/a

Comments

- Infill residential development land.
- Assembly of 3 parcels; 222 Niagara Street, 13 & 15 Facer Street each include one existing detached single family dwelling.
- Buyer had preliminary concept plan showing 20 three storey stacked townhouse units and 28 parking spaces.
- Municipal services available along both Niagara Street, and Facer Street.
- Purchaser paid cash.

Sale Price/Acre	$1,004,902

Direct Comparison Approach

Comparable Sale #3			
			
Property Identification:			**PIN # 462810047+**
Address	246 Vine Street; 249 & 251 Niagara Street, St. Catharines, ON		
Location	North of QEW, south of Carlton Street		
Legal Description	Plan 30R-14988, Parts 1-3		
Sale Data:		**Land Data:**	
Vendor	2582907 Ontario Inc.	**Lot Size**	±1.65 acres
Purchaser	2713480 Ontario Inc.	**No. Units**	n/a
Registration Date	Sept 3, 2019	**Zoning**	R1
Sale Price	$3,500,000	**Units/Acre**	n/a

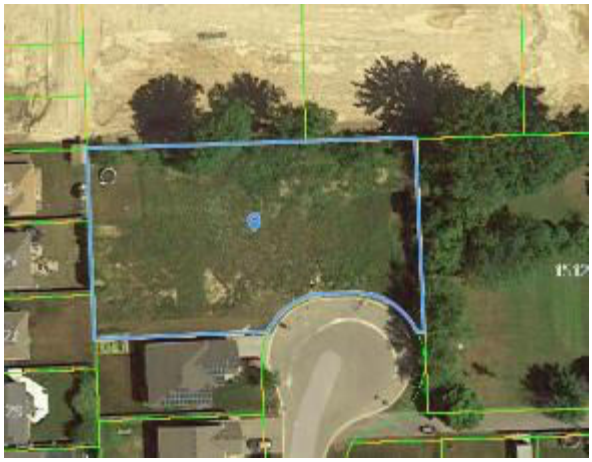
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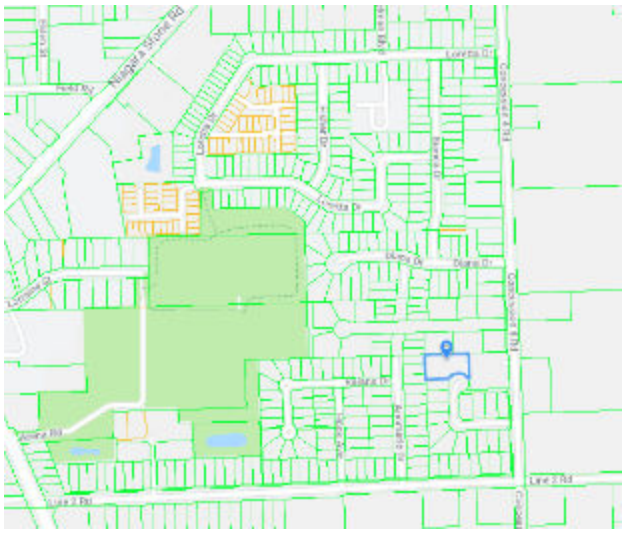
- Infill residential development land.
- Assembly of 3 parcels; 246 Vine Street is vacant, while 249 & 251 Niagara Street each include one existing detached single family dwelling.
- Seller had preliminary sketch showing 5 freehold townhouse blocks totalling 28 units.
- Municipal services available along both Vine Street and Niagara Street.
- Previously transferred July 2018 for $1,450,000 (±$878,788/acre)
- Purchaser paid cash.

Sale Price/Acre	$2,121,212

Direct Comparison Approach

Comparable Sale #4





Property Identification:			PIN # 46387-0543
Address	Sorsen Court, Niagara-on-the-Lake (Virgil), ON		
Location	N/S Sorsen Court, Virgil west of Concession 4		
Sale Data:		**Land/Building Data:**	
Vendor	1788773 Ontario Ltd	**Lot Size**	±0.713 acres
Purchaser	Queenston Group Properties Inc		
Sale Date	May 14, 2019	**Zoning**	RM 1-13
Sale Price	$1,350,000		

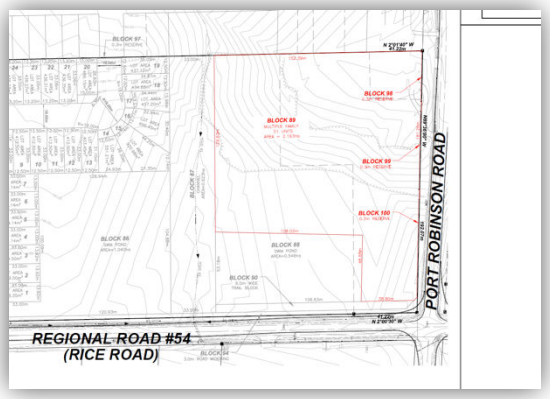
Comments

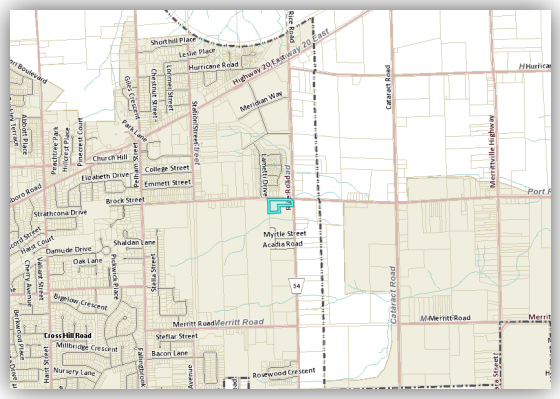
- Draft Plan approved for 7 townhouses
- Survey and blueprints available
- Situated within newer residential development

Sale Price/Acre	$1,893,553

Direct Comparison Approach

Comparable Sale #5			





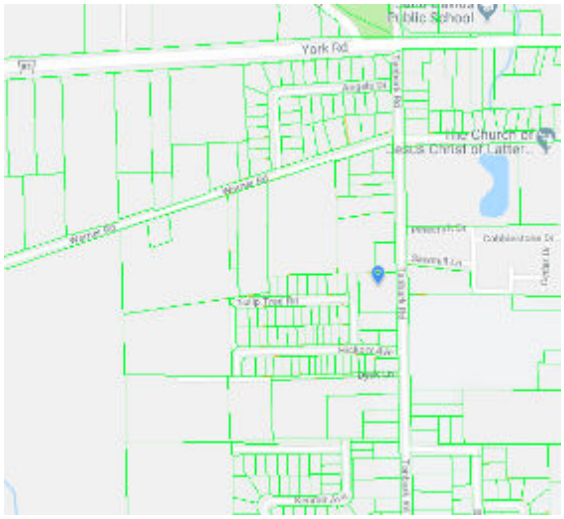
Property Identification:			PIN # 64067-0284
Address	South Side of Port Robinson Road, Pelham, Ontario		
Location	South-east Fonthill, corner of Rice Road and Port Robinson Road		
Legal Description	Plan 59M-456, Block 51		
Sale Data:		**Land/Building Data:**	
Vendor	Hert Inc.	Lot Size	±5.45 acres
Purchaser	Grey Forest Homes Ltd.	Zoning	RM1-267
Registration Date	July 27, 2018	Development	51 townhomes
Sale Price	$3,100,000	Density	9.36 units per acre

Comments:

- Townhome development site situated on the south side of Port Robinson Road
- VTB mortgage of $2,000,000 at 0% interest for the 1st year, and 3.0% for the remaining year
- Site plan approved for 51 condo townhomes
- Services available from street – no internal servicing
- Purchase price reportedly negotiated historically

Sale Price/Acre	$568,807	Sale Price/Unit	$60,784

Direct Comparison Approach

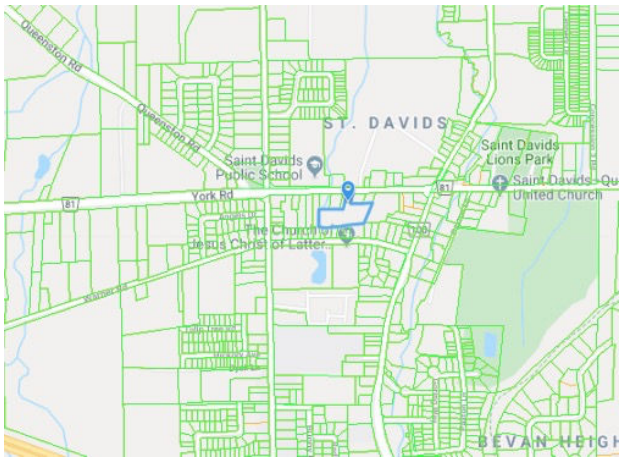
Comparable Sale #6			
			
Property Identification:	**PIN # 46373-0065, 46373-0064, 46373-0063**		
Address	170, 178 & 184 Tanbark Rd, Niagara-on-the-Lake (St. Davids), ON Warner Road		
Location	E/S Tanbark Rd, south of York Rd, St. Davids		
Sale Data:		**Land Data:**	
Vendor	Ralom Management Ltd	**Lot Size**	±8.46 acres
Purchaser	Riverview Estates JV Inc		
Registration Date	June 11, 2018	**Zoning**	R1
Sale Price	$5,150,000		

Comments

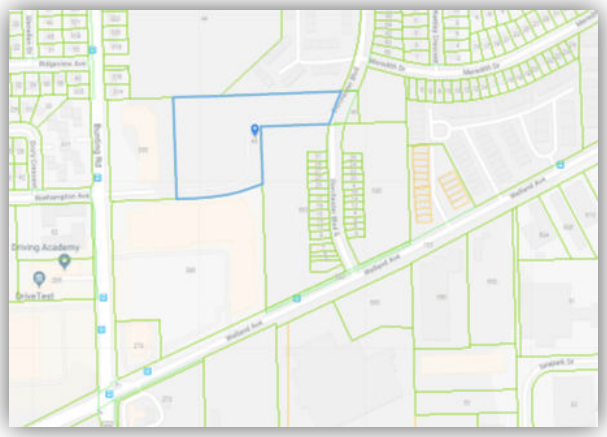
- Infill residential development land.
- Assembly of 3 parcels; 170 & 178 Tanbark are each improved with one existing single family detached dwelling, while 184 Tanbark Rd and Warner Road are vacant.
- Purchaser paid cash.
- Dwellings to be demolished and site to be developed into single subdivision of single family detached homes.
- Frontages on Warner Road and Tanbark Road

Sale Price/Acre	$608,747

Direct Comparison Approach

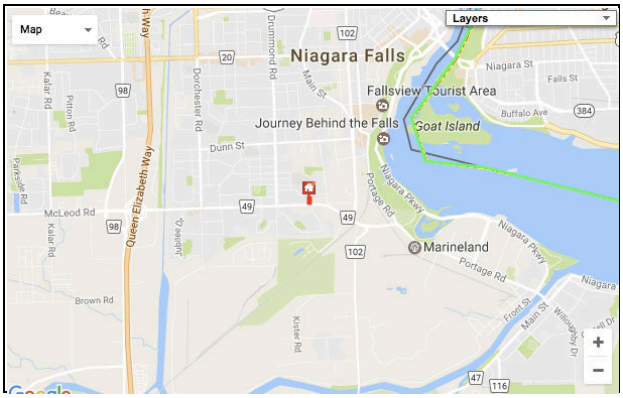
Comparable Sale #7			
			
Property Identification:			**PIN # 46373-0097+**
Address	1359 York Road, Niagara-on-the-Lake (St. David's), ON		
Location	S/S York Rd, west of Four Mile Creek		
Sale Data:		**Land Data:**	
Vendor	Named Individuals	**Lot Size**	±3.044 acres
Purchaser	York Rd Developments Ltd.		
Registration Date	June 4, 2018	**Zoning**	R1
Sale Price	$1,950,000		
Comments			
• Assemblage of 3 residential parcels. • Dwellings to be demolished and site to be developed. • Frontage of ± 302.43' on York Rd. • Located in community of St.Davids			
Sale Price/Acre	$640,605		

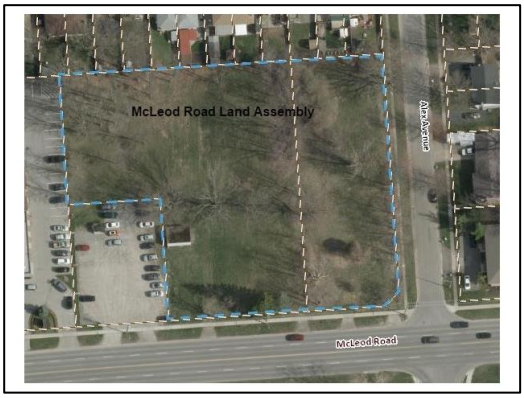
Direct Comparison Approach

Comparable Sale #8			
			
Property Identification:			**PIN # 46321-0598**
Address	45 Dorchester Boulevard, St. Catharines, Ontario		
Location	North of Welland Avenue, West of Bunting Road		
Legal Description	PART LOT 180 CORPORATION PLAN 5, PARTS 1, 2, 3, 4, 5, 6 & 7 30R14883 TOGETHER WITH AN EASEMENT OVER PART LOT 180 CP5, PARTS 8 & 9 30R7533 AS IN RO633166 SUBJECT TO AN EASEMENT OVER PART 2 30R14883 AS IN RO301999 SUBJECT TO AN EASEMENT OVER PARTS 4 & 6 30R14883 AS IN RO622105 CITY OF ST. CATHARINES		
Sale Data:		**Land/Building Data:**	
Vendor	1703230 Ontario Inc	Lot Size	±4.85 acres
Purchaser	1346704 Ontario Inc.	Zoning	R3 – Med. Density Residential
Registration Date	December 12, 2017	Development	49 townhomes
Sale Price	$7,180,200	Density	10.10 units per acre
Comments:			
• Proposed development of 49 townhouse condominium units on private road development • Site plan approval granted in June 2018 (post-sale) • VTB mortgage for $6,462,180 at 6.0% interest, due December 7, 2019			
Sale Price/Acre	$1,480,454	Sale Price/Unit	$146,535

Direct Comparison Approach

Comparable Sale #9





Property Identification:	RO # 59	PIN # 64375-0381+
Address	5975 McLeod Road, Niagara Falls, ON	
Location	South end of City, east of Drummond Rd	
Legal Description	LT 36 PL 67 Stamford; Niagara Falls	

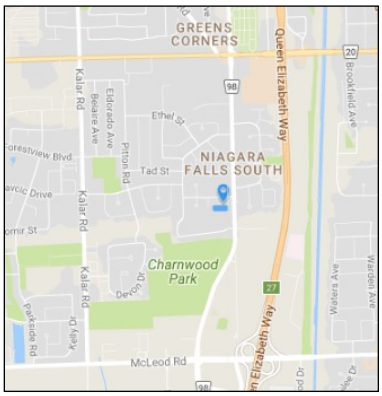
Sale Data:		Land/Building Data:	
Vendor	1473877 Ontario Inc.	**Lot Size**	±1.89 acres
Purchaser	2582921 Ontario Inc.	**No. Units**	n/a
Registration Date	July 4, 2017	**Units/Acre**	n/a
Sale Price	$1,500,000	**Zoning**	R4 and R5B

Comments

- Sale of a vacant irregular shaped residential development site.
- 3 adjacent parcels as assembly.
- Combined site dimensions noted as 256.21 ft by 272.0 ft.
- Generally level with similar elevation to the surrounding lands.
- Cleared land with some mature trees and scrub brush.
- Two remnant driveway/entrances off the north side of McLeod Road that provide access to the site.
- 124 days on market.

Sale Price/Acre	$793,651	Sale Price/Unit	n/a

Direct Comparison Approach

Comparable Sale #10			
			
Property Identification:	**RO # 59**		**PIN # 64366-0445+**
Address	6583 & 6599 Montrose Road, Niagara Falls, ON		
Location	South end of City.		
Legal Description	PT TWP LT 156 STAMFORD PT 2, 59R13836; NIAGARA FALLS		
Sale Data:		**Land/Building Data:**	
Vendor	1473821 Ontario Inc.	**Lot Size**	±0.811 acres
Purchaser	1970175 Ontario Inc.	**No. Units**	10
Registration Date	June 19, 2017	**Units/Acre**	19.9
Sale Price	$500,000	**Zoning**	R1D

Comments

- Infill residential development land proposing development of 10 to 12 two storey townhomes subject to approval.
- Site is comprised of two former parcels now merged on title.
- Site is in a good location close to major amenities.

Sale Price/Acre	$616,523	**Sale Price/Unit**	$50,000

Direct Comparison Approach Sales Chart

No.	Location	Sale Date	Sale Price	Site Size (± Acre)	Sales Price/Acre
1	168 Quaker Rd Welland	30-July-20	$2,500,000	2.99	**$836,120**
2	222 Niagara St St. Catharines	13-Nov-19	$1,025,000	1.02	**$1,004,902**
3	246 Vine St St. Catharines	3-Sept-19	$3,500,000	1.65	**$2,121,212**
4	Sorsen Court Niagara on the Lake	1-May-19	$1,350,000	0.713	**$1,893,553**
5	S/S Port Robinson Rd Pelham	27-July-18	$3,100,000	5.45	**$568,807**
6	170, 178 Tanbark Rd Niagara on the Lake	11-June-18	$5,150,000	8.46	**$608,747**
7	1359 York Rd Niagara on the Lake	4-June-18	$1,950,000	3.044	**$640,605**
8	45 Dorchester Blvd	12-Dec-17	$7,180,200	4.85	**$1,480,454**
9	5975 McLeod Rd Niagara Falls	4-July-17	$1,500,000	1.89	**$793,651**
10	6583 & 6599 Montrose Rd Niagara Falls	19-June-17	$500,000	0.811	**$616,523**

Brief Analysis of Comparable Sales

As noted on the previous page, the comparable sales range in price from $608,747 to $2,121,212 per acre. Due to the lack of comparable sales in the immediate area, sales throughout the Niagara Region have been analysed. The appraiser has considered sales 2, 6, and 7 to be most comparable to the subject property.

The adjustment process deals with factors such as property rights, financing, date of sale/market conditions, location, motivation, physical characteristics, economic factors, use characteristics, and non-realty components. It is noted that economic factors, use characteristics and non-realty components are not considered significant within this valuation. The price per sq. ft. method incorporates adjustments for varying unit types from property to property, and will be utilized herein.

Comparable 2 ($1,004,902/acre) is a November 2019 sale of a smaller size site. Location is considered slightly inferior in St. Catharines. Development potential is considered inferior. Workability of the site is considered slightly inferior. Overall this sale is considered to fall above the upper limit of value on a price per acre basis, and a negative adjustment is required.

Comparable 6 ($608,747/acre) is a June 2018 sale of a larger size site. Location is considered similar in St. David's. A positive adjustment is required for economies of scale. Workability of the site is considered similar. A slight positive adjustment for time is required. Overall this sale is considered to fall below the lower limit of value on a price per acre basis, and a positive adjustment is required.

Comparable 7 ($640,605/acre) is a June 2018 sale of a similar size site. Location is considered similar in St. David's. Workability and configuration of the site is considered slightly inferior. Overall this sale is considered to fall below the lower limit of value on a price per acre basis, and a positive adjustment is required.

The subject property represents a strong potential residential parcel. All factors considered a bracket of value range from $750,000 to $800,000 per acre has been arrived for the subject property. This is considered a result of the Adjustment Factors discussed previously.

Subject Property: ±2.90 acres (developable) x $750,000 to $800,000 per acre = $2,175,000 to $2,230,000

Estimated Market Value (Range) = $2,175,000 to $2,230,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference.

Brief Analysis of Exposure Time

Exposure time may be defined as

> The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal.

It is a retrospective estimate based upon an analysis of past events assuming a competitive and open market. The reasonable exposure period is a function of price, time and use, not an isolated opinion of time alone.

CUSPAP (2014) provides the following example for exposure time:

> As an example, an office building could have been on the market for two years at a price of $2.0 million, which informed market participants considered unreasonable. Then, the owner lowers the price to $1.6 million and starts to receive offers, culminating in a transaction at $1.4 million six months later. Although the actual exposure time was 2.5 years, the exposure time at a value range of $1.4 to $1.6 million would be six months. The answer to the question "what is reasonable exposure time?" should always incorporate the answers to the question "for what kind of real estate at what value range?" rather than appear as a statement of an isolated time period.

A given exposure time for a property is considered to be part of the estimate of market value, as opposed to directly influencing the estimate. The overall concept of reasonable exposure time encompasses not only adequate, sufficient, and reasonable time, but also adequate, sufficient and reasonable marketing effort. The distinction between exposure time (i.e., past) and marketing time (i.e., future) must be made clear if both are referred to in the report.

A review of the comparable properties has revealed that they have been generally offered on the market for two months to one year before ultimately selling. It is your appraiser's opinion that an appropriate exposure time for the subject property's proposed residential condominium units is one to three months.

Brief Analysis of Marketing Time

Marketing time may be defined as

> An opinion of the amount of time it might take to sell a property interest in real estate at the concluded market value level during the period immediately after the effective date of an appraisal.

Marketing time is a function of price, time, use, and anticipated market conditions such as changes in the cost and availability of funds - not an isolated opinion of time alone. Marketing decisions rest with the client. The appraiser considers the subject property's proposed residential condominium units would likely require a typical marketing period from one to three months.

CERTIFICATION

Certification

It is my opinion that as of the effective dates of June 23, 2020 that the market value for the subject property located at 745 Warner Road, Niagara on the Lake, is:

Estimated Market Value (Range) = $2,175,000 to $2,230,000

Attention is drawn to the Extraordinary Assumptions and the Terms of Reference.

I certify that to the best of my knowledge and belief the statements of fact contained in this report are true and correct. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Canadian Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute of Canada.

I, the undersigned have sufficient knowledge and experience to complete the assignment competently. No one has provided significant professional assistance to the person signing this report.

As of the date of this report, the appraisers have completed the requirements of the continuing education program of the Appraisal Institute of Canada.

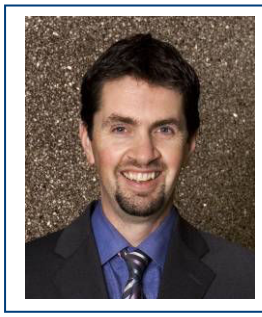
Date: November 30, 2020

Colliers International Niagara Limited

Todd Crawford, B.A., AACI. P.App
Managing Director, Appraiser

Dave Fulton, B.Sc.
Candidate Appraiser

Qualifications
Todd Crawford



Experience / Highlights
- Experience in Real Estate Sales, Appraisal & Consulting Profession: since 1989
- Bachelor of Arts Degree (B.A.) Majoring in Economics from Brock University
- Accredited Appraiser Canadian Institute (AACI), Appraisal Institute of Canada
- Certified Residential Appraiser (CRA), Appraisal Institute of Canada
- Licensed Real Estate Broker under the Real Estate Council of Ontario (1992)
- Attended University of British Columbia Real Estate Appraisal Program
- Committee of Credential Approval – Ontario AIC

Profile
Todd has over 25 years' experience in Real Estate industry as a broker, appraiser, property manager, and investor. He has conducted appraisals on most forms of real estate but has specialized in the field of golf courses, apartment buildings, office buildings, and unique properties. Todd has professional experience in Expropriations with the Ontario Municipal Board, Property Tax Appeals with the Assessment Review Board and Qualifying as an Expert Witness in the Province of Ontario. He has been involved in many areas of special professional appraisal practice such as: investigating professional negligence claims against appraisers, appraisal reviews in contemplation of litigation and confidential special loans review.

Types of Property Assignments

- **Residential Draft Plan of Subdivision**
- **Residential Subdivision & Development Lands**
- **Mixed Commercial & Residential Properties**
- **Golf Courses & Recreational Resorts**
- **Tender Fruit Lands**
- **Market Studies**
- **Hotels & Motels**
- **Commercial Buildings**
- **Industrial Buildings**
- **Industrial, Commercial & Office Leasing Arbitrations**
- **Car Dealership Facilities**
- **Power Centre Development Lands**
- **Fast Food & Restaurants Buildings**
- **Apartment Buildings**
- **Life Lease Facilities**
- **Group Homes**
- **Public Schools**
- **Commercial Retail Plazas**
- **Retirement Villages**
- **Industrial Buildings**
- **Expropriation Appraisals**

Todd Crawford, B.A., AACI. P.App,
Vice-President

Email: todd.crawford@colliers.com
Colliers International 82 Lake Street, St. Catharines, ON L2R 5X4
Tel: (905) 354 7413 **Fax:** (905) 354 8798
Toll Free: 1 800 618 7076 www.collierscanada.com

Colliers International Niagara Limited, Real Estate Brokerage

Real estate acquisitions & dispositions

- Retirement Villages
- Power Centre Development Lands
- Residential Subdivisions
- Mixed Commercial and Residential Properties
- Raw Residential Subdivision Lands
- Fast Food Buildings
- Triplexes
- Industrial Plazas
- Industrial Buildings
- Life Lease Facilities
- Townhouse Land
- Restaurants
- Group Homes
- Combined Commercial-Residential Buildings
- Commercial Buildings
- Public Schools
- Industrial, Commercial & Office Leasing
- Apartment Buildings

Types of appraisal assignments

- Motels
- Residential Subdivisions & Townhouse Land
- Coin Operated Car Wash Facilities
- Raw Residential Subdivision Lands
- Duplexes & Triplexes
- Multiple Unit Residential Dwellings
- Cottages
- Income Tax Appraisal
- 5% Park Dedication Valuation
- Mortgage Construction Appraisals
- Tender Fruit Lands
- Combined Commercial-Residential Buildings
- Local Commercial Plazas
- Multiple Tenant Industrial/Commercial Plazas
- Tunnel Full Service Car Wash Facilities
- Brewery
- Restaurants
- Highway and General Commercial Land
- Large Residential Apartment Buildings
- Tourist Commercial Land
- Commercial Buildings
- Combined Retail/Office Buildings
- Farm Lands
- Marsh Lands
- Co-operative Multiple Residential Lands
- Industrial Buildings
- Litigation Appraisals
- Assessment Appeals
- Mixed Use Office/Retail/Industrial Facilities
- Matrimonial Negotiation
- Golf Courses
- Car Dealership Facilities

A. Sales (Partial List)

Hospitality

Queen's Landing Inn
Pillar & Post Inn
Cairn-Croft Best Western Hotel
Hilltop Inn and Museum
Roadway Motor Inn
Inn On The Parkway
Wedgewood Motel
Gatehouse Inn & Restaurant
McDonald's Restaurants
Fort Eire Race Track
Howard Johnson Hotel
Queen's Landing Hotel Site
Marineland Parkway Resort Site
Hampton on River Road

Plazas, Offices, Sites

Canadian Concession Cart Head Office (36k sq. ft.)
CIBC Bank (7 Branches)
Mountain Rd./QEW (7 Acre Development)
McLeod Rd (5 Acre Townhome Development)
572 Niagara St., Welland 30k sq. ft. Plaza
Royal Bank Office Bldg, Niagara Falls
Battlefield Plaza (Lundy's Lane, NF)
Ont. Jockey Club Lands (170 Acres, Ft. Erie)

Niagara Medical Arts Building
Niagara Dental Building
Daytimer's Canada (American Brands Co)
Shoppes of Drummond Park Plaza
Jimmy Swaggart Ministries (QEW/Mountain Rd.)
Acres Engineering (26 Acres + 60k building)
Niagara Gateway Centre

C. Consulting

Canadian Niagara Hotels Inc.
Royal Bank of Canada

B. Leases (Partial List)

Retail/Commercial Leasing
Outback Steakhouse
Tim Horton's /TDL
Shoppers Drug Mart
General Motors of Canada (St. Catharines)
Burger King
Paul Mac's Pet Foods (14 stores)
Subway Restaurants of Canada
Rogers AT & T
Office Leasing
Acres International (56,000 sq. ft.)
Niagara Support Services (15,000 sq. ft.)
Community Care Access (15,000 sq. ft.)
Federal Govn't of Canada (10,000 sq. ft.)
Family & Children's Services (7,000 sq. ft.)
Investors Group (2) (10,000 sq. ft.)

Client/References

City of Niagara falls
Ministry of Transportation
Canadian Imperial Bank of Commerce
Royal Bank (Corporate)
Bank of Montreal (Corporate)
Meridian Credit Union
First Ontario Credit Union
City of Niagara Falls (Economic Development)
Niagara Support Services
District School Board of Niagara (DSBN)
Canadian Niagara Hotels Inc.
TD Canada Trust
City of St. Catharines
Niagara Economic & Tourism Corp.
McDonald's Restaurants of Canada
Chown & Cairns LLP

Price Waterhouse Coopers
Public Works Canada

Qualifications
Dave Fulton

Experience / Highlights
- Bachelor of Science Major: Marketing, Minor: Business Economics from University of South Florida
- Candidate Appraiser, Appraisal Institute of Canada
- Currently Enrolled in University of British Columbia Real Estate Appraisal Program

Types of Appraisal Assignments

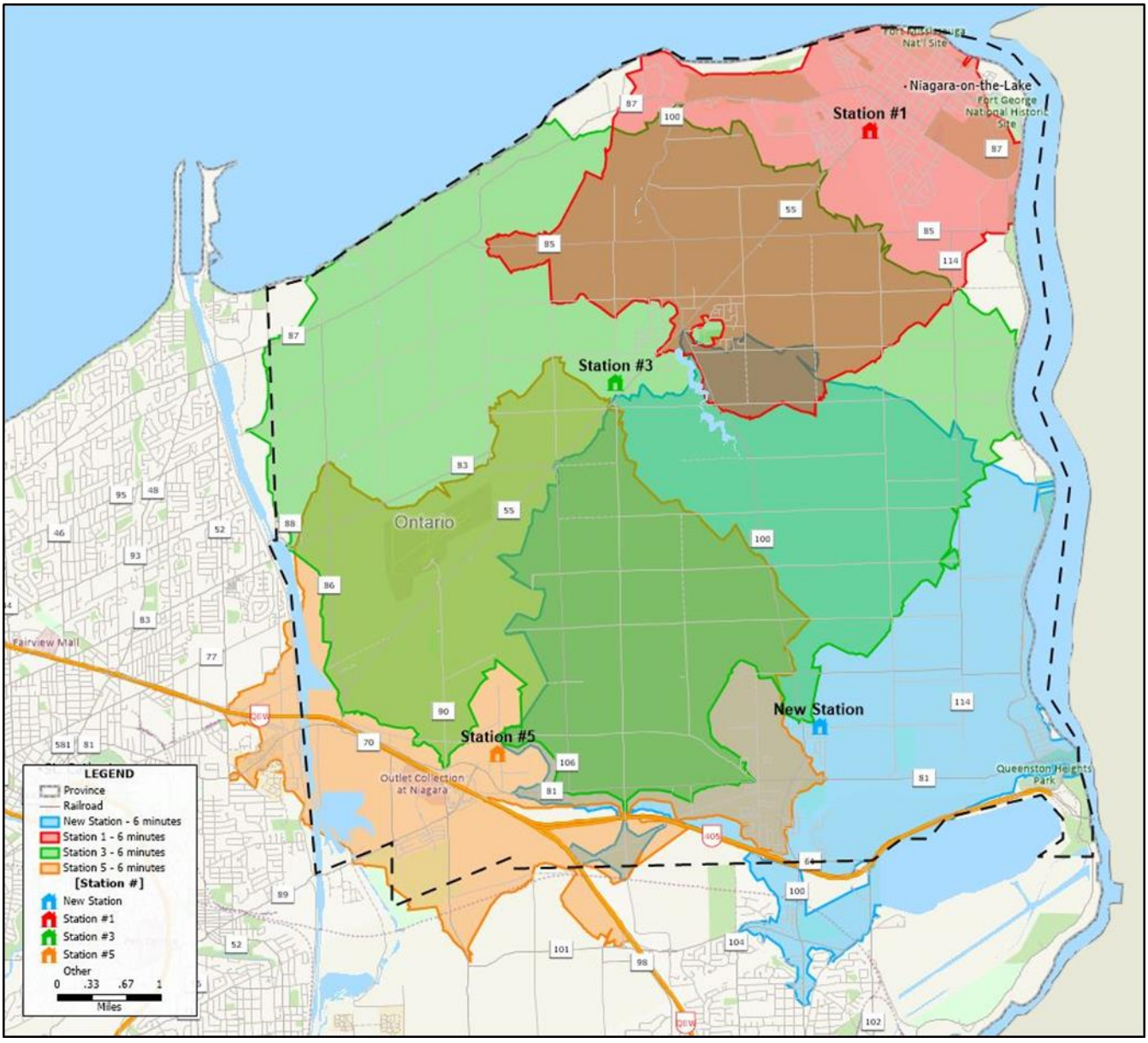
- **Hotels**
- **Restaurants**
- **Institutional Properties**
- **Commercial/Residential Buildings**
- **Industrial Land**
- **Golf Courses**
- **Residential Subdivision Lands**
- **Industrial Buildings**
- **B&B/Small Inns**
- **Apartment Buildings**
- **Park Dedication Appraisal**
- **Residential Dwellings**
- **Office Buildings**

Profile
Dave Fulton is an associate of Colliers International Niagara Limited, a graduate of the University of South Florida, and a Candidate Appraiser with the Appraisal Institute of Canada. Dave is currently completing the Appraisal Institute of Canada's requirements for the AACI (Accredited Appraiser Canadian Institute) designation through the University of British Columbia.

Dave Fulton, B.Sc.
Candidate Appraiser

Email: dave.fulton@colliers.com
Colliers International 82 Lake Street, St. Catharines, ON L2R 5X4
Tel: (905) 354 7413 **Fax:** (905) 354 8798
Toll Free: 1 800 618 7076 www.collierscanada.com

6-Minute Travel Time – Proposed Station Location



Appendix L

Fire & Emergency Services
Telephone (905) 468-3266
Facsimile (905) 468-2959

The Town of Niagara-On-The-Lake

1593 Four Mike Creek Road
P.O. Box 190
Virgil, Ontario
L0S 1T0

Report:	**FES-20-001**	**Committee Date:**	**February 10, 2020**
		Due in Council:	February 24, 2020

Report To: **Fire & Emergency Services**
Subject: **Queenston Fire Station**

1. RECOMMENDATION

It is respectfully recommended that:

1.1 Council direct staff to provide an analysis of the St. Davids fire station facility and operations.

1.2 Council direct staff to report back on the viability of consolidating the Queenston fire station and St. Davids fire station.

1.3 Council direct staff to develop a funding strategy for the potential construction of a new consolidated fire station.

1.4 Council direct staff to investigate potential locations for the new station and report on the operational impact of each location.

1.5 Council direct staff to request that the Master Fire Plan Steering Committee ensure that the recommendations outlined in this report are prioritized during the planning process.

2. PURPOSE / PROPOSAL

The purpose of this report is to respond to a request from Council to provide an analysis of the Information Report presented on January 17, 2019 on the Queenston Fire Station and make recommendations for future action.

3. BACKGROUND

At the February 4, 2019 Committee of the Whole Meeting, the Committee lifted the January 17, 2019 Information Package that contained an Information Report dealing with Queenston Fire Station. According to the minutes, “Fire Chief Rob Grimwood was present to answer questions from the Committee on the Information Report dealing with the Queenston Fire Station”. The following motion was carried:

> *Moved by Stuart McCormack with respect to information report in the January 17, 2019 Information Package, specifically Item No. 2 Queenston Fire Station, that staff be requested to provide an analysis of the report by Chief Grimwood to more closely analyze past, current and future information and future consideration and provide staff recommendations regarding any future action in a report with those*

responsible for preparing said report to advise Council by May 4, 2020.

Consequently, the following report has been authored in response to the above direction from Council. To compliment the original Information Report, each section contains an analysis of information surrounding the operational needs of District 4 (Queenston), followed by an analysis of the facility (Fire Station 4).

4. DISCUSSION / ANALYSIS
Analysis of Previous Reports

Operations
Based on the analysis of the previous reports, it is apparent that the amalgamation of District 2 and District 4 has consistently been the focus of discussion since at least 1971, 6 years prior to the construction of the current Station 4. Several years later, an undated report with an unknown author (assumed to be the Fire Chief) advocated for the replacement of Fire Station 4 in Queenston rather than an amalgamation of Station 2 & 4, as recommended by the Office of the Fire Marshal report in 1971. The author cited firefighter resignations “en masse” if an amalgamation was forced upon the two affected stations.

In 1996, in response to recommendations made by the Office of the Fire Marshal as part of a 10-year Fire Master Plan, discussion was reignited surrounding the amalgamation of Stations 2 and 4. A follow up Verification Report for Fire Station Locations from the Office of the Fire Marshal once again recommended that there be an amalgamation of Stations 2 and 4.

In 2006, a report was presented to Council that referenced possible efficiencies that could be realized through the consolidation of St. Davids and Queenston fire stations. This report included a recommendation that the Fire Master Plan Steering Committee reconvene 3 years from the time of the 1996 report to further consider the future of Stations 2 and 4. There are no records indicating that the Fire Master Plan Steering Committee did reconvene to address this recommendation and it does not appear that any discussion regarding the viability of the Queenston Fire Station continued in any formal manner.

Facility
Although structural issues and workmanship related to the construction of Station 4 are mentioned throughout many previous reports, specific reports focussing on building condition issues were not composed until 2001.

In November of 2001, a report was brought to Council requesting approximately $14,000 to initiate drainage work intended to address stress cracks. This report indicates that an engineering firm had been contracted in 1979 to begin to address problems that were leading to the shifting of walls and the resulting stress cracks. This work was subsequently completed in July of 2002.

In 2003, three reports were completed that included a structural assessment, recommendations, and requests for funding at an unspecified cost to repair structural defects.

A 2004 report to Council requests approximately $42,000 for exterior masonry repairs to the fire station due to incorrect mortar being utilized during the building process.

In 2010 and 2018, structural engineer reports were commissioned where the reports note various issues, and conclude that “the reports, although identifying possible causes of the foundation movement, really didn’t come up with anything conclusive.”

Analysis of Current Information

Operations

Demand for service within the geographical area known as District 4 has remained relatively consistent over the past 15 years, with an average of 52 incidents occurring each year. In 2017, an evaluation and realignment of all response districts occurred in order to ensure that the closest fire apparatus was being dispatched to incidents across the municipality. This realignment was done in consultation with GIS technicians from the City of St.Catharines and Town of Niagara-on-the-Lake, as well as the Chief Communications Officer for St.Catharines Fire and Emergency Services who currently provides dispatching services to Niagara-on-the-Lake Fire & Emergency Services. Responses within District 4 in 2019 totaled 37 incidents, representing continued decrease relative to available historical data *(Appendix A)* . Furthermore, for comparison, 15-year averages for responses within the other 4 districts are 224 in District 1, 67 in District 2, 147 in District 3, and 88 in District 5.

Demand for Station 4 resources outside of District 4 have decreased significantly in 2019 as a result of the refinement of criterion utilized for the dispatching of Heavy Rescue apparatus to Motor Vehicle Collisions (MVCs). Over the past 15 years, Station 4 resources have been dispatched an average of 128 times each year to incidents across the municipality. Due to the refinement of the above-mentioned criterion for the dispatching of the Heavy Rescue, Station 4 resources have only been required out of District 4 21 times in 2019. Consequently, Station 4 resources have only been dispatched 58 times total in 2019 (this includes calls for service in District 4 and calls for service outside of District 4). For comparison, the 15-year averages for the other 4 stations are 265 for Station 1, 177 for Station 2, 190 for Station 3, and 147 for Station 5. The above information represents a 55% decrease in demand for Station 4 resources across the municipality in 2019 when compared to the 15-year average *(Appendix B and Appendix C)* .

Another important consideration is the overall response capacity and depth of resources of the Fire Department as a whole. Although Station 4 resources have seen a decline in their utilization on initial responses, the firefighters and apparatus prove valuable to provide coverage and surge capacity for the municipality during a large-scale incident.

Facility

Condition

Built in 1977, the 5200 square-foot fire station lacks satisfactory space to operate effectively, as well as failing to adequately meet current standards surrounding occupational health and safety. Specifically, this station lacks a separate bunker gear storage room, a direct capture diesel exhaust removal system, an office for the District Chief, a shower/changeroom facilities for female firefighters, a decontamination room, a fitness area, a janitorial room and automated backup power.

The station continues to develop cracks and settling that require continual maintenance. It is not uncommon for these gaps and cracks to grow to a size where one can see light passing through the exterior walls. Recently, the shifting and settling required the full replacement of a commercial entry door as it had been shimmed and grinded repetitively over recent years and would no longer operate.

Capital repairs of the HVAC equipment for Station 4 in 2020, at a projected cost of $20,000, has been deferred pending any direction that may result from the outcome of this report. Furthermore, the building condition assessment that was completed by WalterFedy in 2017 *(Appendix E)* has also identified another $70,000 in capital repairs that are projected to occur in the next 3-4 years *(Appendix F)* . These repairs involve masonry repairs, caulking, refinishing of concrete bay floors, some flat roofing areas and landscape grading.

Location

In 2018, staff reviewed station coverage areas and produced mapping to visually represent the travel distance from all 5 fire stations. Staff are currently sourcing software that will allow this information to utilize more refined drive-times. The current map *(Appendix D)* plots a 4-kilometer buffer around each station to represent the coverage that can be expected in a 4-minute drive time from the fire station. As shown, approximately 65% of District 4's buffer is outside of the municipality. It is reasonable to conclude that if the station were located northwest of its current location, coverage would improve. Specifically, there is an area between Line 3 Road and Larkin Road and Concession 3 Road to the Niagara River Parkway that lacks coverage of the 4-minute response that could then be covered.

District 4 is the smallest district geographically at 17.89 square kilometers, representing 13% of the Town's area. In comparison, District 1 is 18%, District 2 is 13.9%, District 3 is 39.5%, and District 5 is 15.6% of the Town's area *(Appendix G)* .

Analysis of Future Consideration

Operations

Community Risk

Community risk level is typically established through an overall profile of the community based on the unique mixture of demographics, socioeconomic factors, occupancy risk, and the level of services currently provided.

On July 1, 2019, Ontario Regulation 378/18: Community Risk Assessments, came into effect. This Ontario Regulation requires that every municipality and every fire department in a territory without municipal organization, must complete and review a community risk assessment. The regulation also states that the community risk assessment must be used to make informed decisions regarding the provision of fire protection services.

The information gathered within the assessment is to be used as a directional tool to assist in planning future fire prevention, fire education and fire suppression activities within the community. Staff are currently undertaking a community risk assessment, with a target completion of April 2020.

Planned and Future Growth

According to the Town's Manager of Planning, the most recent data available (2016 Census) indicates a population of 370 people in Queenston (urban area). There are currently no population projections based on the Town's separate urban communities. There are limited opportunities for new (residential) growth in Queenston but any development would likely consist of infill residential lots or minor intensification. Lands surrounding the community are designated as either Greenbelt or within the Niagara Escarpment Plan area - predominately agriculture with some existing rural residential properties. Directly to the northwest of the Queenston urban area on Line 8 Road is a resort development (formerly Shalamar Lake, now referred to as Vineridge Resort) approved for approximately 240 trailers.

With respect to the St. Davids urban area, the 2016 population is 1670 people. There are several areas within this community that are either approved or designated for future residential growth. Approved sites include new developments on the west side of Four Mile Creek Road (south of Line 9 Road) for approximately 60 units (under construction) and at the south limit of the old Paxton Lane (approximately 33 units). The Queenston Quarry project along Townline Road has various conditional approvals that could result (long-term) with over 800 residential units, a hotel, winery and recreational uses in the former quarry. In addition, there are lands for future residential development southwest of Tanbark Road and Warner Road as well as potential residential infill within St. Davids.

Facility

As mentioned previously, in 2017 a building condition assessment of Fire Station 4 was completed by WalterFedy *(Appendix E)* . The report identified and made repair/replacement recommendations for deficiencies visually identified while on site. Within the property condition assessment methodology, each major component was assessed for condition, based on visual review, while factoring in component history, current maintenance practices and time since last major replacement. The assessed condition of the component was then compared against industry accepted "expected useful life" values for each component type. An inventory of needs was then developed based on age, condition, and the relative impact that failure of that particular component

represents for the building.

The building condition assessment estimates maintenance and repair costs for Station 4 through to 2046 to total $572,100.

The current utility and maintenance costs associated with operating this facility are approximately $30,000 annually.

5. STRATEGIC PLAN
Not applicable.

6. OPTIONS
1. Adopt report as recommended.
2. Receive this report as information only.

7. FINANCIAL IMPLICATIONS
None.

8. COMMUNICATIONS
Not applicable.

9. CONCLUSION
The discussion surrounding the viability of the Queenston fire station has been ongoing since the early 1970s. Consequently, staff recommends Option 1 as it will provide the information required by Council to make an informed decision on the future of the Queenston fire station.

Respectfully submitted,





Nick Ruller
Fire Chief

Sheldon Randall
Chief Administrative Officer (I)

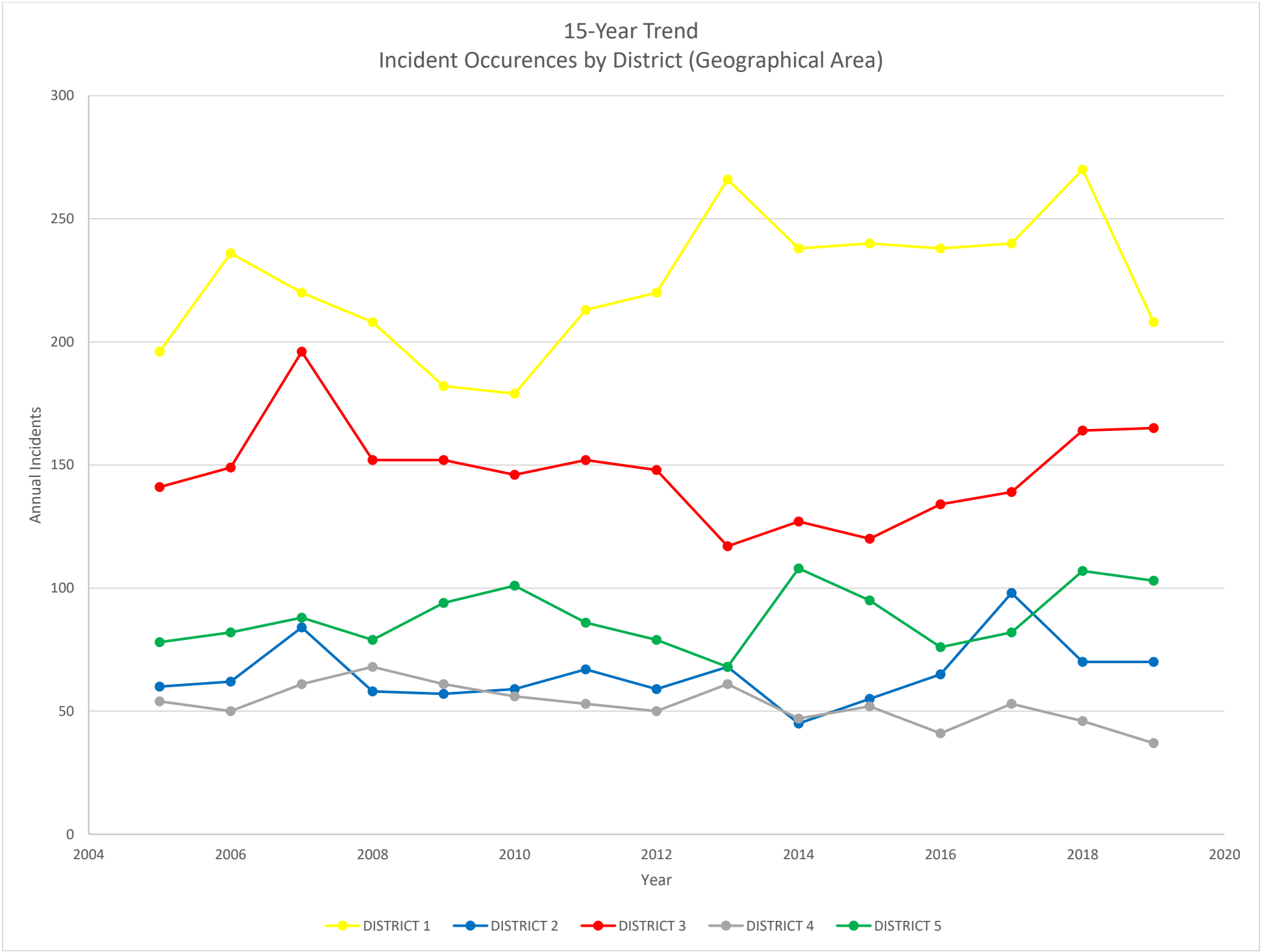
ATTACHMENTS

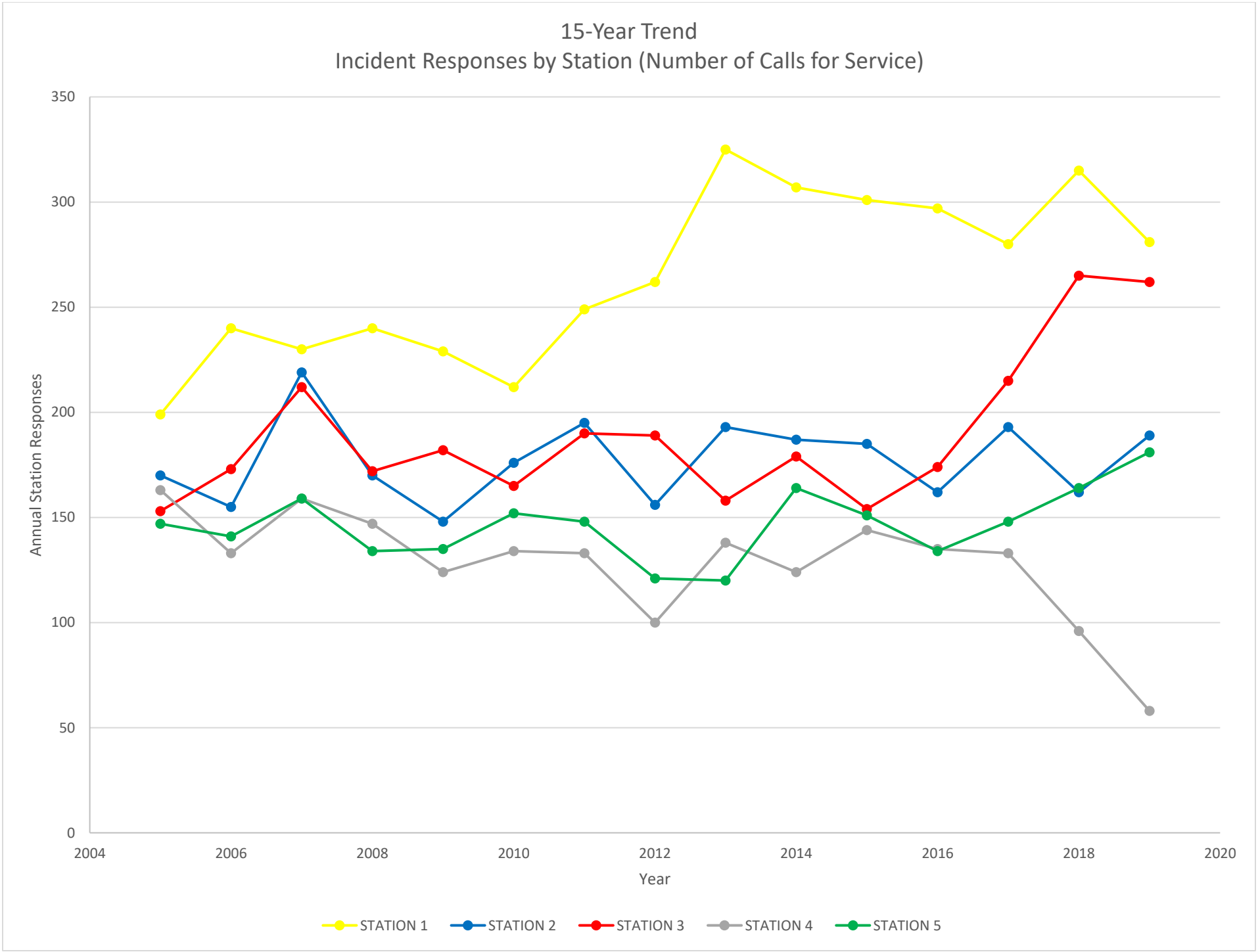
Appendices A-G.pdf

WEB ATTACHMENTS

ATTACHMENTS FOR LINK

Appendix A


15-Year Trend
Incident Occurences by District (Geographical Area)
Annual Incidents
300
250
200
150
100
50
0
2004
2006
2008
2010
2012
2014
2016
2018
2020
Year
DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5


15-Year Trend
Incident Responses by Station (Number of Calls for Service)
Annual Station Responses
350
300
250
200
150
100
50
0
2004
2006
2008
2010
2012
2014
2016
2018
2020
Year
STATION 1
STATION 2
STATION 3
STATION 4
STATION 5

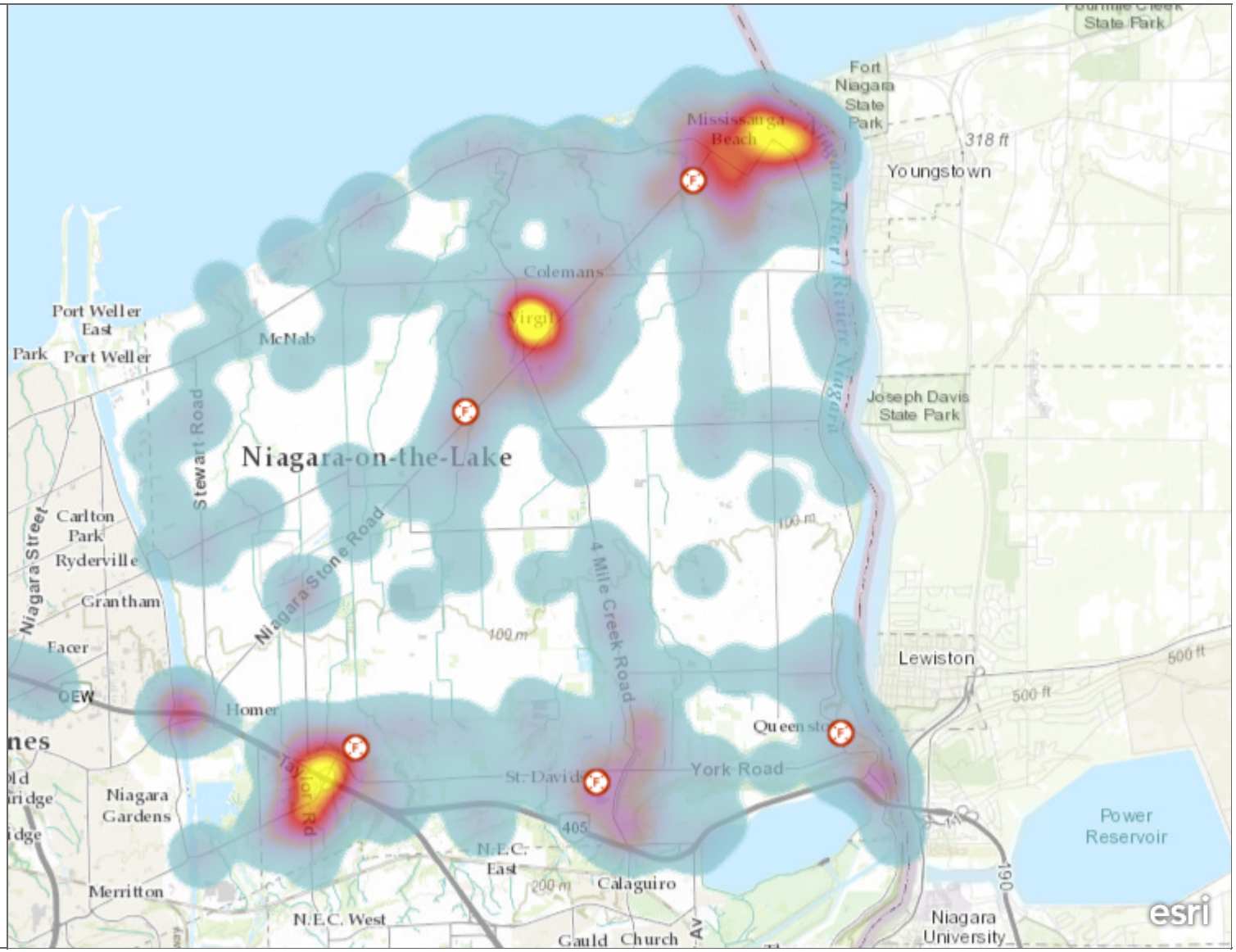
NOTL Fire

Call Volume Heat Map

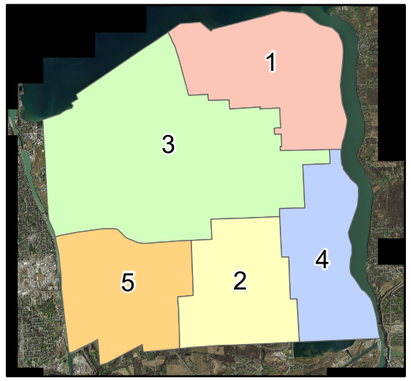
High

Low

Fire Stations



Appendix D



Travel Distance From All Fire Districts

4 km Buffer Region

Legend

- Fire Stations
- Street Centreline

Buffer (km)

- 1
- 2
- 3
- 4
- Fire District Boundaries
- Niagara River
- Surrounding Municipalities

Notes:

Lake Ontario

USA

City of St. Catharines

City of Niagara Falls

Town of Thorold

0 3 6 km

Author: Operations Department Date: September 18, 2018 Coordinate System: NAD 1983 UTM Zone 17N Projection: Transverse Mercator Datum: North American 1983 Source: Town of Niagara-on-the-Lake

CORPORATE FACILITIES BUILDING CONDITION ASSESSMENT

TOWN OF NIAGARA-ON-THE-LAKE

FIRE STATION 4
5 DUMFRIES STREET , NIAGARA-ON-THE-LAKE

WalterFedy Project No.: 2017-0295-05
Town of Niagara-on-the-Lake Project No.: NOTL-PR-001

August 11, 2017

DRAFT



WALTERFEDY

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This document was prepared by WalterFedy for the above stated client ("Client") for the specific purpose and use by the client, as described in the report and subsequent scope of work agreement. This report was completed based on the information that was available at the time of the report preparation and completion, and is subject to all limitations, assumptions and qualifications contained herein. Any events or circumstances that have occurred since the date on which the report was prepared, are the responsibility of the client, and WalterFedy accepts no responsibility to update the report to reflect these changes.

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The Client, in consideration of the provision by WalterFedy of the services set forth in this Agreement, agrees to the limitations of the liability of WalterFedy aforesaid. The Client shall have no right of set-off against any billings of WalterFedy under this Agreement.

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WalterFedy Project No.: 2017-0295-05
Town of Niagara-on-the-Lake Project No.: NOTL-PR-001

August 11, 2017

Kevin Turcotte
Manager of Parks and Recreation
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Virgil L0S 1T0

Dear Mr. Kevin Turcotte,

RE: Niagara-on-the-Lake: Building Condition Assessments
Fire Station 4, 5 Dumfries Street , Niagara-on-the-Lake

WalterFedy is pleased to submit the attached Corporate Facilities Building Condition Assessment to Town of Niagara-on-the-Lake. This report encompasses the originally agreed to scope, as outlined in our response to NOTL-PR-001 for Fire Station 4 located at 5 Dumfries Street , Niagara-on-the-Lake.

Based on the information provided by Town of Niagara-on-the-Lake, the report was completed with the data supplied and collected, as well as engineering judgement and various analysis tools to arrive at the final recommendations.

All of which is respectfully submitted,

WALTERFEDY

Bryn Jones, MASc., P.Eng.
Director, Facilities Management

bjones@walterfedy.com
519-576-2150 x293

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1 SUMMARY

1.1 General Summary

The report identifies and makes life repair/replacement recommendations for deficiencies visually identified while on site on July 13, 2017. Within the property condition assessment methodology, each major component was assessed for condition, based on visual review, while factoring in component history, current maintenance practices and time since last major replacement. The assessed condition of the component is then compared against industry accepted "expected useful life" values for each component type. An inventory of needs was then developed based on age, condition, and the relative impact that failure of that particular component represents for the building.

1.2 Architectural Summary

The building is a one-storey structure with a large garage for the fire rescue vehicles with an office, hall, and kitchen area. The exterior walls consist of exterior brick veneer with concrete backer block. The roof system atop the Site Building consists of a large flat (low slope) roof area of modified bitumen roofing. The window systems of the Site Building consist of DG aluminum windows. Exterior doors serving the Site Building are comprised of mostly painted metal doors in metal frames. Two (2) overhead doors serve the vehicle area for the Fire Station. Various floor finishes including epoxy flooring and ceramic tiling are found throughout the interior of the building. Fire extinguishers, emergency lighting, and exit signage is found throughout the interior in sufficient numbers.

1.3 Mechanical Summary

Primary heating and cooling for the fire station is provided by one (1) rooftop packaged air handing units. Additional heating throughout the tenant space is provided by gas-fired radiant unit heaters . Domestic Hot Water ("DHW") within the Site Building is provided by one (1) gas fired domestic hot water heater. Water distribution system consists of copper piping throughout.

1.4 Electrical Summary

The electrical power is supplied feeds the main 225 Amp distribution panel located within the Mechanical Room. Multiple electric panels and switches are located in the Mechanical Room, controlling different areas and equipment. The lighting system consists of T8, recessed and surface mounted fixtures throughout the interior. The exterior lighting includes surface mounted, and recessed lighting fixtures. Staff noted that the fire station is part of a project where all light fixtures are being upgraded to LED.

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2 INTRODUCTION

2.1 Objectives

The objectives include the following:

- Identifies what repairs and/or replacements that may/will occur in the next zero to ten years, referencing current supplier maintenance/repair records;
- Identifies all capital items that may/will need repair or replacement over the future lifetime of the building - particulary in the next 30 years;
- Provides estimated values for each of the identified repairs and/or replacements based on real-life costs for parts, delivery and service;
- Identifies preventative maintenance tasks to be done to provide for capital items life-span maximization, referencing current supplier maintenance/repair records; and
- Provides recommendations to assist in keeping capital costs minimal over the remaining lifespan of the building and grounds.

2.2 Scope of Work

The Corporate Facilities Building Condition Assessment included a visual examination of the following:

- Site works (i.e. pavement, soft landscaping, pedestrian walkways, curbs, site lighting, fencing etc.);
- Visible structural elements (i.e. columns, slabs, walls, and beams, etc.);
- Building envelope, comprised of the exterior walls, windows, and exterior doors;
- Roof systems;
- Electrical systems;
- Mechanical systems (i.e. HVAC units, domestic hot water, etc.);
- Equipment/appliances;
- Life safety systems;
- Interior finishes of the common areas; and
- Barrier free elements

2.3 Cost Estimates

Cost estimates provided in this report are preliminary Class "D" and provided only as an indication of the order of magnitude of the remedial work. These values have been arrived at by determining a representative quantity from the visual observations made at the time of our Site visit and by applying current market value unit costs to such quantities and or a reasonable lump sum allowance for the work. More precise cost estimates would require more detailed investigation to define the scope of work. They are not intended to warrant that the final costs will not exceed these amounts or that all costs are covered. The estimates assume the work is performed at one time and do not include costs for potential de-mobilization and re-mobilization if repairs/replacement are spread out over the term of analysis.

All costs are identified in 2017 Canadian Dollars, including a 20% contingency fee to cover unforeseen costs and a 10% contingency fee to cover applicable consulting fees. All costs do not include applicable taxes.

All cost estimates assume that regular annual maintenance and repairs will be performed to all building elements at the facility. No cost allowance is carried for this regular maintenance.

The cost estimates provided in this report are based on costs of past repairs at similar buildings, recent costing data such as "RS Means Repair and Remodelling Cost Data - Commercial/Residential" and "Hanscomb's Yardsticks for Costing", or WalterFedy's professional judgment.

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Unless otherwise stated, the replacement costs identified for an element reflects the cost to remove and replace the existing element with the same type of element.

2.4 Condition and Priority Rating System

The condition of the building components was assessed according to the following definitions.

Table 1: Building condition definitions

Condition	Definition
Excellent	Functioning condition is new or like-new. No issues are reported and no failures are expected within the next eight to ten years.
Good	Functioning condition as indended under regular maintenance, suitable for the age and use with normal deterioration. Capital repairs or replacement are not expected within the near future of next six to eight years.
Fair	Functioning however in deteriorating condition intended under regular maintenance. Capital repairs or replacement are expected within the near future of next four to six years to maintain its "State of Good Repairs".
Poor	Not properly functioning with significant deterioration requiring maintenance and repairs. Need to be replaced or repaired to maintian its normal functioning immediately or in the next two to four years.
Critical (V.Poor)	Needs to be addressed immediately to address a component that is not functioning as intended or if left unaddressed poses a significant risk of failure.

Priority of repair of the building systems and components was assessed according to the following definitions.

Table 2: Building priority definitions

Priority	Definition
1	Urgent, currently critical (immediate)
2	High, potentially critical (2 to 4 years remain)
3	Medium, not yet critical (4 to 6 years remain)
4	Low, recommended improvements (6 to 8 years remain)
5	Desirable

2.5 Facility Condition Index

The Facility Condition Index (FCI) of the site building was determined by the condition of the building components and developed inventory of needs.

The FCI is a condition index tool to illustrate the condition of a property expressed in a percentage ratio of renewal and repair costs divided by the replacement value of the building. The replacement value of the building is based on industry standards for residential construction costs for replacing those building components, however excludes the existing land value. Therefore, the lower a FCI is, the better the building condition. Once the inventory of needs is established then the Facility Condition Index (FCI) of the building is determined. FCI is a condition index tool used to illustrate the condition of a property expressed in a percentage ratio of renewal and repair costs divided by the replacement value of the building expressed as:

$$\text{FCI} = \frac{\text{Renewal and Repair Costs}}{\text{Replacement Costs}}$$

The following benchmarks are typically used in the industry standard to indicate the condition ratings of FCI:

- FCI: 0-5% Good Condition
- FCI: 5-10% Fair Condition

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- FCI: 10-30% Poor Condition
- FCI: >30% Critical Condition

2.6 List of Reference Documents and Standards

- ASTM E2018 - 15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process
- ASTM E2166 - 16 Standard Practice for Organizing and Managing Building Data
- ASTM E1557 - 09(2015) Standard Classification for Building Elements and Related Sitework-UNIFORMAT II
- Ontario Building Code, 2012
- Ontario Fire Code, 2007

2.7 Contact Information

The contact information for the Owner (Town of Niagara-on-the-Lake) and the Consultant (WalterFedy) can be found in Table 3.

Table 3: Contact information

Owner:	**Consultant:**
Town of Niagara-on-the-Lake	WalterFedy
Kevin Turcotte Manager of Parks and Recreation	Bryn Jones, MASc., P.Eng. Director, Facilities Management
905-468-3061 ext 263 kturcotte@notl.org	519-576-2150 x293 bjones@walterfedy.com
1593 Four Mile Creek Road Virgil L0S 1T0	675 Queen Street South, Suite 111 Kitchener, ON N2M 1A1

3 EXISTING CONDITIONS AND RENEWAL RECOMMENDATIONS

3.1 General Information

Table 4 summarizes the background information for the facility at 5 Dumfries Street :

Table 4: Facility background information

Facility Type:	Fire Station
Location:	5 Dumfries Street , Niagara-on-the-Lake, Ontario
Number of Floors:	1
Facility Area: [sq.ft]	5,200
Year of Construction :	1974

3.2 B10 Shell

3.2.1 B10 - Superstructure

Brief Description: Superstructure - Slab-On-Grade

Location: Throughout

Commentary: Slab-on-grade is found installed throughout the facility with various floor finishes atop. No signs of settlement or deficiencies was noted during inspection or reported by staff. Any cracking should be addressed during floor replacement while the slab is exposed. Cracking in the garage should be addressed as necessary.

Table 5: Repairs to floor cracks

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	1,500	2022	10	1974

3.2.2 B10 - Superstructure

Brief Description: Superstructure - Concrete Masonry Units

Location: Throughout

Commentary: Concrete block masonry units are in good condition. No issues noted by staff during site investigation. No major cracking or settlement issues were viewed during the assessment.

Table 6: Repair concrete block wall as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,500	2026	10	1974

3.3 B20 Shell

3.3.1 B2010 - Exterior Walls

Brief Description: Exterior Walls - Brick Masonry Veneer

Location: Exterior Wall

Commentary: Brick masonry veneer is generally in good condition with minor step cracking found in various locations. The step cracking should be repaired as necessary.

Table 7: Repair brick masonry units as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	3,000	2020	10	1974

3.3.2 B2010 - Exterior Walls

Brief Description: Exterior Walls - Board And Batten

Location: Exterior Wall

Commentary: Board and batten finish is found along the top portion of the exterior wall finish surrounding the facility. The finish is in good condition.

Table 8: Repair and repaint board and batten as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	4,000	2022	10	1974

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3.3.3 B2020 - Exterior Windows

Brief Description: Exterior Windows - Aluminum

Location: Exterior

Commentary: Exterior windows are prefinished aluminum framed double glazing units. Date stamps are from 1993. Glazing units are in fair condition. Glazing units include operable windows as well as stationary single casement windows.

Table 9: Replace windows

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	18,000	2025	35	1993

3.3.4 B2020 - Exterior Windows

Brief Description: Exterior Windows - Aluminum

Location: Exterior

Commentary: Exterior windows are prefinished aluminum framed double glazing units. Date stamps are from 1993. Glazing units are in fair condition. Glazing units include operable windows as well as stationary single casement windows.

Table 10: Re-caulk aluminum framed double glazed units

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for re-caulking	2,000	2020	8	1993

3.3.5 B2030 - Exterior Doors

Brief Description: Exterior Doors - Aluminum

Location: Exterior

Commentary: The four (4) aluminum doors in insulated frames are in fair condition. The doors are all situated with large glazing transoms. Two (2) are found as the primary entrance while the other two (2) are found as secondary entrances in the back and on the side of the building.

Table 11: Replace aluminum doors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	10,000	2035	30	1974

3.3.6 B2030 - Exterior Doors

Brief Description: Exterior Doors - Aluminum

Location: Exterior

Commentary: The four (4) aluminum doors in insulated frames are in fair condition. The doors are all situated with large glazing transoms. Two (2) are found as the primary entrance while the other two (2) are found as secondary entrances in the back and on the side of the building.

Table 12: Refurbish and repair doors as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,000	2020	10	1974

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3.3.7 B2040 - Industrial Doors

Brief Description: Industrial Doors - Overhead

Location: Vehicle Bay

Commentary: The vehicle bays have two (2) sectional overhead doors. The doors are in fair condition. No issues noted by staff during site investigation. Installation date of the overhead doors was not confirmed.

Table 13: Replace overhead doors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	11,000	2027	25	2000

3.4 B30 Shell

3.4.1 B30 - Roofing

Brief Description: Roofing - Modified Bitumen

Location: Roof

Commentary: No access to roof was provided on site due to the weather condition. According to Google Map, the roofing is modified bitumen. Age of the existing roofing is unconfirmed. No leakage or deficiencies reported by staff during inspection. It is recommended that the roof be replaced within the study period, timeline to be determined following a future roof assessment performed by staff or consultant.

Table 14: Replace modified bitumen roofing

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	60,000	2026	20	2000

3.4.2 B30 - Roofing

Brief Description: Roofing - Modified Bitumen

Location: Roof

Commentary: No access to roof was provided on site due to the weather condition. According to Google Map, the roofing is modified bitumen. Age of the existing roofing is unconfirmed. No leakage or deficiencies reported by staff during inspection. It is recommended that the roof be replaced within the study period, timeline to be determined following a future roof assessment performed by staff or consultant.

Table 15: Repair and maintain modified bitumen finish

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	5,000	2020	8	2000

3.5 C10 Interiors

3.5.1 C1010 - Partitions

Brief Description: Partitions - Concrete Block Wall

Location: Throughout

Commentary: The majority of the partitions throughout the site building are painted concrete block. The concrete block are in good condition and staff noted no issues during site investigation.

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Table 16: Repair concrete block masonry units as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	3,000	2025	10	1974

3.5.2 C1030 - Interior Doors

Brief Description: Interior Doors - Various Types

Location: Throughout

Commentary: Interior doors throughout the facility are found to consist of various material types such as wood and hollow metal. The doors throughout are in fair condition.

Table 17: Replace interior doors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	10,800	2036	35	1974

3.5.3 C1030 - Interior Doors

Brief Description: Interior Doors - Various Types

Location: Throughout

Commentary: Interior doors throughout the facility are found to consist of various material types such as wood and hollow metal. The doors throughout are in fair condition.

Table 18: Refurbish, repair, and maintain interior doors

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,000	2020	10	1974

3.6 C30 Interiors

3.6.1 C3010 - Wall Finishes

Brief Description: Wall Finishes - Painted Concrete Block

Location: Throughout

Commentary: Concrete block masonry units are painted and utilized throughout the interior of the building as a wall finish. The block is in good condition with minor cracking.

Table 19: Repainting concrete block walls

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	3,000	2020	10	1974

3.6.2 C3020 - Floor Finishes

Brief Description: Floor Finishes - Painted Concrete

Location: Vehicle Bay

Commentary: Painted concrete slab-on-grade is utilized as the flooring finish throughout the vehicle bay in Fire Station 4. The slab is in good condition however the paint is worn. We recommend repainting of the slab.

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Table 20: Repaint slab-on-grade

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for repainting slab	8,500	2022	10	1974

3.6.3 C3020 - Floor Finishes

Brief Description: Floor Finishes - Vinyl Composite Tile

Location: Throughout

Commentary: Vinyl composite tiling ("VCT") is found in various locations of the facility as the interior floor finish. The VCT is in good to fair condition.

Table 21: Replace VCT

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	8,000	2024	20	1974

3.6.4 C3020 - Floor Finishes

Brief Description: Floor Finishes - Ceramic Tiles

Location: Throughout

Commentary: Ceramic tile throughout the site building is in good condition. No lifecycle replacement is anticipated within the study period. However, localized repair/replacement may be required due to the normal usage.

Table 22: Repair/replace ceramic tile flooring

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for localized repair/replacement	1,200	2023	10	1974

3.6.5 C3030 - Ceiling Finishes

Brief Description: Ceiling Finishes - Gypsum Board

Location: Throughout

Commentary: Painted gypsum board ceiling is in good condition. No major issues noted by staff during site investigation.

Table 23: Repairs to gypsum ceiling finish

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for repairs of problem areas as needed in the future	1,000	2024	10	1974

3.6.6 C3030 - Ceiling Finishes

Brief Description: Ceiling Finishes - Acoustic Ceiling Tiles

Location: Office

Commentary: Suspended acoustic ceiling tile is situated throughout the majority of the facility with the exception of washrooms and the vehicle bay as a ceiling finish. Acoustic tiles are generally in good condition.

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Table 24: Replace acoustic ceiling tiles as needed

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for localized lifecycle replacement	1,500	2020	5	1974

3.7 D20 Services - Mechanical

3.7.1 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Men's

Location: Men's Washroom

Commentary: Porcelain plumbing fixtures are found throughout the men's washroom. Fixtures include wall mounted sinks, wall mounted urinals, and floor mounted toilets. Plumbing fixtures are in good condition overall. Renewal of the washrooms is recommended toward the end of the study period.

Table 25: Renewal of washroom

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for renewal	6,500	2030	30	1974

3.7.2 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Women's

Location: Women's Washroom

Commentary: Porcelain plumbing fixtures are found throughout the women's washroom. Fixtures include wall mounted sinks and floor mounted toilets. Plumbing fixtures are in good condition overall. Renewal of the washrooms is recommended toward the end of the study period.

Table 26: Renewal of washroom

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for renewal	4,000	2030	3	1974

3.7.3 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Shower

Location: Shower

Commentary: A shower is installed in the fire station and is in good condition. The shower is finished with painted gypsum board as the ceiling and ceramic tiling for the floor and walls. The shower should be updated during renewal of the washrooms.

Table 27: Renewal of shower

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for renewal	3,500	2030	30	1974

3.7.4 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Sink

Location: Kitchen

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Commentary: A stainless steel sink is installed in the countertop within the kitchen. The sink is in good to fair condition.

Table 28: Replace sink

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	1,000	2028	30	1974

3.7.5 D2010 - Plumbing Fixtures

Brief Description: Plumbing Fixtures - Vehicle Bay Sink

Location: Vehicle Bay

Commentary: One (1) sink is found installed in the vehicle bay and is in fair condition. The sink is utilized for janitorial purposes.

Table 29: Replace sink

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	650	2031	30	1974

3.7.6 D2095 - Domestic Water Heaters

Brief Description: Domestic Water Heater

Location: Mechanical Service Room

Commentary: HWT - Gas fired hot water tank Manufactured by Rheed RUUD (M/N - RP60-51M, S/N - 1204J15189), with a capacity of 60 gallons at 50000 BTUH, located in the mechanical room. Upon inspection, it appears to be in fair condition.

Table 30: Replace HWT

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	4,000	2022	15	2004

3.8 D30 Services - Mechanical

3.8.1 D3034 - Packaged Air Conditioning Units

Brief Description: Packaged HVAC Unit

Location: Roof

Commentary: RTU 1 - Packaged HVAC unit on the roof could not be accessed due to no roof access. The unit is assumed to be in good condition as there were no issues reported by staff during site investigation.

Table 31: Replace RTU-1

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	18,000	2027	25	2004

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3.8.2 D3045 - Exhaust Ventilation Systems

Brief Description: Exhaust Fan (EF - 1)

Location: Roof

Commentary: EF-1 - Exhaust vent located on the roof is assumed to be in good condition. Due to no roof access, accurate condition of the exhaust unit could not be obtained. No issues noted by staff during site investigation.

Table 32: Replace exhaust unit

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	1,200	2027	25	1974

3.8.3 D3057 - Radiant Heater Units

Brief Description: Unit Heater 1

Location: Vehicle Bay

Commentary: UH-1 - Gas fired unit heater manufactured by Modine provides supplementary heat for the vehicle bay. The information tags could not be accessed due to unit heaters location. Unit is assumed to be in fair condition. Staff noted no issues during site investigation.

Table 33: Replace Heater Unit 1

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	6,500	2024	20	1974

3.8.4 D3057 - Radiant Heater Units

Brief Description: Unit Heater 2

Location: Vehicle Bay

Commentary: UH-1 - Gas fired unit heater manufactured by Modine provides supplementary heat for the vehicle bay. The information tags could not be accessed due to unit heaters location. Unit is assumed to be in fair condition. Staff noted no issues during site investigation.

Table 34: Replace Heater Unit 2

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	6,500	2024	20	1974

3.9 D30 Services - Electrical

3.9.1 D3098 - Electric Baseboard Heat

Brief Description: Electric Unit Heater

Location: Apparatus Room

Commentary: Electric wall recessed heater is in fair condition. Staff noted no issues during site investigation.

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Table 35: Replace electric unit heater

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	2,000	2027	20	1974

3.10 D40 Services - Mechanical

3.10.1 D4030 - Fire Protection Specialties

Brief Description: Fire Panel

Location: Apparatus Room

Commentary: Fire panel in the mechanical room is in good condition. No issues noted by staff during site investigation.

Table 36: Replace fire panel

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	3,500	2030	25	1974

3.11 D50 Services - Electrical

3.11.1 D5010 - Electrical Service And Distribution

Brief Description: Lighting Panel

Location: Electrical Room

Commentary: Electrical panel serving the lighting needs of the building is manufactured by Federal Pioneer is 225A, 120/240V, 1 Phase, 3 Wire located in the electrical room appears to be in fair condition.

Table 37: Replace Panel

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	2,000	2030	40	1974

3.11.2 D5010 - Electrical Service And Distribution

Brief Description: Lighting Panel

Location: Electrical Room

Commentary: Electrical panel serving the heating needs of the building is manufactured by Federal Pioneer is 225A, 120/240V, 1 Phase, 3 Wire located in the electrical room appears to be in fair condition.

Table 38: Replace Panel

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	2,000	2030	40	1974

3.11.3 D5010 - Electrical Service And Distribution

Brief Description: Main Disconnect Switch

Location: Electrical Room

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Commentary: 400 amp main disconnect switch is in fair condition. No issues noted by staff during site investigation.

Table 39: Replace disconnect switch

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	1,500	2030	40	1974

3.11.4 D5022 - Lighting Equipment

Brief Description: Lighting Fixtures - T8

Location: Throughout

Commentary: A mixture of surface mounted and recessed lighting fixtures are situated throughout the interior. Predominantly T8 fixtures. Staff noted that the fire hall is part of a project to upgrade lighting fixtures to LED.

Table 40: Replace Lighting

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	15,000	2032	30	1974

3.11.5 D5091 - Exit and Emergency Light Systems

Brief Description: Exit and Emergency Lighting Systems

Location: Throughout

Commentary: Emergency and exit signage located at emergency exits throughout the interior appears to be in fair condition.

Table 41: Replace Exit Signs

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	2,000	2025	25	1974

3.12 G20 Building Sitework

3.12.1 G2020 - Parking Lots

Brief Description: Parking Lots - Main

Location: Site

Commentary: Main parking lot area is in fair condition with some cracking viewed at the time of inspection. Age of the existing pavement is unconfirmed, but it does not seem to be original.

Table 42: Repair cracks

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	8,500	2025	10	2000

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3.12.2 G2020 - Parking Lots

Brief Description: Parking Lots - Main

Location: Site

Commentary: Main parking lot area is in fair condition with some cracking viewed at the time of inspection. Age of the existing pavement is unconfirmed, but it does not seem to be original.

Table 43: Repave asphalt

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	45,000	2042	30	2000

3.12.3 G2020 - Parking Lots

Brief Description: Parking Lots - Driveway

Location: Site

Commentary: The driveway utilized by the fire trucks is in good condition with minor cracking. No major deficiencies were viewed during the assessment. Age of the existing pavement is unconfirmed, but it does not seem to be original.

Table 44: Repair cracks

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenace	2,200	2025	10	2000

3.12.4 G2020 - Parking Lots

Brief Description: Parking Lots - Driveway

Location: Site

Commentary: The driveway utilized by the fire trucks is in good condition with minor cracking. No major deficiencies were viewed during the assessment. Age of the existing pavement is unconfirmed, but it does not seem to be original.

Table 45: Repave asphalt

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	11,000	2042	30	2000

3.12.5 G2030 - Pedestrian Paving

Brief Description: Pedestrian Paving - Paver Stones

Location: Site

Commentary: Patio paver stones are situated at the front as well as rear of the facility. The rear of the facility includes a patio area. Paver stones are in good condition and should not require full replacement over the evaluation period.

Table 46: Replace paver stones as necessary

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for localized repair or replacement	2,000	2026	10	1974

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3.12.6 G2050 - Landscaping

Brief Description: Landscaping - Soft Landscaping

Location: Site

Commentary: Soft landscaping features around the site consists of sodden areas, trees and plantings around the perimeter of the building. The landscaping was in fair condition overall.

Table 47: Landscaping maintenance

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for regular repair and maintenance	2,500	2020	2	1974

3.13 G40 Building Sitework

3.13.1 G4020 - Site Lighting

Brief Description: Site Lighting - Wall Pack Units

Location: Site

Commentary: Various wall mounted pack units are found along the perimeter of the facility providing site lighting. The fixtures are in fair condition. Staff indicated that the fire hall will be updating lighting fixtures to LED.

Table 48: Replace wall pack units

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	3,850	2024	25	2000

3.13.2 G4020 - Site Lighting

Brief Description: Site Lighting - Pole Mounted

Location: Site

Commentary: Pole mounted lighting fixtures are found providing illumination primarily to the parking lot of the facility. The lights are in good to fair condition. Staff indicated that the fire hall will be updating lighting fixtures to LED.

Table 49: Replace pole mounted lights

Description	Cost [$]	Year	Interval [years]	Last Major Action
Allowance for lifecycle replacement	4,400	2024	25	1974

4 ANNUAL REINVESTMENT PROJECTIONS

The summary of the annual reinvestment projections is as follows:

Table 50: Summary of reinvestment projections

Mean Annual Reinvestment	[$]	19,070
Max. Annual Reinvestment	[$]	76,500
Total 30 Year Reinvestment	[$]	572,100

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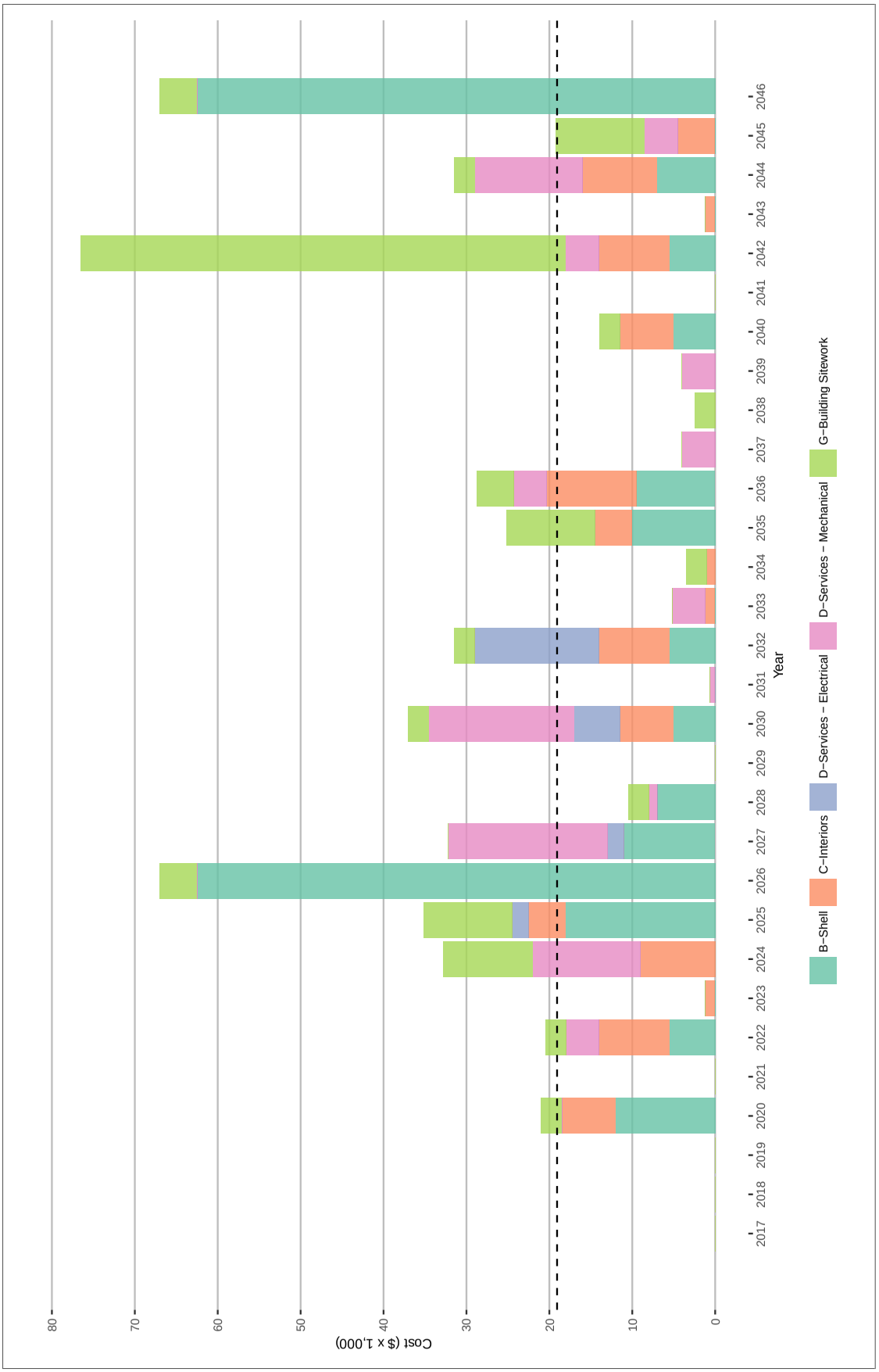


Figure 1: Annual Reinvestment Projections by Discipline. Dashed black line is the mean annual reinvestment [$].

5 GLOSSARY OF TERMS AND DEFINITIONS

Reserve Fund Plan (RFP) This is a plan for future funding of the reserve fund that the board determines will ensure that, within a prescribed period of time and in accordance with the prescribed requirements, the fund will be adequate for the purpose for which it was established.

Life Cycle Analysis (LCA) Each reserve component is analyzed in terms of its life cycle condition and expected remaining useful life. It involves estimates of the normal life span, effective age or observed constion, and the resmaining life span of each building component.

Normal Life Span (NLS) This is the expected or normal life span of a building component, expressed in years, under normal conditions and regular or preventive maintenance.

Effective Age (EA) This is the judgement of a reserved planner as to the overall condition of a building component, expressed in years, as to the functionality, aesthetics, serviceability and general condition of a building component assessed by visual inspection.

Remaining Life Span (RLS) The remaining life span is estimated by deducting the effective age (observed condition) estimate from the normal life span estimate.

Physical Analysis (PA) This comprises the building inspection, building component investigation, observed condition analysis, examination of building plans, review of technical reports, quantification of building components and component cost estimates.

Replacement Costs (RC) These are unit cost estimates of various building components, derived from the market or building cost services, which publish construction and remodelling costs on an annual basis. Replacement cost estimates are generally based on local material costs, union labour costs and normal construction conditions.

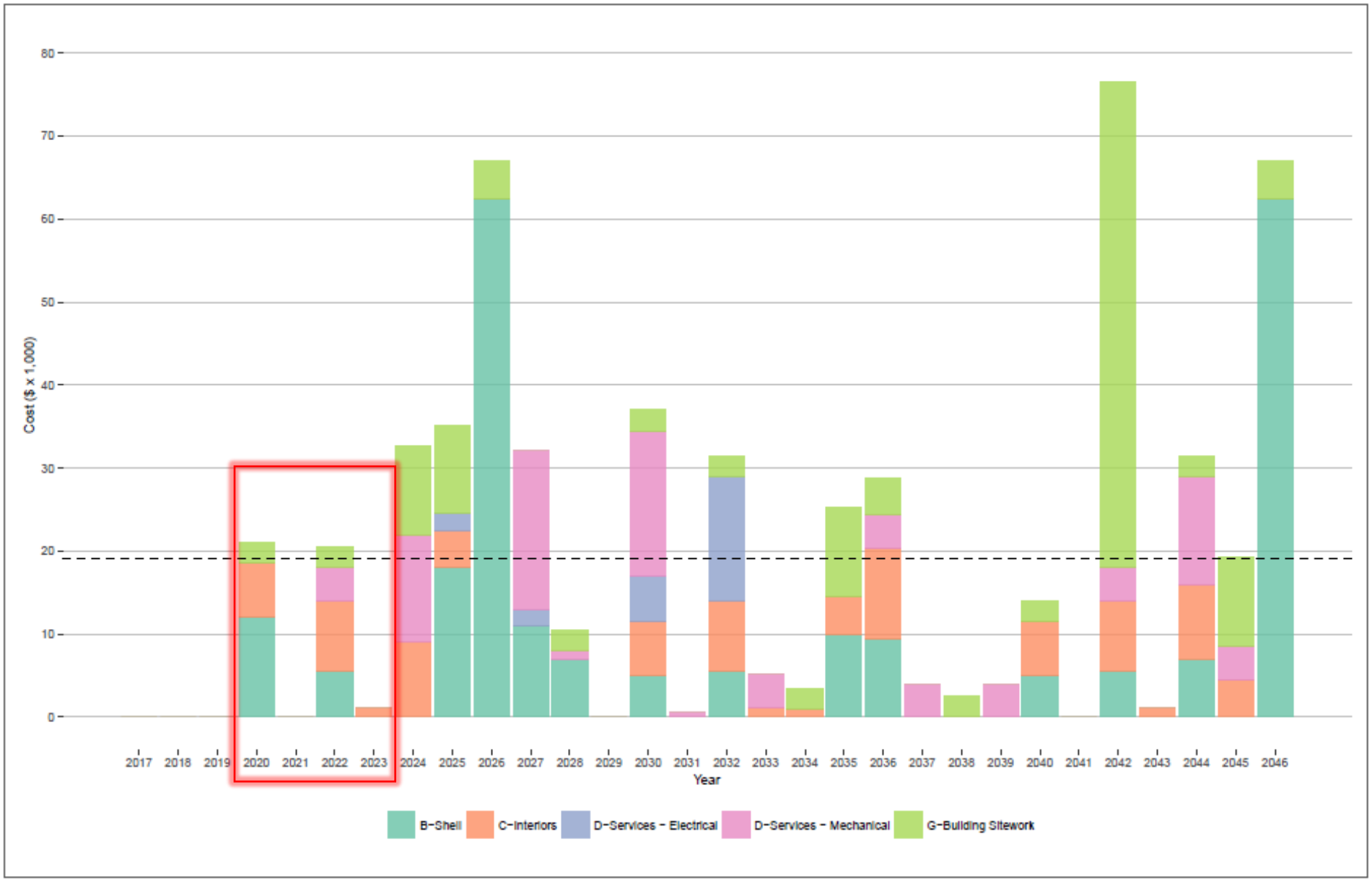
Current Replacements Costs (CRC) These are the component cost estimates, generally calculated on the basis of unit quantity mulitipled by unit cost. They represent the costs of major repairs or replacements at current prices and under current conditions.

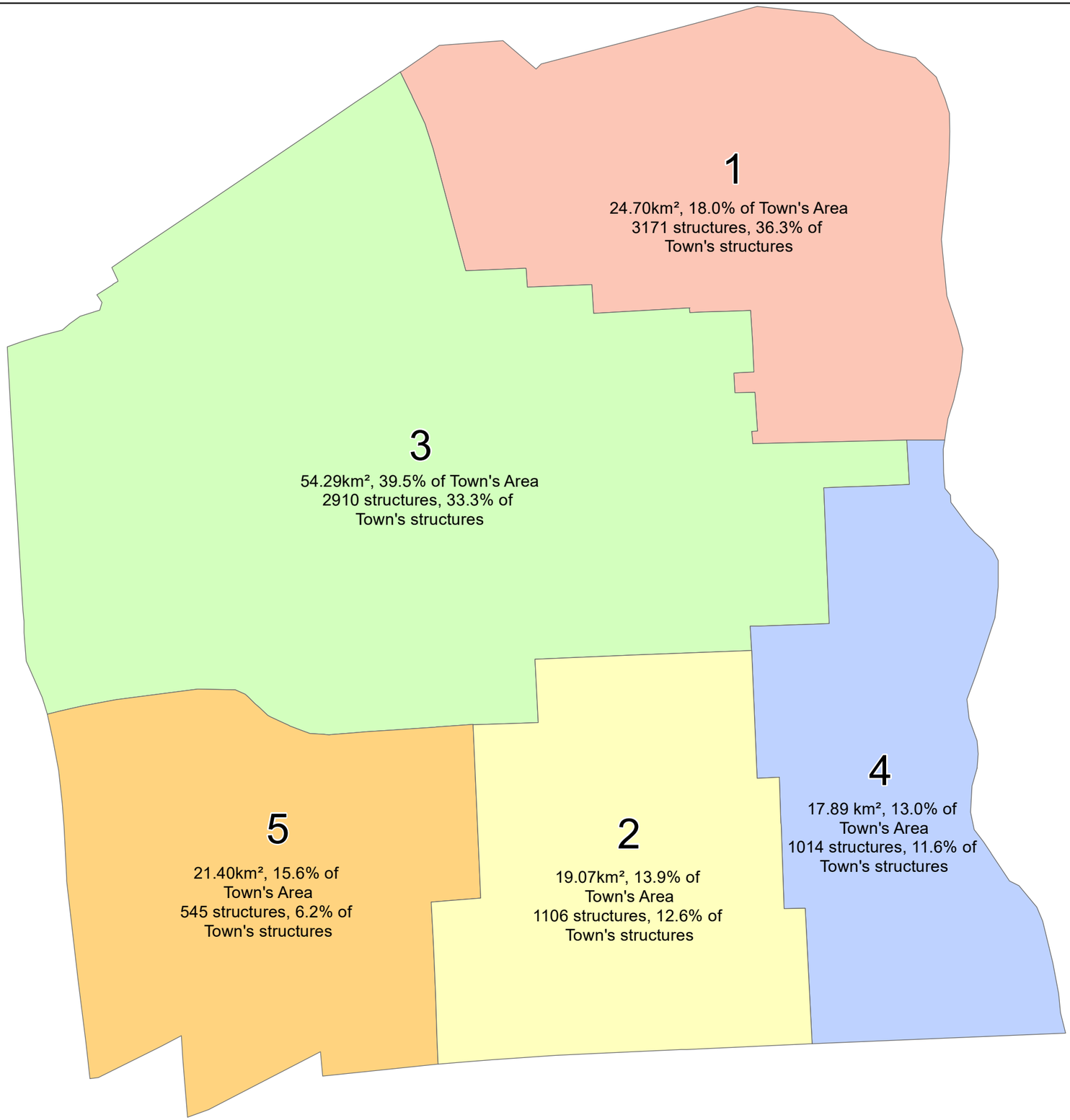
Future Replacement Costs (FRC) These are the component cost estimates applicable at the time when major repairs or replacements are effected, which are compound inflation calculations.

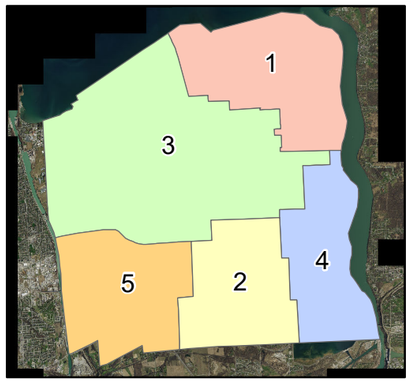
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Appendix F

STATION 4 CAPITAL REPAIR PROJECTIONS







Fire District Statistics

Legend

Fire Districts

- 1
- 2
- 3
- 4
- 5

Notes:

Building and structure footprint data was last obtained in 2010, therefore, may not provide an accurate number to date.

Author: Operations Department Date: September 7, 2018 Coordinate System: NAD 1983 UTM Zone 17N Projection: Transverse Mercator Datum: North American 1983 Source: Town of Niagara-on-the-Lake