

2025 Building Faster Fund (BFF) Investment Plan

Introduction

Municipalities are required to submit an annual Investment Plan for review and approval by the Ministry of Municipal Affairs and Housing (Ministry) for each year in which they have BFF funds (new and/or banked) to spend. The Investment Plan is comprised of three parts:

1. Contact information.
2. Proposed BFF activities, in which you are to provide written details on the municipality's proposed use of funds, including information on the activities that will be funded by category of eligible expenditures.
3. A forecast of anticipated expenditures for current and future years, including funds to be banked.
4. An attestation that the information provided in the plan is true and correct and that funding will be spent in accordance with BFF program requirements, including those outlined in the program guidelines.

This Investment Plan must be approved by your municipal council or through delegated authority. For further information, please consult the BFF Program Guidelines.

Section A – Municipal Contact Information

Please provide the contact information of a representative from your municipality that can answer follow-up questions from the Ministry regarding any of the information provided in the Investment Plan.

Municipality Name	The Corporation of the City of Sault Ste. Marie
Contact Name (First & Last)	Steve Zuppa
Title	Junior Planner
E-mail	s.zuppa@cityssm.on.ca
Phone	705-759-5279

Section B – Proposed BFF Activities

For each proposed activity, please provide a brief description, including its purpose, scope, and status. Clearly explain how the activity supports housing supply, housing development, or housing affordability in your municipality, and how it is expected to contribute to achieving the municipality’s housing target. Indicate how the activity aligns with the eligible expenditure categories outlined in the BFF program guidelines.

Please include relevant performance metrics, such as the number of units expected to be created, supported, or enabled by each activity. Updates must also be provided for activities identified in the investment plan for Program Year 1 that were not completed by the end of 2024 and/or have planned spending from January 1, 2025 to March 31, 2028.

This information must be provided for all BFF funding awarded to date, including any new funding awarded for the current program year, previously banked/unspent funding (including interest earned), and any previously banked/unspent funds not yet allocated to an eligible activity.

If applicable, describe how the activity complements other municipal or government-led housing initiatives. Please also outline any anticipated risks to delivering the activity or achieving your housing targets, and how these risks will be managed.

Municipalities may submit additional supporting documentation as needed.

Activity: [Peoples Road Reconstruction]

This project involves the reconstruction of approximately 1.4 km of sanitary sewer on Peoples Road, including sewer lateral replacement to the property line and road restoration. The existing sewer on Peoples Road is undersized for current flow conditions. This causes periodic basement flooding and has put a hold on development of lands north of Third Line between Peoples Road and Old Goulais Bay Road. Construction began in 2025.

Calculations have shown that this project will enable approximately 400 new residential units in the immediate area. The funds will be applied to the road restoration portion of this project. This project will assist the City in meeting the Provincially assigned target of 1,500 new homes by 2031.

The City has received funding of \$7,424,321 from the Province through the Housing-Enabling Water Systems Fund (HEWSF), representing 73% of eligible project costs. The remaining 27% will be funded by the City, with a portion of that contribution supported by BFF funds.

Section C – Proposed BFF Expenditures

Please complete the tables below with detailed information for each activity that will be supported using your BFF funding. This includes (A): banked/unspent BFF funds from Program Year 1 including any interest earned as of December 31, 2024 (should match amount identified in the 2024 year-end report; (B): interest earned on banked BFF funds from January 1, 2025 to June 30, 2025; and (C): Program Year 2 BFF funding awarded based on your municipality’s 2024 housing performance (if any).

For each proposed activity, specify the eligible expenditure category. If the activity is for a future year and the eligible activity has not yet been determined, enter “TBD” in that column; however, you must still indicate whether the funding is intended for **capital or operating** use and provide your best estimate for the timing of expenditures. Identify the projected spending of Program Year 2 BFF funding across the following years: (D) January 1 – December 31, 2025; (E) January 1 – December 31, 2026; and (F) January 1, 2027 – March 31, 2028. Please also include any activities that were identified in 2024 that are not yet complete and/or have spending planned from January 1, 2025 to March 31, 2028.

The sum of (A) + (B) + (C) must equal the total planned expenditures across (D) + (E) + (F). Banked/unspent funds to be carried forward must equal (E) + (F). Also indicate any other sources of funding contributing to each activity, including the amount and source.

The investment plan must cover the full period from January 1, 2025, to March 31, 2028. The ministry reserves the right to request auditable details of BFF expenditures. Any BFF funds not spent on eligible activities by March 31, 2028, must be returned to the ministry.

(A) 2024 Banked/Unspent Funds (as of December 31, 2024, including any interest earned)	(B) Additional Interest Earned (from January 1, 2025 to June 30, 2025)	(C) Year 2 (New BFF Funding)
\$607,421.14	\$9,124.95	\$600,000

Proposed Activity Enter each activity identified in Section B	Eligible Expenditure Category (Housing-Enabling Infrastructure, Affordable Housing, Attainable Housing, Homelessness Centres, To Be Determined*)	Funding Type (Capital/ Operating)	Planned BFF Expenditures			Other Sources of Funding (specify \$ and sources)
			(D) 2025 (Jan 1 – Dec 31)	(E) 2026 (Jan 1 – Dec 31)	(F) Jan 1, 2027 – March 31, 2028	
Peoples Road Reconstruction	Housing-Enabling Infrastructure	Capital	\$1,216,546.09	\$0	\$0	\$7,424,321 from the Housing-Enabling Water Systems Fund (HEWSF)

Total Proposed Banked / Unspent Funds (E+F)	\$0
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*Any funds allocated to activities that are yet to be determined must be detailed in a future investment plan and are subject to ministry approval.

Section D – Attestation

I attest that, to the best of my knowledge and belief, the information provided in this investment plan is true and correct; that funding will be spent in accordance with the BFF program requirements, including those outlined in the program guidelines; and that this investment plan has been approved/authorized by the council of the municipality or through delegated authority.

Name and Title: Steve Zuppa

Date: July 21, 2025

Signature: 

Questions on the Building Faster Fund and Building Faster Fund implementation can be directed to: **BuildingFasterFund@ontario.ca**