

**TOWNSHIP OF WEST LINCOLN  
INFRASTRUCTURE COMMITTEE  
AGENDA**

**MEETING NO. FIVE**

**Monday, June 8, 2026, 7:30 p.m.**

**Township Administration Building**

**318 Canborough Street, Smithville, Ontario**

**NOTE TO MEMBERS OF THE PUBLIC:** All Cell Phones, Pagers and/or PDAs to be turned off. Members of the public who are attending and participating virtually are reminded to keep their microphones muted until they are acknowledged to speak. Additionally, for your information, please be advised that this meeting will be livestreamed as well as recorded and will be available on the Township's website.

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**Pages**

**1. CHAIR - Councillor William Reilly**

Prior to commencing with the Infrastructure Committee meeting agenda, Chair Reilly noted the following:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. The public may submit written comments for matters that are on the agenda to [jpaylove@westlincoln.ca](mailto:jpaylove@westlincoln.ca) before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.
3. This meeting will be livestreamed as well as recorded and available on the Township's website.

**2. LAND ACKNOWLEDGEMENT STATEMENT**

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara,

stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

**3. CHANGE IN ORDER OF ITEMS ON AGENDA**

**4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

**5. APPOINTMENTS**

**5.1 Diana Morreale, (Director, Infrastructure Planning and Development) and Jill Stephen (Associate Director, Infrastructure Planning), Region of Niagara**

4

Re: Transportation Master Plan 2051 Update  
**POWERPOINT PRESENTATION**

**6. REQUEST TO ADDRESS ITEMS ON THE AGENDA**

**NOTE: Procedural By-law Section 10.13(5) – General Rules**

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff.

Chair to inquire if there are any members of the public present who wish to address any items on the Infrastructure Committee agenda.

**7. COMMUNICATIONS**

There are no communications.

**8. STAFF REPORTS**

**8.1 ITEM IC15-26**

19

Manager, Operations, Tray Benish and Director, Infrastructure, Mike DiPaola

Re: Recommendation Report I-12-2026 - Capital Project 1243 – Water Valve Turning Trailer – Tender Award

**RECOMMENDATION:**

1. That, Recommendation Report I-12-2026, titled “Capital Project 1243 – Water Valve Turning Trailer – Tender Award”, dated June 8<sup>th</sup>, 2026 be received; and,
2. That, Council accept the tender bid submission from Amaco Construction Equipment in the amount of \$110,000.00 (Excluding HST); and,
3. That, Administration be authorized to proceed with the purchase through Amaco Construction Equipment.

**8.2 ITEM IC16-26**

22

Director, Infrastructure, Mike DiPaola

Re: Information Report I-11-2026 - Public Works Operations Centre

Redevelopment – Needs Assessment and Feasibility Report

**RECOMMENDATION:**

1. That Information Report I-11-2026 titled “Public Works Operations Centre Redevelopment – Needs Assessment and Feasibility Study” be received.

**9. OTHER BUSINESS**

**9.1 ITEM IC17-26**

Members of Council

Re: Other Business Items of an Informative Nature

**10. NEW BUSINESS**

**NOTE:** Only for items that require immediate attention/direction and must first approve a motion to introduce a new item of business. (Motion Required)

**11. CONFIDENTIAL MATTERS**

There are no confidential matters.

**12. ADJOURNMENT**

The Chair to declare the meeting adjourned at the hour of [time]

# Niagara Transportation Plan 2051 Update

Presentation to Township of West Lincoln Council

June 8, 2026

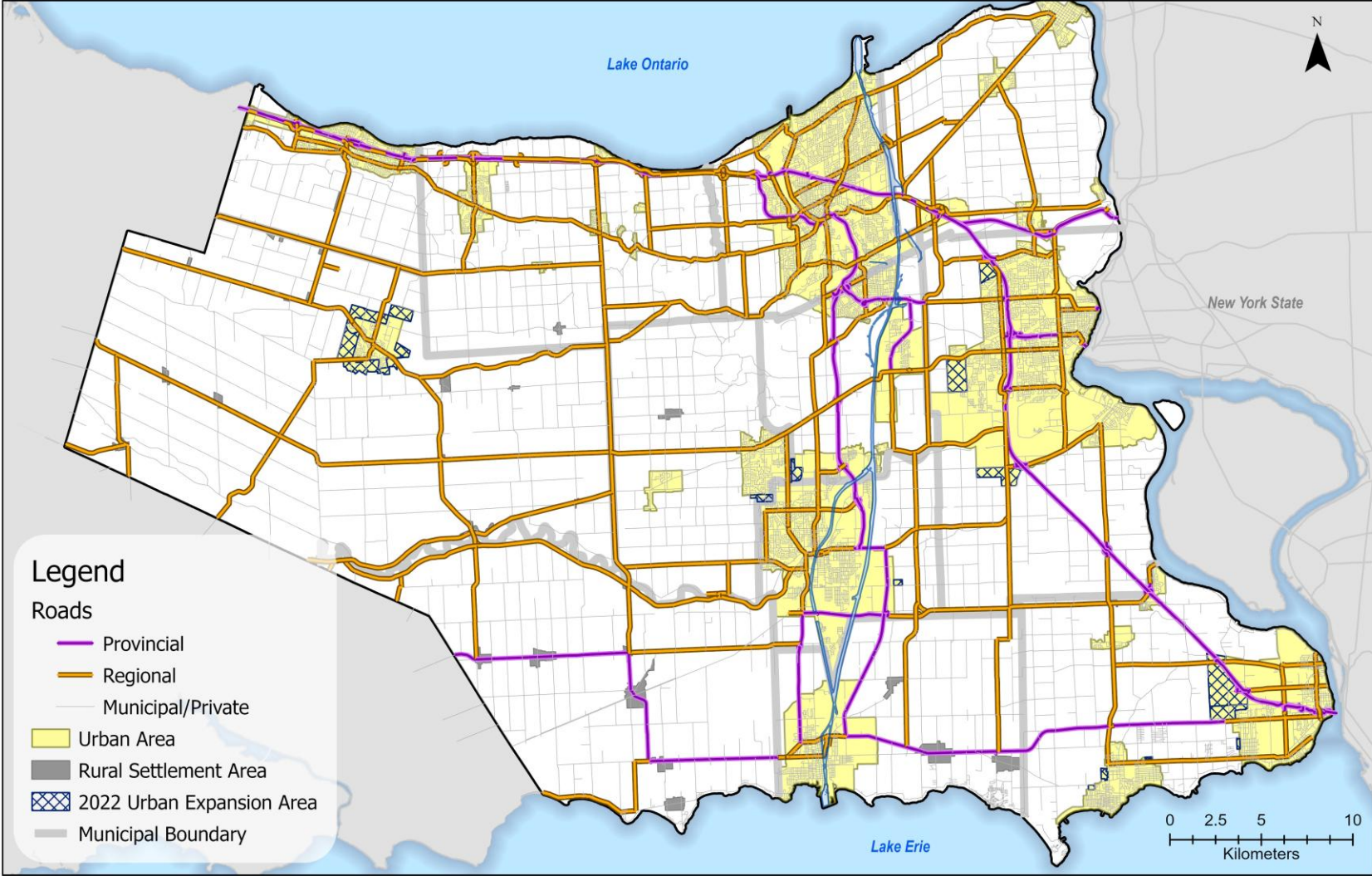
Diana Morreale – Director, Infrastructure Planning and  
Development

Jill Stephen – Associate Director, Infrastructure Planning

# Presentation Outline

- Introduce the Niagara Transportation Plan 2051 update project.
- Provide an overview of the TMP scope and engagement.
- Seek Township Council input on Niagara's future transportation needs to best support Niagara Region's residents, employers and visitors to 2051 and beyond.

# Regional Road Network



# Understanding Niagara's Transportation Networks

## Local Network(s)



Provide access within communities, enabling travel to local destinations.



Connect to Regional roads, linking to Regional and Provincial / Federal networks.

## Provincial Network



Connect Niagara to the rest of Ontario, through highways (i.e. QEW, Highway 406) and GO Transit.

## Regional Network



Goods movement corridors that support Niagara's economic activity.



Inter-community travel connecting Niagara's municipalities, and to Provincial / Federal networks.

## Federal Network



Provide national and international connections through the Welland Canal, border crossings and airports.

# What the TMP Does



## Provides the big-picture plan

- High-level road map for growth
- First-level analysis of transportation needs



## Shows how projects fit together

- Helps identify where new infrastructure is required
- Confirms how projects work across the network



## Sets direction

- Detailed design, approvals, site-specific work, and budgets come later



## Ensures good planning

- Confirms growth projects make sense for the overall network
- Provides evidence to advocate for Provincial and Federal investments

# Local and Regional Transportation Plans



## Smithville MCP TMP

- Intra-municipal trips
- Complete streets, “main streets”
- Walking, cycling, multi-modality
- Community level projects and programs
- Local, collector, arterial roads



## Niagara Transportation Plan

- Intra-regional and inter-municipal trips
- Connectivity:
  - Driving
  - Transit
  - Goods movement
  - Cycling
- Arterial roads

### Local

Roads, Sidewalks, Trails,  
Bike Lanes

### Regional

Roads, Cycling Network,  
Goods Movement Routes;  
Niagara Transit network

### Provincial

Highways, GO Transit

### Federal

Air, Rail, Canal, Border  
Crossings

Connected Networks

# Draft Vision Statement

Niagara Region will create a future-ready transportation system that **balances the efficient movement of people and goods with innovation and livability**. By using strong data, working with community and industry partners, and investing in **resilient infrastructure that delivers value** for investment, we will **create dependable routes that connect communities** across Niagara and link our region to major economic hubs in Canada and abroad.

This approach will **support growth, promote long-term sustainability, strengthen regional competitiveness, and enhance quality of life** for future generations.

# Smithville MCP TMP Vision

## Vision

Smithville will consist of a connected transportation network that provides residents with safe and efficient mode choices, promotes economic growth, and will allow for the community to sustainably evolve with a small-town focus.

## Goals

Complete Network

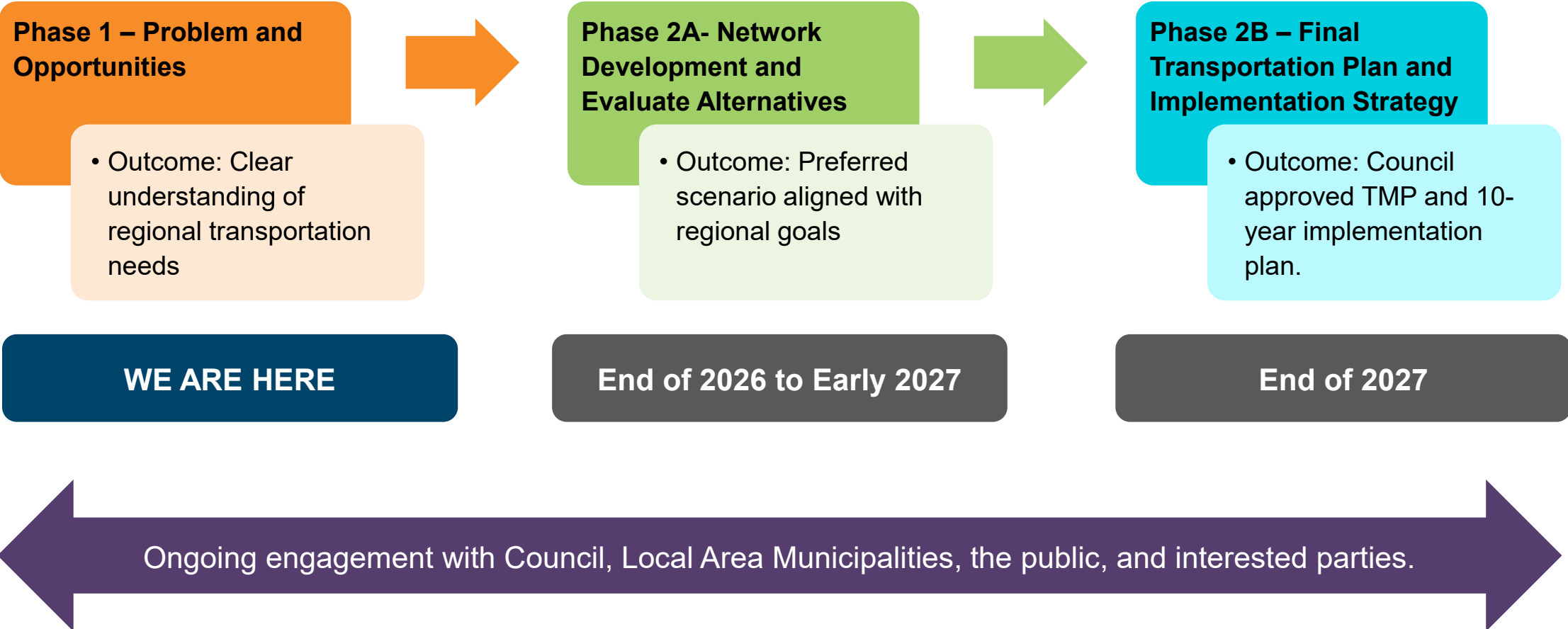
Economic Growth

Sustainable Community Growth

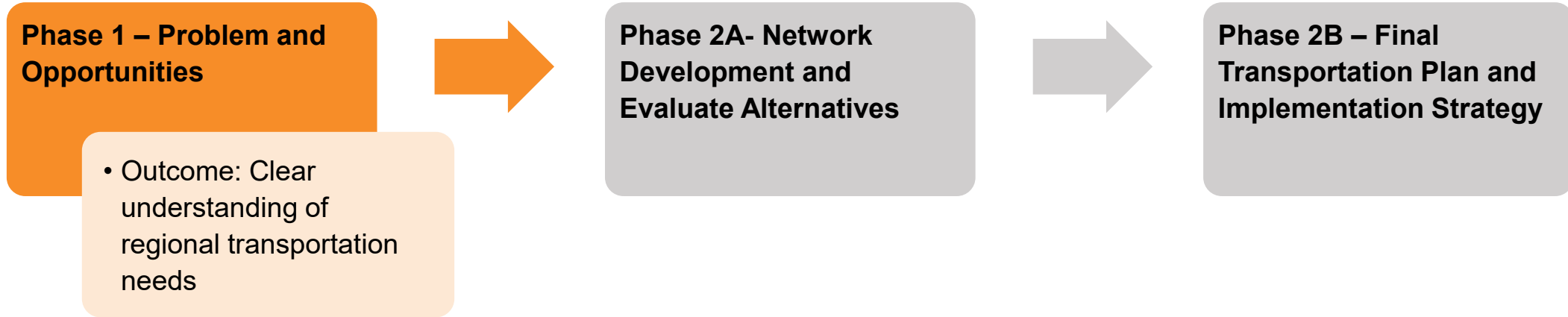
Mode Choices

Health and Safety

# Transportation Plan 2051 Process

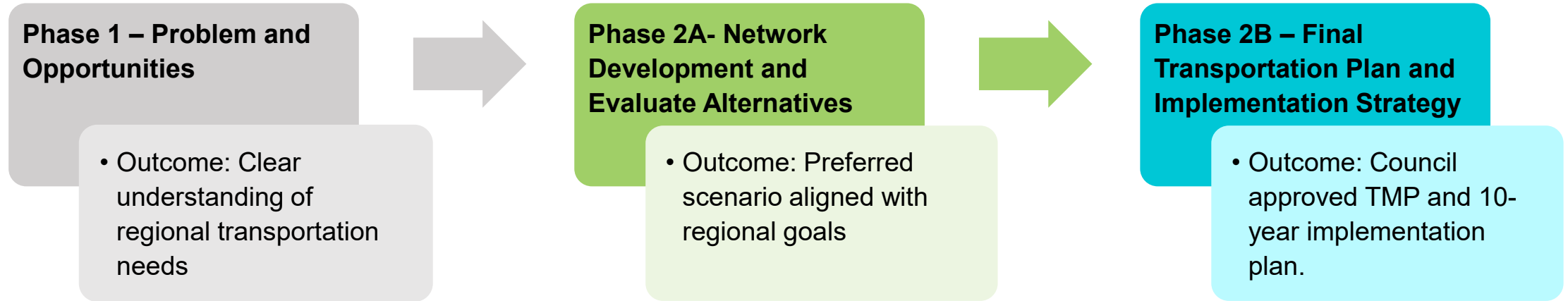


# Current Phase One Work



- Reviewing road, transit, walking, cycling and freight conditions.
- Updating the travel-demand model to assess system performance.
- Completing policy and jurisdictional reviews for alignment.
- Beginning the first round of public consultation.

# Phase 2 Deliverables



- Travel Demand Model
- Network Plans – Goods Movement, Transit, Active Transportation
- Prioritization Framework
- Projects List and Costing
- Emerging Issues
- Evaluation Framework
- TMP Report
- Roads Rationalization Framework

# Engagement Approaches



Regional Council  
Public Works Committee  
Transportation Strategy Steering Committee  
Local Councils



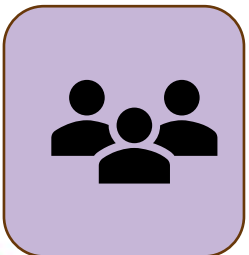
Online Survey



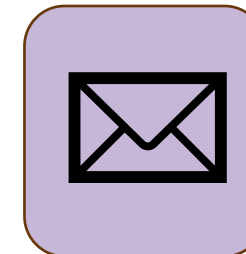
In-person Public Information Centres



[www.niagararegion.ca](http://www.niagararegion.ca)  
Search "Transportation Master Plan Update"



Technical Advisory Committee  
Local Municipalities  
Agencies  
Interested Parties  
Indigenous Communities



[tmp@niagararegion.ca](mailto:tmp@niagararegion.ca)

# What We've Heard So Far

Engage with businesses

Direct community engagement

Prioritization framework

On-demand transit transition

Strengthen goods  
movement planning



Funding sources

Comprehensive AT  
network planning

Road rationalization

Coordinate with partners

Reflect community unique  
qualities

Manage tourism traffic and  
connections

New mobility options

Protect future corridors

# Next Steps

- Presentations to local Councils
- First Public Information Centres
- Complete Phase 1
- Develop network scenarios
- Engagement with City staff - ongoing
- Promote project website and project email ([tmp@niagararegion.ca](mailto:tmp@niagararegion.ca)) for TMP awareness and feedback.



# Questions!

**DATE:** June 8, 2026

**REPORT NO:** I-12-2026

**SUBJECT:** **Capital Project 1243 – Water Valve Turning Trailer – Tender Award**

**CONTACT:** Tray Benish, CRS-S, Manager, Operations  
Mike DiPaola, P.Eng., Director, Infrastructure

**OVERVIEW:**

- As part of the 2026 Capital Budget, Council approved Project 1243 for the purchase of a water valve exercising trailer in the amount of \$140,000.00.
- Administration circulated a Tender on May 15, 2026, with two (2) tender submissions received by the closing date of May 29, 2026.
- A low bid in the amount of \$110,000.00 (excluding HST) was received from Amaco Construction Equipment.
- Administration recommends awarding the Tender to Amaco Construction Equipment.

**RECOMMENDATION:**

1. That, Recommendation Report I-12-2026, titled “Capital Project 1243 – Water Valve Turning Trailer – Tender Award”, dated June 8<sup>th</sup>, 2026 be received; and,
2. That, Council accept the tender bid submission from Amaco Construction Equipment in the amount of \$110,000.00 (Excluding HST); and,
3. That, Administration be authorized to proceed with the purchase through Amaco Construction Equipment.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme #1**

- **Build** – a safe, connected, caring and active community

**BACKGROUND:**

The Township's water distribution system contains approximately 341 valves that require periodic operation and maintenance to ensure reliability and functionality during routine

operations and emergency situations. Historically, valve exercising and turning activities have been completed manually by Operations staff using handheld tools, a process that can be physically demanding and may expose employees to repetitive strain and musculoskeletal injuries.

As part of the Township's ongoing commitment to worker health and safety, administration identified the need for a dedicated valve turning trailer to assist with valve exercising activities throughout the water distribution system. The trailer is designed to mechanically operate watermain valves, significantly reducing the physical effort required by operators while improving efficiency and consistency during maintenance activities. The trailer is also equipped with hydro excavating equipment. This equipment can be used to clean out debris from valve boxes, and complete curb box repairs.

The acquisition of a valve turning trailer represents a new addition to the Township's equipment / fleet and will support the proactive maintenance of critical water infrastructure. The equipment is expected to improve operational productivity, enhance employee safety, and assist the Township in maintaining the long-term reliability of its water distribution assets.

**CURRENT SITUATION:**

On May 15, 2026, the Township issued a tender for the supply and delivery of one (1) valve turning trailer. The tender closed on May 29, 2026.

Upon closing, two (2) compliant bids were received and evaluated by administration. Following a review of the submissions, the lowest compliant bid was submitted by Amaco Construction Equipment in the amount of \$110,000.00, excluding applicable taxes. The approved capital budget for this purchase is \$140,000.00. The tendered price is within the approved budget allocation.

The tender bid submissions are as follows:

<b>Company</b>	<b>Tender Price (excl. HST)</b>
Amaco Construction Equipment	\$110,000.00
Wachs Canada Ltd.	\$138,485.00

Administration have reviewed the submitted bid and are satisfied that the proposed equipment meets the Township's operational requirements and tender specifications. Accordingly, administration recommend that the supply and delivery of the valve turning trailer be awarded to Amaco Construction Equipment in the amount of \$110,000.00, excluding applicable taxes.

**FINANCIAL IMPLICATIONS:**

The approved 2026 Capital Budget includes \$140,000.00 for the purchase of a valve turning trailer. The recommended award to Amaco Construction Equipment in the amount of \$110,000.00, excluding applicable taxes, is within the approved budget allocation.

**INTER-DEPARTMENTAL COMMENTS:**

This report has been reviewed by the Corporate Services Department, Clerks Office, and CAO.

**CONCLUSION:**

The purchase of a valve turning trailer will provide a significant benefit to the Township's water distribution maintenance program by improving the efficiency of valve exercising activities and reducing the physical demands placed on Operations staff. The equipment will support the proactive maintenance of critical water infrastructure while helping to minimize the risk of repetitive strain and musculoskeletal injuries.

Two bids were received in response to the tender, with Amaco Construction Equipment submitting the lowest bid in the amount of \$110,000.00, excluding applicable taxes. The bid is within the approved 2026 Capital Budget allocation of \$140,000.00.

Based on the results of the tender and the operational benefits associated with the equipment, administration recommend that Council award the Tender for the supply and delivery of one valve turning trailer to Amaco Construction Equipment in the amount of \$110,000.00, excluding applicable taxes.

**SCHEDULE(S)**

N/A

**Prepared & Submitted by:**

**Approved by:**

**Tray Benish, CRS-S, ORO  
Manager, Operations**

**Truper McBride  
CAO**

**Mike DiPaola, P. Eng.  
Director, Infrastructure**

**DATE:** June 8, 2026

**REPORT NO:** I-11-2026

**SUBJECT:** **Public Works Operations Centre Redevelopment – Needs Assessment and Feasibility Report**

**CONTACT:** Mike DiPaola, P.Eng  
**Director, Infrastructure**

**OVERVIEW:**

- Administration has retained Colliers Project Leaders through the LAS-CANOE Procurement Program through the Association of Municipalities of Ontario (AMO) to undertake a comprehensive Needs Assessment and Feasibility Study for the future redevelopment of the Township’s Public Works Operations Centre.
- The proposed assignment will establish a strategic foundation for future decision-making by:
  - Assessing existing facility conditions
  - Identifying current and future operational requirements
  - Evaluating organizational and facility needs;
  - Assessing alternative project delivery methodologies
  - Preparing recommendations regarding future redevelopment options and implementation strategies
  -
- The study will assist Administration and Council in determining the most appropriate path forward for the Public Works Operations Centre while ensuring future investments are aligned with operational requirements, growth projections, organizational capacity, and long-term service delivery objectives.

**RECOMMENDATION:**

1. That Information Report I-11-2026 titled “Public Works Operations Centre Redevelopment – Needs Assessment and Feasibility Study” be received.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme #1**

**BUILD** – a safe, connected, caring and active community

**Theme #2**

**CHAMPION** – strategic and responsible growth

**Theme #4**

**ADVANCE** - organization capacity and effectiveness

**BACKGROUND:**

The Township has identified the need to undertake long-term planning for the redevelopment and modernization of the existing Public Works Operations Centre to address the following:

- Facility Condition & Aging / Outdated Infrastructure
- Operational & Fleet Requirements
- Operational Efficiencies
- Future Growth & Long-Term Service Delivery Needs
- Regulatory Considerations
- Documented Health and Safety Concerns

Funding was approved in the 2026 Capital Budget to commence preliminary project planning activities related to this redevelopment initiative.

Administration is bringing this report to Council for information and discussion regarding a proposed Needs Assessment and Feasibility Study that will establish a strategic foundation for the future redevelopment of the Public Works Operations Centre. The study will help ensure that facility, operational, governance, and procurement decisions are aligned with the Township's long-term service delivery needs while identifying opportunities to improve project efficiency, manage risk, and potentially reduce overall project costs and timelines.

Initial discussions contemplated a traditional project delivery approach whereby the Township would first retain a consultant team to undertake a feasibility study and conceptual design assignment, followed by a future Design – Bid – Build project delivery process.

In recent years, the Township has delivered several major municipal facility projects, including the West Lincoln Community Centre and Fire Station No. 2. Through these projects, Administration and Council gained valuable experience relating to project governance, procurement methodologies, stakeholder engagement, scheduling, budgeting, and overall project delivery.

Lessons learned through these projects have reinforced the importance of clearly

understanding operational requirements, facility needs, governance structures, procurement strategies, and implementation risks before advancing into design and construction phases.

Administration also reviewed available procurement options and determined that the proposed assignment could be procured through the LAS-CANOE cooperative purchasing program through the Association of Municipalities of Ontario (AMO), which provides access to competitively procured and pre-qualified service providers.

As a result, Administration reviewed opportunities to undertake a more comprehensive planning exercise for the Public Works Operations Centre and engaged with Colliers Project Leaders to discuss available advisory services.

Following these discussions, Administration determined that the Township must first complete a structured Needs Assessment and Feasibility Study that would establish operational requirements, assess future growth needs, evaluate facility options, and provide guidance regarding project delivery methodologies and implementation strategies.

This approach represents an appropriate and prudent first step before advancing into future design and construction phases.

#### **CURRENT SITUATION:**

As Administration further refined the project scope and engaged with industry representatives, it became apparent that the Township could leverage an existing competitive procurement framework through the Local Authority Services (LAS) Canoe Procurement Group of Canada Program through AMO.

The LAS-CANOE program is a municipally focused cooperative purchasing program that utilizes competitively procured vendor arrangements to provide municipalities with access to pre-qualified service providers while reducing procurement timelines and administrative effort.

Administration reviewed available service providers under the LAS-CANOE framework and identified Colliers Project Leaders as a qualified provider with extensive experience in municipal facility planning, owner advisory services, project delivery strategy, and alternative procurement methodologies.

Utilizing the LAS-CANOE procurement framework enables the Township to satisfy competitive procurement requirements while leveraging an established procurement process, reducing administrative effort and accelerating project commencement.

Administration believes this approach represents an efficient and cost-effective means of securing the specialized expertise required for this assignment.

#### **Proposed Needs Assessment and Feasibility Study**

Administration met with representatives from Colliers Project Leaders to review the Township's objectives and discuss approaches for undertaking preliminary planning activities associated with the redevelopment of the Public Works Operations Centre.

Based on those discussions, Colliers prepared a proposal structured around four phases of work that collectively form a comprehensive Needs Assessment and Feasibility Study.

**Phase 1 – Project Initiation and Existing Conditions Review**

This phase includes project initiation activities, stakeholder identification, documentation review, requirements gathering, and preparation of an Existing Conditions Summary. The objective is to establish a clear understanding of the Township's current operational environment, facility constraints, opportunities, and organizational requirements.

**Phase 2 – Operational Needs Assessment**

This phase focuses on understanding current and future operational requirements through staff engagement, functional programming review, operational workflow analysis, and space planning exercises.

Deliverables include:

- Functional Relationship and Adjacency Analysis
- Operational Needs Assessment
- Space Requirements Summary

**Phase 3 – Project Delivery Model Assessment**

Colliers will facilitate a delivery methodology workshop involving Township representatives to evaluate potential project delivery approaches including:

- Design-Bid-Build
- Design-Build;
- Construction Management
- Progressive Design-Build
- and Integrated Project Delivery

The assessment will consider governance, staffing capacity, procurement implications, project risk, schedule, and organizational objectives. The outcome will be a recommendation regarding the preferred project delivery methodology for future phases of the redevelopment initiative.

As one of the primary objectives of the proposed Colliers assignment is to assess alternative project delivery methodologies, **Schedule A** has been included to provide Council with a high-level overview of the delivery models that may be considered and the relative advantages, challenges, and risk allocation associated with each approach.

**Phase 4 – Final Reporting**

The final phase will consolidate the findings of the previous phases into a comprehensive Needs Assessment and Feasibility Study Report that will guide future planning, budgeting, governance, procurement, and implementation decisions.

**Future Planning Opportunities**

The proposal also identifies additional future phases that may be considered by Administration and Council following completion of the Needs Assessment and Feasibility Study.

Potential future work may include:

- Preparation of a Conceptual Operational Centre Plan
- Development of preliminary phasing strategies
- Preparation of rough order of magnitude cost estimates
- Development of a comprehensive implementation strategy and roadmap

These future phases are not included in the current assignment and would be subject to separate consideration and approval by Administration, pending the recommendations from the Needs Assessment and Feasibility Report and the preferred project delivery model.

**FINANCIAL IMPLICATIONS:**

Funding for the proposed advisory assignment is available within the approved 2026 Capital Budget of \$80,000.00 under Project 655 Public Works Operations Centre. This amount is funded through Development Charges Fund (50%) and Facility Reserves (50%). In addition, there is a current budget allocation of \$11,220,000 in the 10 Year Capital Budget Forecast identified in 2027 and 2029 budget years.

Colliers has submitted a fee proposal of \$80,000.00 for the completion of the Needs Assessment and Feasibility Study.

The fee breakdown is as follows:

<b>Phase</b>	<b>Cost</b>
<b>Phase 1 – Project Initiation &amp; Existing Conditions Review</b>	\$25,000.00
<b>Phase 2 – Operational Needs Assessment</b>	\$23,000.00
<b>Phase 3 – Project Delivery Model Assessment</b>	\$20,000.00
<b>Phase 4 – Reporting</b>	\$11,000.00
<b>Disbursements</b>	\$ 1,000.00
<b>TOTAL:</b>	<b>\$80,000.00</b>

Funding is available within the approved 2026 Capital Budget allocation of \$80,000 under Project 655 – Public Works Operations Centre Redevelopment.

Administration believes that undertaking this assignment prior to advancing into implementation phases will help reduce long-term project risks and support more informed decision-making related to future capital investment, procurement strategy, governance, operational planning, and overall project delivery.

**INTER-DEPARTMENTAL COMMENTS:**

This report was reviewed by the Corporate Services, CAO, and Legal & Legislative Services / Clerks Office.

**CONCLUSION:**

Administration will retain Colliers Project Leaders through the LAS-CANOE Procurement Program through AMO, to complete the Public Works Operations Centre Needs Assessment and Feasibility Study.

The proposed study will establish a clear understanding of current and future operational requirements, identify facility deficiencies and opportunities, evaluate project delivery methodologies, and provide Administration and Council with the information necessary to make informed decisions regarding future redevelopment of the Public Works Operations Centre.

Completion of this study will position the Township to proceed with future phases of planning and implementation in a structured, informed, and fiscally responsible manner.

This approach will support informed decision making and help ensure that future project delivery aligns with the Township’s operational need, staffing capacity, and long-term objectives.

**SCHEDULE(S)**

**Schedule A – Types of Project Delivery Models**

**Prepared & Submitted by:**

**Approved by:**

**Mike DiPaola, P.Eng  
Director, Infrastructure**

**Truper McBride  
CAO**

## SCHEDULE A – Types of Project Delivery Models

Delivery Model	Description	Owner Control	Owner Staffing Requirement	Cost Certainty	Schedule Advantage	Typical Risk Allocation
<b>Design-Bid-Build (DBB)</b>	Traditional approach where design is completed before construction is tendered.	High	High	Moderate	Low	Owner retains most project risk
<b>Design-Build (DB)</b>	Single entity responsible for both design and construction.	Moderate	Moderate	High	High	Greater risk transferred to contractor
<b>Construction Management (CM)</b>	Construction Manager engaged early to provide advice and coordinate multiple trade contracts.	High	High	Moderate	Moderate	Shared risk between owner and construction manager
<b>Progressive Design-Build (PDB)</b>	Design-Builder engaged early to collaborate with owner during planning and design before establishing final pricing.	Moderate	Moderate	High	High	Shared risk with collaborative decision-making
<b>Integrated Project Delivery (IPD)</b>	Collaborative agreement among owner, designer, and builder sharing risks and rewards.	Moderate	Moderate	Variable	High	Shared risk among all parties