



**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

August 11, 2025

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Brent Lamming, Deputy CAO Community Development & Enterprise Services

DEPARTMENT: Community Development and Enterprise Services

RE: NOHFC YMCA Contribution Agreement – Boiler Replacement – Amendment

---

**Purpose**

The purpose of this report is to seek Council approval to amend the contribution agreement with the Northern Ontario Heritage Fund Corporation (NOHFC) and the Young Men’s Christian Association, of Sault Ste. Marie (YMCA).

**Background**

The original agreement with NOHFC, the YMCA, and the City was approved by Council on October 1, 2024 to support costs related to the replacement of the boiler system at the YMCA.

The original scope of the project included replacing one boiler which supplies hot water for the facility’s heating system and aquatics area.

**Analysis**

The requested amendment includes expanding the scope of the project to include the installation of a new HVAC unit for the YMCA while staying within the overall approved budget amount. During the engineering investigation for the boiler project, it was discovered that the existing HVAC unit will not perform adequately to meet the needs of the facility.

Completing the boiler and HVAC upgrades simultaneously will be more efficient and cost-effective than performing these upgrades independently.

The delivery of the replacement boiler has been delayed, requiring an adjustment to the original timeline. (*Schedule C – Change Request Form – Project Plan*). This delay provides a window to complete the HVAC installation without exceeding the overall project duration further.

The Boiler replacement project is well underway, and the HVAC replacement has a deadline of December 31, 2025.

**Financial Implications**

No increases to the previously approved project budget are anticipated.

**Strategic Plan / Policy Impact / Climate Impact**

This item is contemplated in the Community Development and Partnerships component of the Strategic Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law 2025-121 is listed elsewhere on the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Brent Lamming, PFP, CPA, CMA

Deputy CAO

Community Development & Enterprise Services

[b.lamming@cityssm.on.ca](mailto:b.lamming@cityssm.on.ca)

705-759-5314