



Committee Agenda

**Committee Meeting of Council
December 2, 2013
at 7:00 p.m.**

MEETINGS

**FOR THE WEEK OF
DECEMBER 2ND, 2013**

Monday, December 2, 2013

5:00 p.m.

Special Closed Meeting of Council
Council will adjourn in-camera
for training and educational
purposes
5th Floor Boardroom, City Hall

7:00 p.m.

Committee Meeting of Council
Council Chambers, 2nd Floor,
City Hall

GENERAL GOVERNMENT COMMITTEE

Monday, December 2, 2013

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Chairperson: Councillor Vrebosch
Vice-Chair: Councillor Koziol
Members: Councillors Maroosis, Vaillancourt
Ex-Officio: Mayor McDonald

- GG-2011-16 Report from C.M. Conrad dated August 2, 2011 re Election campaign signs (C07/2011/ELECT/GENERAL).
- GG-2013-06 Report from Christina Murphy dated March 8, 2013 re Smoking By-Law, Restaurant and Bar Patio Amendment (C00/2013/BYLAW/SMOKING).
- GG-2013-09 Report from Margaret Karpenko dated August 6, 2013 re 2014 Operating Budget Timelines and Process (F05/2013/OPEBU/GENERAL).
- **GG-2013-11 Report from Laura Boissonneault dated October 1, 2013 re 2014 General Capital Budget and 2014 Water and Sanitary Sewer Capital Budget, with the 2014 Ten-Year Capital Plan (F05/2014/OPEBU/GENERAL).**
- GG-2013-12 Report from Laura Boissonneault/Margaret Karpenko dated November 5, 2013 re 2014 Administration Recommended Operating Budget (F05/2014/OPEBU/GENERAL).

GG-2013-11

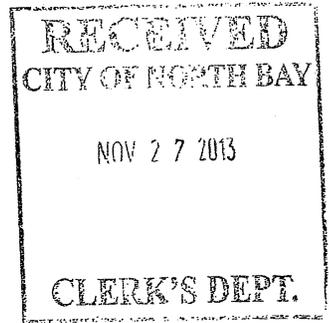
Draft Recommendation:

- "That City Council
- 1a) reduce the 2014 Capital Levy in the Operating Budget known as "Pay as You Go" by \$272,000.00;
 - b) approve a review of the Long Term Capital Policy in conjunction with the Long Term Financial Plan;
 - c) adopt the 2014 General Capital Budget as presented in Schedule "A" for Capital Projects to be funded from Debentures, Capital Levy, Development Charges, Federal and Provincial Government Grant Programs, Reserves and other contributions totaling \$24,735,895.00, save and except for: Project #2803RD (Cedar Heights, Phase I – BPS, Water & Sanitary Sewer on College Drive);
 - d) adopt the General Capital Forecast (2015-2023) for Capital Projects as presented in Appendix "A" save and except for: Project #3607RD (Cedar Heights, Phase II – Larocque BPS, Standpipe, Water & Sewer) and Project #3900RD (Cedar Heights Rd – Hwy 11 to Larocque Urban Upgrade & Watermain – City Share);
 - e) adopt the 2014 Water and Sewer Capital Budget as presented in Appendix "B" for Water and Sewer Capital Projects to be funded from Water and Sanitary Sewer Rates, Debentures, Development Charges, Federal and Provincial Government Grant Programs, Reserves and other contributions totaling \$7,633,000.00, save and except for: Project #2803WS (Cedar Heights, Phase I – BPS, Water & Sanitary Sewer on College Drive);
 - f) adopt the Water and Sewer Capital Forecast (2015-2023) for Water and Sewer Capital Projects as presented in Appendix "B", save and except for: Project #3607RD (Cedar Heights, Phase II – Larocque BPS, Standpipe, Water & Sewer) and Project #3900RD (Cedar Heights Rd – Hwy 11 to Larocque Urban Upgrade & Watermain);
 - g) approve the required transfers to and from the various funds in accordance with the 2014 Adopted Capital Budget; and
 - h) authorize the Chief Financial Officer/City Treasurer to process the budget transfers during the fiscal year, which do not change the overall approved Net Budget."

GG-2013-11

Draft Recommendation:

- "That City Council
- 2a) adopt the 2014 General Capital Budget as presented in Schedule "A" for: Capital Project #2803RD (Cedar Heights, Phase I – BPS, Water & Sanitary Sewer on College Drive) in the amount totaling \$1,650,000.00;
 - b) adopt the General Capital Forecast (2015-2023) as presented in Appendix "A" for: Capital Project #3607RD (Cedar Heights, Phase II – Larocque BPS, Standpipe, Water & Sewer);
 - c) adopt the General Capital Forecast (2015-2023) as presented in Schedule "A" for: Capital Project #3900RD (Cedar Heights Rd – Hwy 11 to Larocque Urban Upgrade & Watermain – City Share);
 - d) adopt the 2014 Water and Sewer Capital Budget as presented in Appendix "B" for: Capital Project #2803WS (Cedar Heights, Phase I – BPS, Water & Sanitary Sewer on College Drive) in the amount totaling \$3,625,000.00;
 - e) adopt the Water and Sewer Capital Forecast (2015-2023) for: Capital Project #3607RD (Cedar Heights, Phase II – Larocque BPS, Standpipe, Water & Sewer); and
 - f) adopt the Water and Sewer Capital Forecast (2015-2023) for: Capital Project #3900RD (Cedar Heights Rd – Hwy 11 to Larocque Urban Upgrade & Watermain)."



City of North Bay
Supplemental Report to Council

Report No.: CORP 2013-132

Date: November 26, 2013

Originator: Margaret Karpenko

Subject: 2014 Capital Budget Supplemental

RECOMMENDATION:

1. That the 2014 Capital Levy in the Operating Budget known as 'Pay as You Go' be reduced by \$272,000; and
2. That Council approve a review of the Long Term Capital Policy in conjunction with the Long Term Financial Plan.

BACKGROUND:

The 2014 proposed General Capital Budget and 2014 Water and Sanitary Sewer Capital Budget, along with the 2014 Ten-year Capital Plan were tabled with Report to Council CORP 2013-108. That report, along with the attached revised 2014 General Capital Budget Summary of projects, provides the following information with respect to the General Capital:

	CORP 2013-108	Revised (Appendix A)
Capital Budget	\$26,385,895	\$26,385,895
Less Other Funding Sources	(\$3,606,200)	(\$3,606,200)
Net Construction/Acquisition Total	\$22,779,695	\$22,779,695
Target Funding Policy	\$22,855,596	\$22,583,359
Estimated Required/(Available) Funding	(\$75,901)	\$196,336

An option available to Council to achieve a tax levy increase as close to 1.5% is to reduce the Pay as You Go Funding component of the target funding policy. The target funding policy is made up of the following components:

Capital Levy in Operating Budget	9,844,782
Debenture / Long-Term Debt	9,000,000
Development Charges	700,000
Federal Gas Tax	<u>3,310,814</u>
Target Policy	22,855,596

You may note that the tabled plan has \$75,901 available to spend; therefore, the required reduction of \$272,000 in the operating budget translates to \$196,336 being removed from the list of capital projects. The removal of this amount should not come from the 60% of projects that invest in the reduction of the City's infrastructure gap.

Upon review of the capital projects it is administration's opinion that the amount of \$196,336 may be left as a variance to funding and will be managed throughout the year as tenders are completed and savings identified.

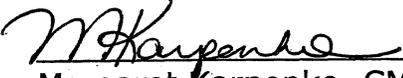
Furthermore, project number 3300RD - John St Bridge was submitted as being 100% funded from City dollars. With the second round of MIII applications the City is hopeful that some provincial funding will be approved. This alone will balance the 2014 Capital Budget.

Administration is not typically supportive of reducing the capital budget allocations because it represents a reactive approach to decision making. In the long term the cumulative short term decisions to annually reduce the capital investment is what triggered the Municipal and Provincial challenge of the much talked about infrastructure gap. The City of North Bay has been very successful in its capital infrastructure investment plan and is realizing the operational savings of its commitment to the plan. That being said, a reduction of \$272,000 is not material to a \$22.8 million dollar investment. The City's long term financial plan is still intact with principle and interest payments being paid by the total increase resulting from the Long Term Capital Policy. Caution should be taken with making annual changes to the Long Term Capital Policy as it demonstrates short term thinking; however, with Council's commitment to review the Long Term Capital Policy in conjunction with the Long Term Financial Plan, in the first quarter of 2014 a revised plan with a new commitment should elevate the annual pressures of reducing the annual capital investment.

RECOMMENDED OPTION:

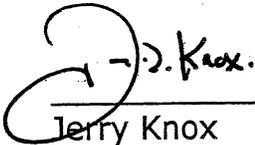
1. That the 2014 Capital Levy in the Operating Budget known as 'Pay as You Go' be reduced by \$272,000; and
 2. That Council approve a review of the Long Term Capital Policy in conjunction with the Long Term Financial Plan.
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Respectfully submitted,



Margaret Karpenko, CMA
Chief Financial Officer/Treasurer

I concur in this report and recommendation:



Jerry Knox
Chief Administrative Officer

Personnel designated for continuance: Chief Financial Officer and Manager of Budgets
Attached: Appendix A

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Community Services										
3112AT - AIRPORT IMPROVEMENTS	500,000	0	0	0	0	0	0	0	0	0
3405PK - PARKING PROPERTY ACQUISITION PROGRAM	0	200,000	200,000	0	0	200,000	200,000	0	0	0
3418PZ - TROUT LAKE WATER SHED STUDY	20,000	20,000	0	0	0	0	0	0	0	0
3424TR -TRANSIT PRE-BOARD AUTO ANNOUNCE - AODA LEGISLATIONS (F)	262,500	0	0	0	0	0	0	0	0	0
3508PR - PARKS & PLAYGROUNDS - NEW NEIGHBORHOOD PARKS	0	200,000	0	0	0	200,000	0	0	0	200,000
3509PZ - OFFICIAL PLAN, COMMERCIAL STUDY & DEVELOPMENT CHARGES UPDATES	0	0	150,000	0	0	0	150,000	0	0	0
3518PR - KING'S LANDING COMMERCIALIZATION OF WATERFRONT (F)	0	1,500,000	1,500,000	0	0	0	0	0	0	0
3702PR - WATERFRONT BUILDING REHAB & DEVELOPMENT	0	0	0	0	0	0	0	1,000,000	1,000,000	0
6115RF - MEMORIAL GARDENS REHAB - 2013 EXPANSION COMMITMENT	250,000	250,000	250,000	250,000	400,000	400,000	1,100,000	400,000	300,000	300,000
6163PK - PARKING VEHICLE & EQUIPMENT PROGRAM 2014 ON-GO	50,000	50,000	150,000	50,000	0	100,000	0	0	100,000	0
6164RF - PALANGIO/WEST FERRIS REHAB PROGRAM 2014 ON-GO	0	250,000	300,000	1,100,000	200,000	250,000	200,000	650,000	300,000	900,000
6165MR - KING'S LANDING & MARINA REHAB PROGRAM 2014 ON-GO	150,000	125,000	200,000	150,000	150,000	80,000	80,000	80,000	150,000	200,000
6166PR - PARKS BUILDING REHAB 2014 ON-GO (F)	300,000	310,000	300,000	350,000	400,000	315,000	325,000	350,000	500,000	100,000
6167RF - RECREATION FACILITIES REHAB & DEVELOPMENT 2014 ON-GO	375,000	415,000	475,000	500,000	550,000	600,000	650,000	700,000	750,000	800,000
6168PR - SPORTSFIELD COMPLEX DEVELOPMENT & REHAB 2014 ON-GO	100,000	50,000	50,000	50,000	50,000	50,000	700,000	700,000	50,000	50,000
6169PR - PARKS & PLAYGROUND REHAB PROGRAM 2014 ON-GO	231,000	238,000	245,000	252,000	260,000	268,000	276,000	284,000	293,000	302,000
6170PR - WATERFRONT REHAB PROGRAM 2014 ON-GO	102,000	105,000	108,000	111,000	114,000	117,000	121,000	125,000	129,000	133,000
6171PR - CENTRAL CITY REHAB PROGRAM 2014 ON-GO	96,000	68,000	70,000	72,000	74,000	76,000	78,000	80,000	82,000	84,000
6172PR - CITY HALL GROUNDS REHAB PROGRAM 2014 ON-GO	66,000	68,000	70,000	72,000	74,000	76,000	78,000	80,000	82,000	84,000
6173PR - TRAIL SYSTEM DEVELOPMENT PROGRAM 2014 ON-GO	0	0	0	425,000	425,000	0	0	0	0	0
6174PR - TRAIL & SUPPORTING HARD SURFACES REHAB 2014 ON-GO	200,000	205,000	211,000	217,000	223,000	229,000	235,000	242,000	249,000	256,000
6175PR - PARKS VEHICLE & EQUIPMENT REPLACEMENT PROGRAM 2014 ON-GO	270,000	278,000	286,000	295,000	304,000	313,000	322,000	332,000	342,000	352,000
6176PR - AQUATIC CENTRE REHAB PROGRAM 2014 ON-GO	70,000	75,000	80,000	200,000	90,000	95,000	100,000	150,000	105,000	110,000
6177PK - PARKING LOT MAINTENANCE & IMPROVEMENT PROGRAM 2014 ON-GO	330,000	100,000	0	100,000	0	100,000	0	4,500,000	0	100,000
6178AT - NORTH BAY JACK GARLAND AIRPORT 2014	226,000	246,100	267,500	418,000	375,725	241,000	241,000	346,500	346,500	346,500
6179TR - TRANSIT BUILDING CAPITAL PROGRAM 2014 ON-GO (F)	100,000	500,000	26,250	26,250	26,250	120,750	26,250	26,250	26,250	26,250

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
6180TR - TRANSIT COACH REPLACEMENT PROGRAM 2014 ON-GO (F)	165,500	120,750	1,281,000	1,350,000	1,350,000	1,550,000	1,550,000	1,762,845	1,762,845	1,762,845
6196PR - TOURIST INFORMATION CENTRE & DIONNE HOME REHAB 2014 ON-GO	100,000	75,000	0	0	50,000	0	0	50,000	0	0
6197RF - MEMORIAL GARDENS REHAB 2014 ON-GO	200,000	125,000	80,000	150,000	400,000	0	50,000	50,000	300,000	100,000
Total Community Services Budget	4,164,000	5,573,850	6,299,750	6,138,250	5,515,975	5,380,750	6,482,250	11,908,595	6,867,595	6,206,595
Corporate Services										
3205GG - INTEGRATED SOFTWARE SOLUTION	50,000	900,000	1,000,000	0	0	0	0	0	0	0
3414GG - SECOND FLOOR PUBLIC WASHROOM UPGRADE	0	150,000	0	0	0	0	0	0	0	0
3706GG - CITY HALL - ROOF REPLACEMENT	0	0	0	250,000	0	0	0	0	0	0
6181GG - CITY HALL BUILDING REHAB 2014 ON-GO	90,000	93,000	96,000	99,000	102,000	105,000	108,000	111,000	114,000	117,000
6182GG - SYSTEM TECHNOLOGY PROGRAM 2014 ON-GO	298,800	515,740	349,890	339,190	649,490	307,090	307,090	456,890	339,190	349,370
Total Corporate Services Budget	438,800	1,658,740	1,445,890	688,190	751,490	412,090	415,090	567,890	453,190	466,370
Engineering, Environmental & Works										
2803RD - CEDAR HEIGHTS PHASE I - BPS, WATER & SANITARY ON COLLEGE DR.	1,650,000	0	0	0	0	0	0	0	0	0
2919RD - PEARCE ST - FRANCIS TO GREENHILL - PHASE II	0	0	1,600,000	0	0	0	0	0	0	0
2934ST - CHIPPEWA CREEK/AIRPORT HEIGHTS STORMWATER RETENTION (F)	500,000	0	0	0	0	0	0	0	0	0
3002RD - HAMMOND & STANLEY ST. BRIDGES - EA AND REMOVAL	0	100,000	150,000	0	0	0	0	0	0	0
3102RD - FACILITIES MANAGEMENT - ROADS	50,000	50,000	0	0	0	0	0	0	0	0
3104RD - FERGUSON ST- MCINTYRE TO CHIPPEWA	1,200,000	0	0	0	0	0	0	0	0	0
3210ST - TRUNK SEWER REHAB - EASTVIEW TRIBUTARY SYSTEM	0	0	0	0	0	200,000	0	1,000,000	0	0
3300RD - JOHN ST - (JOHN ST BRIDGE)	1,700,000	0	0	0	0	0	0	0	0	0
3302ST - TRUNK SEWER REHAB - PINWOOD FINGERS CREEK	0	0	0	300,000	1,500,000	0	0	0	0	1,500,000
3305RD - MAIN ST PAVING STONE REPLACEMENT	0	50,000	750,000	50,000	750,000	50,000	750,000	50,000	0	0
3400RD - LAKESHORE DR. (ONR OVERPASS)	50,000	3,500,000	2,100,000	1,000,000	1,400,000	0	0	0	0	3,000,000
3401RD - LAMORIE BRIDGE NEEDS STUDY & REHAB	50,000	0	2,200,000	500,000	500,000	300,000	0	0	0	0
3403RD - FOUR MILE LAKE ROAD EXTENSION TO HWY 11 (F)	25,000	3,000,000	0	0	0	0	0	0	0	0
3407GD - LEACHATE MANAGEMENT-FUTURE CELLS-NEW METHANE (F)	200,000	1,800,000	0	0	250,000	2,000,000	0	0	2,200,000	0
3409RD -LAKESHORE DR RESURFACING - SUNSET TO BOOTH RD	0	0	0	0	0	0	2,730,000	0	0	0

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
3415RD - TROUT LAKE ROAD (ONR OVERPASS)	50,000	0	150,000	1,800,000	0	0	0	0	0	0
3416GD - MERRICK LANDFILL GAS (LFG) COLLECTION INFRASTRUCTURE (F)	75,000	200,000	0	400,000	75,000	0	225,000	0	500,000	90,000
3417GD - MERRICK FLARE STATION - TSSA REQUIREMENTS (F)	250,000	500,000	0	0	0	0	0	0	0	0
3423RD - INTERSECTION OF HWY 11/17 & SEYMOUR (F)	5,000,000	0	0	0	0	0	0	0	0	0
3500RD - LAKESHORE DR - JUDGE TO GERTRUDE - WATERMAIN & ROAD	0	0	500,000	600,000	0	2,100,000	0	0	0	0
3501RD - ROADSIDE GUARDRAILS & RETAINING WALLS - INSPECTION & UPGRADE	100,000	100,000	0	0	100,000	0	0	0	0	0
3502RD - SEYMOUR EXTENSION PHASE II - SOUTH BLOCK (F)	0	385,000	0	0	0	0	0	0	0	0
3503RD - JANE ST - MURRAY TO TIMMINS - RECON	0	0	0	0	1,250,000	1,250,000	0	0	0	0
3505ST - GORMAN ST - STORMWATER OUTFALL REHAB	200,000	0	0	0	0	0	0	0	0	0
3506ST - STORMWATER MANAGEMENT - OVERLAND FLOW CONTROL STUDY	100,000	100,000	0	0	0	0	0	0	0	0
3507ST - STORMWATER OUTFALL MAINTENANCE	200,000	0	0	0	200,000	0	0	200,000	1,000,000	0
3601RD - DOWNTOWN 4" WATERMAIN REPLACEMENT	0	0	0	200,000	900,000	900,000	0	0	0	0
3606RD - O'BRIEN STREET RECONSTRUCTION - AIRPORT TO HIGH	0	0	0	0	500,000	500,000	500,000	500,000	500,000	500,000
3607RD - CEDAR HEIGHTS - PHASE II - LAROCQUE BPS, STANDPIPE, WATER & SEWER	0	0	0	0	0	0	1,000,000	0	0	0
3700RD - SEYMOUR - STATION TO WALLACE- WIDENING & SIGNALS	0	0	0	0	0	0	0	4,400,000	0	0
3701RD - NORMAN / CHAPAIS CONNECTION WATERMAIN	0	0	0	0	0	0	2,000,000	0	0	1,500,000
3800RD - CASSELLS - KING ST. TO HWY 11/17	0	0	0	0	1,500,000	2,000,000	1,500,000	0	0	0
3801RD - MCKEOWN AVE. - GORMANVILLE RD. TO FIRE STATION - MAJOR RESURFACING	200,000	0	0	0	3,000,000	3,500,000	4,000,000	0	0	0
3802RD - LAKESHORE DR - GERTRUDE TO MARSHALL - WATERMAIN & 1 LANE	0	0	0	0	0	0	0	1,200,000	0	0
3900RD - CEDAR HEIGHTS RD - HWY 11 TO LAROCQUE URBAN UPGRADE & WATERMAIN - CITY SHARE	0	0	0	0	0	0	0	2,000,000	2,500,000	0
3901RD - CLARENCE STREET	0	0	0	0	0	0	0	0	1,000,000	0
3903RD - MARSHALL AVE - EXTENTION BIRCHS TO HWY 11	0	0	0	0	0	0	0	0	5,000,000	5,000,000
4200RD - LAKESHORE DR - MARSHALL TO SUNSET - WATERMAIN & 1 LANE	0	0	0	0	0	0	0	0	1,620,000	0
6150RD - CITY SHARE OF NEW DEVELOPMENT COSTS 2014 ON-GO	225,000	240,000	255,000	270,000	285,000	300,000	309,000	318,000	328,000	338,000
6151FL - VEHICLE & EQUIPMENT REPLACEMENT PRORAM 2014 ON-GO	1,000,000	824,000	849,000	874,000	900,000	927,000	955,000	984,000	1,014,000	1,044,420
6152RD - ASPHALT RESURFACING 2014 ON-GO	4,200,000	3,200,000	3,200,000	4,500,000	2,600,000	3,600,000	3,700,000	3,800,000	5,300,000	6,600,000

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
6153RD - ASPHALT SHEETING 2014 ON-GO	112,000	115,000	118,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000
6154RD - RESIDENTIAL STREET REHAB 2014 ON-GO	282,000	290,000	299,000	308,000	317,000	327,000	337,000	347,000	357,000	368,000
6155RD - PEDESTRIAN SAFETY PROGRAM 2014 ON-GO	225,000	225,000	118,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000
6156RD - ROAD CULVERT REPLACE/REHAB 2014 ON-GO	170,000	175,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000
6157RD - RURAL ROAD REHAB 2014 ON-GO	700,000	579,000	596,000	614,000	632,000	651,000	671,000	691,000	712,000	733,000
6158SL - TRAFFIC CONTROL SIGNAL UPGRADE 2014 ON-GO	170,000	175,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000
6159RD - SIDEWALK REPLACEMENT PROGRAM 2014 ON-GO	170,000	175,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000
6160RD - BRIDGE REHAB 2014 ON-GO	112,000	115,000	118,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000
6161RD - DOWNTOWN ROADS MAINTENANCE 2014 ON-GO	83,000	85,000	88,000	91,000	94,000	97,000	100,000	103,000	106,000	109,000
6195RD - DESIGN WORK NEXT YEAR'S PROJECTS 2014 ON-GO	58,000	60,000	62,000	64,000	66,000	68,000	70,000	72,000	74,000	76,000
Total Engineering, Environmental & Works Budget	19,107,000	16,043,000	13,693,000	12,492,000	17,770,000	19,751,000	19,858,000	16,706,000	23,282,000	21,959,420
Fire Department										
3425FD - FIRE MASTER PLAN	50,000	0	0	0	0	0	0	0	0	0
3603FD - FIRE DEPARTMENT FACILITIES ON-GO (F)	0	0	400,000	4,000,000	0	0	0	0	0	0
3803FD - SCBA FIRE HEALTH SAFETY EQUIPMENT	105,000	0	0	0	531,000	0	0	0	0	0
6061FD - FIRE BUNKER GEAR REPLACEMENT PROGRAM ON-GO	0	110,000	110,000	110,000	0	0	0	0	0	0
6162FD - FIRE VEHICLE & EQUIPMENT REPLACEMENT 2014 ON-GO	300,000	1,100,000	1,695,000	0	300,000	680,000	80,000	0	0	0
6198FD - FIRE FACILITIES MANAGEMENT PROGRAM 2014 ON-GO	60,000	65,000	70,000	75,000	75,000	75,000	80,000	80,000	80,000	80,000
Total Fire Department Budget	515,000	1,275,000	2,275,000	4,185,000	906,000	755,000	160,000	80,000	80,000	80,000
General Government										
3216GG - CAPITAL FINANCING (2% of Total Capital Funding Policy Limit)	757,112	769,973	487,690	504,601	522,361	541,298	565,295	589,767	617,136	639,870
4101GG - ACCESSIBILITY BUILDING REHABILITATIONS	0	0	0	0	0	0	0	0	0	1,000,000
Total General Government Budget	757,112	769,973	487,690	504,601	522,361	541,298	565,295	589,767	617,136	1,639,870
Local Boards & Commissions										
6183OC - CAPITOL CENTRE 2014 ON-GO	187,950	187,950	187,950	187,950	210,000	210,000	210,000	210,000	210,000	210,000
6184CA - NORTH BAY MATTAWA CONSERVATION AUTHORITY 2014	555,912	561,330	578,686	591,570	599,970	605,010	615,406	625,486	645,162	664,440
6185PD - NORTH BAY POLICE SERVICES 2014 ON-GO	460,121	462,000	446,250	577,500	630,000	294,000	294,000	294,000	294,000	294,000

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
6186LB - NORTH BAY PUBLIC LIBRARY 2014 ON-GO	200,000	200,000	500,000	500,000	200,000	200,000	200,000	200,000	200,000	200,000
Total Local Boards & Commissions	1,403,983	1,411,280	1,712,886	1,857,020	1,639,970	1,309,010	1,319,406	1,329,486	1,349,162	1,368,440
Total General Capital Budget	26,385,895	26,731,843	25,914,216	25,865,061	27,105,796	28,149,148	28,800,041	31,181,738	32,649,083	31,720,695
Grants & Other Funding Sources										
2934ST - CHIPPEWA CREEK/AIRPORT HEIGHTS STORMWATER RETENTION - Storm Water Reserves	(250,000)	0	0	0	0	0	0	0	0	0
3403RD - FOUR MILE LAKE ROAD EXTENSION TO HWY 11	0	(1,000,000)	0	0	0	0	0	0	0	0
3407GD - LEACHATE MANAGEMENT-FUTURE CELLS-NEW METHANE	(200,000)	0	0	0	0	0	0	0	0	0
3416GD - MERRICK LANDFILL GAS (LFG) COLLECTION INFRASTRUCTURE	(75,000)	(200,000)	0	(400,000)	(75,000)	0	(225,000)	0	(500,000)	(90,000)
3417GD - MERRICK FLARE STATION-TSSA REQUIREMENTS	(250,000)	(500,000)	0	0	0	0	0	0	0	0
3423RD - INTERSECTION OF HWY 11/17 & SEYMOUR - MTO	(2,500,000)	0	0	0	0	0	0	0	0	0
3424TR -TRANSIT PRE-BOARD AUTO ANNOUNCE - AODA LEGISLATIONS	(105,000)	0	0	0	0	0	0	0	0	0
3502RD - SEYMOUR EXTENSION PHASE II-SOUTH BLOCK - MTO	0	(385,000)	0	0	0	0	0	0	0	0
3518PR - KING'S LANDING COMERCIALIZATION OF WATERFRONT - Grants	0	(1,000,000)	(1,000,000)	0	0	0	0	0	0	0
3603FD - FIRE DEPARTMENT FACILITIES - Land Sales	0	0	0	(800,000)	0	0	0	0	0	0
6166PR - PARKS BUILDING REHAB 2014 - Donation	(120,000)	0	0	0	0	0	0	0	0	0
6179TR - TRANSIT BUILDING CAPITAL PROGRAM 2014, estimated at 40% of expenditure	(40,000)	(200,000)	0	0	0	0	0	0	0	0
6180TR - TRANSIT COACH REPLACEMENT PROGRAM 2014, estimated at 40% of expenditure	(66,200)	(48,300)	(512,400)	(540,000)	(540,000)	(620,000)	(620,000)	(705,138)	(705,138)	(705,138)
Total Grants & Other Funding Sources	(3,606,200)	(3,333,300)	(1,512,400)	(1,740,000)	(615,000)	(620,000)	(845,000)	(705,138)	(1,205,138)	(795,138)
Net Capital Budget Total	22,779,695	23,398,543	24,401,816	24,125,061	26,490,796	27,529,148	27,955,041	30,476,600	31,443,945	30,925,557
Capital Funding Policy Limit										
Capital Levy in Operating Budget	(9,572,545)	(10,210,411)	(11,090,983)	(11,931,168)	(12,813,688)	(13,754,992)	(14,949,134)	(16,166,946)	(17,529,500)	(18,660,195)
Debenture/Long-Term Debt	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)
Development Charges	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)
Federal Gas Tax	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)
Target Policy for Net Expenditures	(22,583,359)	(23,221,225)	(24,101,797)	(24,941,982)	(25,824,502)	(26,765,806)	(27,959,948)	(29,177,760)	(30,540,314)	(31,671,009)
(\$Available) \$Funding Needed	196,336	177,318	300,019	(816,921)	666,294	763,342	(4,907)	1,298,840	903,631	(745,452)

* (F) included in the project description indicates that third party funding is available.

CITY OF NORTH BAY

Report to Council

Report No: CORP 2013-108

Date: October 1, 2013

Originator: Laura Boissonneault

Subject: 2014 General Capital Budget and 2014 Water and Sanitary Sewer Capital Budget, with the 2014 Ten-Year Capital Plan

RECOMMENDATIONS:

That City Council receives the proposed 2014 General Capital Budget and 2014 Water and Sanitary Sewer Capital Budget as presented in Schedules A and B, and refers the documents to the General Government Committee.

BACKGROUND:

The attached proposed 2014 General Capital Budget and 2014 Water and Sanitary Sewer Capital Budget, along with the 2014 Ten-Year Capital Plan, were developed through meetings with the Chief Administrative Officer, Chief Financial Officer, Managing Directors, Fire Chief and support staff. The attached budgets are recommended for adoption by City Council.

The annual Capital Budget review meeting is scheduled to take place at the Committee Meeting on October 21, 2013. The proposed agenda is as follows:

- Presentation of Capital Project Highlights by each of the Managing Directors
- Presentation by the Chief Financial Officer on the overall capital policies.

Pre-Committed Capital Projects

Throughout 2013, Council has received and approved reports to council requesting pre-commitment of future capital funds. These projects were deemed as having high priority or requiring scheduled advancements. The following is a summary of the pre-committed and by-lawed dollars:

- By-law 2013-15 – February 19, 2013 – Memorial Gardens Renovations
– Project #6115RF - \$3,600,000 (2014-2023 dollars).

-
- By-law 2013-175 - July 29, 2013 - Airport Terminal Expansion - Project #3112AT - \$500,000 (2014 dollars).
-

ANALYSIS:

Proposed 2014 Capital Spending

The following summary outlines funding for the 2014 **General Capital Projects** (Schedule A):

Capital Budget	\$26,385,895
Less Other Funding Sources	<u>(\$3,606,200)</u>
Net Construction / Acquisition Total	\$22,779,695
Target Funding Policy	<u>\$22,855,596</u>
Estimated Required / (Available) Funding	(\$75,901)

The following summary outlines funding for the 2014 **Water and Sanitary Sewer Capital Projects** (Schedule B):

Water & Sanitary Sewer Capital Budget	\$11,258,000
Less Other Funding Sources	<u>(\$0)</u>
Net Construction / Acquisition Total	\$11,258,000
Target Funding Policy	<u>\$11,180,723</u>
Estimated Required / (Available) Funding	\$77,277

Concerns and Issues

City Council adopted the Stantec State of the Infrastructure Report 2012 by Resolution #2012-567 on October 1, 2012, which estimated the 'annual' funding shortfall of approximately 14.1 Million (based on 2012 figures) for the City's water and sewer distribution, water and sewer plants and roadway 'linear' infrastructure. Sustainability means having sufficient funding available to ensure that assets are replaced and maintained prior to the requirement of an emergency replacement or repair. The estimate provided by Stantec does not include any capital investment gap for buildings, facilities, parks, parking lots, trails, vehicles, and equipment. The tabled 2014 Capital Budget has a combined gross investment of \$37.6 million of which 63% or \$23 million can be identified as infrastructure / sustainability initiatives.

Since then, Council resolved to complete an Asset Management Plan demonstrating Council's commitment to reducing the infrastructure gap and fulfilling the Provincial requirements for future funding. Council recognized by not making a commitment there would be a requirement to dramatically increase future operating budgets in order to react to more frequent emergency repairs and/or increased regular maintenance on fully depreciated infrastructure.

CAPITAL RESERVES:

The current Reserve balances consist of monies set aside for Capital, Operating, Tax Stabilization, Contingencies and Obligatory funds. The Reserve Policy states that the Capital Reserves target is equal to 40% of the yearly Capital Expenditure Limit outlined in the 'General Capital' and 'Water and Sanitary Sewer Capital' Budgets.

Reserve Policy – Capital Reserve Target Level for 2014:

General Capital Expenditure Limit	\$22,855,596
Water and Sanitary Sewer Capital Limit	<u>\$11,180,723</u>
	\$34,036,319
	<u>X 40%</u>
Reserve Policy - Capital Reserve Target	\$13,614,527

Estimated Capital Reserve balance as at September 20, 2013:

Capital Completed Project Reserves (#99537R)	\$2,159,104
Water Completed Project Reserves (#99522R)	\$1,388,984
Sanitary Sewer Completed Project Reserves (#99575R)	<u>\$ 333,124</u>
	\$3,881,212
Other Capital Reserves	<u>\$6,244,854</u>
Total Capital Reserves	\$10,126,066

Reserve Policy - Capital Reserve Target Deficit \$ 3,488,461

The analysis demonstrates that the current Reserve levels are below the Reserve Policy targeted level for Capital Reserves and balances may not be sufficient should a major emergency require Reserve funding.

OPTIONS:

1. That City Council receives the proposed 2014 General Capital Budget and 2014 Water and Sanitary Sewer Capital Budget as presented in Schedules A and B, and refers the documents to the General Government Committee.

-
2. Do not receive the proposed 2014 General Capital and 2014 Water and Sanitary Sewer Capital Budgets as presented in Schedules A and B. This option is not recommended and may affect the capital work schedule for the 2014 construction season and/or increase projected costs.
-

RECOMMENDED OPTION:

That City Council receives the proposed 2014 General Capital Budget and 2014 Water and Sanitary Sewer Capital Budget as presented in Schedules A and B, and refers the documents to the General Government Committee.

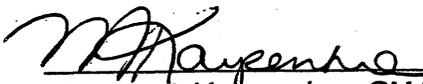
If the proposed Budgets are recommended for adoption at the Committee Meeting on October 21, 2013, Council will be scheduled to approve the budgets on October 28, 2013 with the expenditure by-law to be approved November 12, 2013. This authority will allow for project preparation, tendering, and awarding of contracts. Earlier tendering should allow for better competitive bidding and scheduling for the 2014 construction season.

Respectfully submitted,

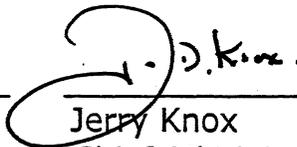


Laura Boissonneault, CGA
Supervisor of Budgets &
Financial Reporting

I concur in this report and recommendation.



Margaret Karpenko, CMA
Chief Financial Officer/Treasurer



Jerry Knox
Chief Administrative Officer

Personnel designated for continuance: Chief Financial Officer

Attached: Capital Budgets (Schedules A and B)

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Community Services										
3112AT - AIRPORT IMPROVEMENTS	500,000	0	0	0	0	0	0	0	0	0
3405PK - PARKING PROPERTY ACQUISITION PROGRAM	0	200,000	200,000	0	0	200,000	200,000	0	0	0
3418PZ - TROUT LAKE WATER SHED STUDY	20,000	20,000	0	0	0	0	0	0	0	0
3424TR -TRANSIT PRE-BOARD AUTO ANNOUNCE - AODA LEGISLATIONS (F)	262,500	0	0	0	0	0	0	0	0	0
3508PR - PARKS & PLAYGROUNDS - NEW NEIGHBORHOOD PARKS	0	200,000	0	0	0	200,000	0	0	0	200,000
3509PZ - OFFICIAL PLAN, COMMERCIAL STUDY & DEVELOPMENT CHARGES UPDATES	0	0	150,000	0	0	0	150,000	0	0	0
3518PR - KING'S LANDING COMMERCIALIZATION OF WATERFRONT (F)	0	1,500,000	1,500,000	0	0	0	0	0	0	0
3702PR - WATERFRONT BUILDING REHAB & DEVELOPMENT	0	0	0	0	0	0	0	1,000,000	1,000,000	0
6115RF - MEMORIAL GARDENS REHAB - 2013 EXPANSION COMMITMENT	250,000	250,000	250,000	250,000	400,000	400,000	1,100,000	400,000	300,000	300,000
6163PK - PARKING VEHICLE & EQUIPMENT PROGRAM 2014 ON-GO	50,000	50,000	150,000	50,000	0	100,000	0	0	100,000	0
6164RF - PALANGIO/WEST FERRIS REHAB PROGRAM 2014 ON-GO	0	250,000	300,000	1,100,000	200,000	250,000	200,000	650,000	300,000	900,000
6165MR - KING'S LANDING & MARINA REHAB PROGRAM 2014 ON-GO	150,000	125,000	200,000	150,000	150,000	80,000	80,000	80,000	150,000	200,000
6166PR - PARKS BUILDING REHAB 2014 ON-GO (F)	300,000	310,000	300,000	350,000	400,000	315,000	325,000	350,000	500,000	100,000
6167RF - RECREATION FACILITIES REHAB & DEVELOPMENT 2014 ON-GO	375,000	415,000	475,000	500,000	550,000	600,000	650,000	700,000	750,000	800,000
6168PR - SPORTSFIELD COMPLEX DEVELOPMENT & REHAB 2014 ON-GO	100,000	50,000	50,000	50,000	50,000	50,000	700,000	700,000	50,000	50,000
6169PR - PARKS & PLAYGROUND REHAB PROGRAM 2014 ON-GO	231,000	238,000	245,000	252,000	260,000	268,000	276,000	284,000	293,000	302,000
6170PR - WATERFRONT REHAB PROGRAM 2014 ON-GO	102,000	105,000	108,000	111,000	114,000	117,000	121,000	125,000	129,000	133,000
6171PR - CENTRAL CITY REHAB PROGRAM 2014 ON-GO	96,000	68,000	70,000	72,000	74,000	76,000	78,000	80,000	82,000	84,000
6172PR - CITY HALL GROUNDS REHAB PROGRAM 2014 ON-GO	66,000	68,000	70,000	72,000	74,000	76,000	78,000	80,000	82,000	84,000
6173PR - TRAIL SYSTEM DEVELOPMENT PROGRAM 2014 ON-GO	0	0	0	425,000	425,000	0	0	0	0	0
6174PR - TRAIL & SUPPORTING HARD SURFACES REHAB 2014 ON-GO	200,000	205,000	211,000	217,000	223,000	229,000	235,000	242,000	249,000	256,000
6175PR - PARKS VEHICLE & EQUIPMENT REPLACEMENT PROGRAM 2014 ON-GO	270,000	278,000	286,000	295,000	304,000	313,000	322,000	332,000	342,000	352,000
6176PR - AQUATIC CENTRE REHAB PROGRAM 2014 ON-GO	70,000	75,000	80,000	200,000	90,000	95,000	100,000	150,000	105,000	110,000
6177PK - PARKING LOT MAINTENANCE & IMPROVEMENT PROGRAM 2014 ON-GO	330,000	100,000	0	100,000	0	100,000	0	4,500,000	0	100,000
6178AT - NORTH BAY JACK GARLAND AIRPORT 2014	226,000	246,100	267,500	418,000	375,725	241,000	241,000	346,500	346,500	346,500
6179TR - TRANSIT BUILDING CAPITAL PROGRAM 2014 ON-GO (F)	100,000	500,000	26,250	26,250	26,250	120,750	26,250	26,250	26,250	26,250

Schedule A

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
6180TR - TRANSIT COACH REPLACEMENT PROGRAM 2014 ON-GO (F)	165,500	120,750	1,281,000	1,350,000	1,350,000	1,550,000	1,550,000	1,762,845	1,762,845	1,762,845
6196PR - TOURIST INFORMATION CENTRE & DIONNE HOME REHAB 2014 ON-GO	100,000	75,000	0	0	50,000	0	0	50,000	0	0
6197RF - MEMORIAL GARDENS REHAB 2014 ON-GO	200,000	125,000	80,000	150,000	400,000	0	50,000	50,000	300,000	100,000
Total Community Services Budget	4,164,000	5,573,850	6,299,750	6,138,250	5,515,975	5,380,750	6,482,250	11,908,595	6,867,595	6,206,595
Corporate Services										
3205GG - INTEGRATED SOFTWARE SOLUTION	50,000	900,000	1,000,000	0	0	0	0	0	0	0
3414GG - SECOND FLOOR PUBLIC WASHROOM UPGRADE	0	150,000	0	0	0	0	0	0	0	0
3706GG - CITY HALL - ROOF REPLACEMENT	0	0	0	250,000	0	0	0	0	0	0
6181GG - CITY HALL BUILDING REHAB 2014 ON-GO	90,000	93,000	96,000	99,000	102,000	105,000	108,000	111,000	114,000	117,000
6182GG - SYSTEM TECHNOLOGY PROGRAM 2014 ON-GO	298,800	515,740	349,890	339,190	649,490	307,090	307,090	456,890	339,190	349,370
Total Corporate Services Budget	438,800	1,658,740	1,445,890	688,190	751,490	412,090	415,090	567,890	453,190	466,370
Engineering, Environmental & Works										
2803RD - CEDAR HEIGHTS PHASE I - BPS, WATER & SANITARY ON COLLEGE DR.	1,650,000	0	0	0	0	0	0	0	0	0
2919RD - PEARCE ST - FRANCIS TO GREENHILL - PHASE II	0	0	1,600,000	0	0	0	0	0	0	0
2934ST - CHIPPEWA CREEK/AIRPORT HEIGHTS STORMWATER RETENTION (F)	500,000	0	0	0	0	0	0	0	0	0
3002RD - HAMMOND & STANLEY ST. BRIDGES - EA AND REMOVAL	0	100,000	150,000	0	0	0	0	0	0	0
3102RD - FACILITIES MANAGEMENT - ROADS	50,000	50,000	0	0	0	0	0	0	0	0
3104RD - FERGUSON ST- MCINTYRE TO CHIPPEWA	1,200,000	0	0	0	0	0	0	0	0	0
3210ST - TRUNK SEWER REHAB - EASTVIEW TRIBUTARY SYSTEM	0	0	0	0	0	200,000	0	1,000,000	0	0
3300RD - JOHN ST - (JOHN ST BRIDGE)	1,700,000	0	0	0	0	0	0	0	0	0
3302ST - TRUNK SEWER REHAB - PINWOOD FINGERS CREEK	0	0	0	300,000	1,500,000	0	0	0	0	1,500,000
3305RD - MAIN ST PAVING STONE REPLACEMENT	0	50,000	750,000	50,000	750,000	50,000	750,000	50,000	0	0
3400RD --LAKESHORE DR. (ONR OVERPASS)	50,000	3,500,000	2,100,000	1,000,000	1,400,000	0	0	0	0	3,000,000
3401RD - LAMORIE BRIDGE NEEDS STUDY & REHAB	50,000	0	2,200,000	500,000	500,000	300,000	0	0	0	0
3403RD - FOUR MILE LAKE ROAD EXTENSION TO HWY 11 (F)	25,000	3,000,000	0	0	0	0	0	0	0	0
3407GD - LEACHATE MANAGEMENT-FUTURE CELLS-NEW METHANE (F)	200,000	1,800,000	0	0	250,000	2,000,000	0	0	2,200,000	0
3409RD -LAKESHORE DR RESURFACING - SUNSET TO BOOTH RD	0	0	0	0	0	0	2,730,000	0	0	0
3415RD - TROUT LAKE ROAD (ONR OVERPASS)	50,000	0	150,000	1,800,000	0	0	0	0	0	0

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
3416GD - MERRICK LANDFILL GAS (LFG) COLLECTION INFRASTRUCTURE (F)	75,000	200,000	0	400,000	75,000	0	225,000	0	500,000	90,000
3417GD - MERRICK FLARE STATION - TSSA REQUIREMENTS (F)	250,000	500,000	0	0	0	0	0	0	0	0
3423RD - INTERSECTION OF HWY 11/17 & SEYMOUR (F)	5,000,000	0	0	0	0	0	0	0	0	0
3500RD - LAKESHORE DR - JUDGE TO GERTRUDE - WATERMAIN & ROAD	0	0	500,000	600,000	0	2,100,000	0	0	0	0
3501RD - ROADSIDE GUARDRAILS & RETAINING WALLS - INSPECTION & UPGRADE	100,000	100,000	0	0	100,000	0	0	0	0	0
3502RD - SEYMOUR EXTENSION PHASE II - SOUTH BLOCK (F)	0	385,000	0	0	0	0	0	0	0	0
3503RD - JANE ST - MURRAY TO TIMMINS - RECON	0	0	0	0	1,250,000	1,250,000	0	0	0	0
3505ST - GORMAN ST - STORMWATER OUTFALL REHAB	200,000	0	0	0	0	0	0	0	0	0
3506ST - STORMWATER MANAGEMENT - OVERLAND FLOW CONTROL STUDY	100,000	100,000	0	0	0	0	0	0	0	0
3507ST - STORMWATER OUTFALL MAINTENANCE	200,000	0	0	0	200,000	0	0	200,000	1,000,000	0
3601RD -DOWNTOWN 4" WATERMAIN REPLACEMENT	0	0	0	200,000	900,000	900,000	0	0	0	0
3606RD - O'BRIEN STREET RECONSTRUCTION - AIRPORT TO HIGH	0	0	0	0	500,000	500,000	500,000	500,000	500,000	500,000
3607RD - CEDAR HEIGHTS - PHASE II - LAROCQUE BPS, STANDPIPE, WATER & SEWER	0	0	0	0	0	0	1,000,000	0	0	0
3700RD - SEYMOUR - STATION TO WALLACE- WIDENING & SIGNALS	0	0	0	0	0	0	0	4,400,000	0	0
3701RD - NORMAN / CHAPAIS CONNECTION WATERMAIN	0	0	0	0	0	0	2,000,000	0	0	1,500,000
3800RD - CASSELLS - KING ST. TO HWY 11/17	0	0	0	0	1,500,000	2,000,000	1,500,000	0	0	0
3801RD - MCKEOWN AVE. - GORMANVILLE RD. TO FIRE STATION - MAJOR RESURFACING	200,000	0	0	0	3,000,000	3,500,000	4,000,000	0	0	0
3802RD - LAKESHORE DR - GERTRUDE TO MARSHALL - WATERMAIN & 1 LANE	0	0	0	0	0	0	0	1,200,000	0	0
3900RD - CEDAR HEIGHTS RD - HWY 11 TO LAROCQUE URBAN UPGRADE & WATERMAIN - CITY SHARE	0	0	0	0	0	0	0	2,000,000	2,500,000	0
3901RD - CLARENCE STREET	0	0	0	0	0	0	0	0	1,000,000	0
3903RD - MARSHALL AVE - EXTENTION BIRCHS TO HWY 11	0	0	0	0	0	0	0	0	5,000,000	5,000,000
4200RD - LAKESHORE DR - MARSHALL TO SUNSET - WATERMAIN & 1 LANE	0	0	0	0	0	0	0	0	1,620,000	0
6150RD - CITY SHARE OF NEW DEVELOPMENT COSTS 2014 ON-GO	225,000	240,000	255,000	270,000	285,000	300,000	309,000	318,000	328,000	338,000
6151FL - VEHICLE & EQUIPMENT REPLACEMENT PRORAM 2014 ON-GO	1,000,000	824,000	849,000	874,000	900,000	927,000	955,000	984,000	1,014,000	1,044,420
6152RD - ASPHALT RESURFACING 2014 ON-GO	4,200,000	3,200,000	3,200,000	4,500,000	2,600,000	3,600,000	3,700,000	3,800,000	5,300,000	6,600,000
6153RD - ASPHALT SHEETING 2014 ON-GO	112,000	115,000	118,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000
6154RD - RESIDENTIAL STREET REHAB 2014 ON-GO	282,000	290,000	299,000	308,000	317,000	327,000	337,000	347,000	357,000	368,000

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
6155RD - PEDESTRIAN SAFETY PROGRAM 2014 ON-GO	225,000	225,000	118,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000
6156RD - ROAD CULVERT REPLACE/REHAB 2014 ON-GO	170,000	175,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000
6157RD - RURAL ROAD REHAB 2014 ON-GO	700,000	579,000	596,000	614,000	632,000	651,000	671,000	691,000	712,000	733,000
6158SL - TRAFFIC CONTROL SIGNAL UPGRADE 2014 ON-GO	170,000	175,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000
6159RD - SIDEWALK REPLACEMENT PROGRAM 2014 ON-GO	170,000	175,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000
6160RD - BRIDGE REHAB 2014 ON-GO	112,000	115,000	118,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000
6161RD - DOWNTOWN ROADS MAINTENANCE 2014 ON-GO	83,000	85,000	88,000	91,000	94,000	97,000	100,000	103,000	106,000	109,000
6195RD - DESIGN WORK NEXT YEAR'S PROJECTS 2014 ON-GO	58,000	60,000	62,000	64,000	66,000	68,000	70,000	72,000	74,000	76,000
Total Engineering, Environmental & Works Budget	19,107,000	16,043,000	13,693,000	12,492,000	17,770,000	19,751,000	19,858,000	16,706,000	23,282,000	21,959,420
Fire Department										
3425FD - FIRE MASTER PLAN	50,000	0	0	0	0	0	0	0	0	0
3603FD - FIRE DEPARTMENT FACILITIES ON-GO (F)	0	0	400,000	4,000,000	0	0	0	0	0	0
3803FD - SCBA FIRE HEALTH SAFETY EQUIPMENT	105,000	0	0	0	531,000	0	0	0	0	0
6061FD - FIRE BUNKER GEAR REPLACEMENT PROGRAM ON-GO	0	110,000	110,000	110,000	0	0	0	0	0	0
6162FD - FIRE VEHICLE & EQUIPMENT REPLACEMENT 2014 ON-GO	300,000	1,100,000	1,695,000	0	300,000	680,000	80,000	0	0	0
6198FD - FIRE FACILITIES MANAGEMENT PROGRAM 2014 ON-GO	60,000	65,000	70,000	75,000	75,000	75,000	80,000	80,000	80,000	80,000
Total Fire Department Budget	515,000	1,275,000	2,275,000	4,185,000	906,000	755,000	160,000	80,000	80,000	80,000
General Government										
3216GG - CAPITAL FINANCING (2% of Total Capital Funding Policy Limit)	757,112	769,973	487,690	504,601	522,361	541,298	565,295	589,767	617,136	639,870
4101GG - ACCESSIBILITY BUILDING REHABILITATIONS	0	0	0	0	0	0	0	0	0	1,000,000
Total General Government Budget	757,112	769,973	487,690	504,601	522,361	541,298	565,295	589,767	617,136	1,639,870
Local Boards & Commissions										
6183OC - CAPITOL CENTRE 2014 ON-GO	187,950	187,950	187,950	187,950	210,000	210,000	210,000	210,000	210,000	210,000
6184CA - NORTH BAY MATTAWA CONSERVATION AUTHORITY 2014	555,912	561,330	578,686	591,570	599,970	605,010	615,406	625,486	645,162	664,440
6185PD - NORTH BAY POLICE SERVICES 2014 ON-GO	460,121	462,000	446,250	577,500	630,000	294,000	294,000	294,000	294,000	294,000
6186LB - NORTH BAY PUBLIC LIBRARY 2014 ON-GO	200,000	200,000	500,000	500,000	200,000	200,000	200,000	200,000	200,000	200,000
Total Local Boards & Commissions	1,403,983	1,411,280	1,712,886	1,857,020	1,639,970	1,309,010	1,319,406	1,329,486	1,349,162	1,368,440
Total General Capital Budget	26,385,895	26,731,843	25,914,216	25,865,061	27,105,796	28,149,148	28,800,041	31,181,738	32,649,083	31,720,695

2014 General Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Grants & Other Funding Sources										
2934ST - CHIPPEWA CREEK/AIRPORT HEIGHTS STORMWATER RETENTION - Storm Water Reserves	(250,000)	0	0	0	0	0	0	0	0	0
3403RD - FOUR MILE LAKE ROAD EXTENSION TO HWY 11	0	(1,000,000)	0	0	0	0	0	0	0	0
3407GD - LEACHATE MANAGEMENT-FUTURE CELLS-NEW METHANE	(200,000)	0	0	0	0	0	0	0	0	0
3416GD - MERRICK LANDFILL GAS (LFG) COLLECTION INFRASTRUCTURE	(75,000)	(200,000)	0	(400,000)	(75,000)	0	(225,000)	0	(500,000)	(90,000)
3417GD - MERRICK FLARE STATION-TSSA REQUIREMENTS	(250,000)	(500,000)	0	0	0	0	0	0	0	0
3423RD - INTERSECTION OF HWY 11/17 & SEYMOUR - MTO	(2,500,000)	0	0	0	0	0	0	0	0	0
3424TR -TRANSIT PRE-BOARD AUTO ANNOUNCE - AODA LEGISLATIONS	(105,000)	0	0	0	0	0	0	0	0	0
3502RD - SEYMOUR EXTENSION PHASE II-SOUTH BLOCK - MTO	0	(385,000)	0	0	0	0	0	0	0	0
3518PR - KING'S LANDING COMERCIALIZATION OF WATERFRONT - Grants	0	(1,000,000)	(1,000,000)	0	0	0	0	0	0	0
3603FD - FIRE DEPARTMENT FACILITIES - Land Sales	0	0	0	(800,000)	0	0	0	0	0	0
6166PR - PARKS BUILDING REHAB 2014 - Donation	(120,000)	0	0	0	0	0	0	0	0	0
6179TR - TRANSIT BUILDING CAPITAL PROGRAM 2014, estimated at 40% of expenditure	(40,000)	(200,000)	0	0	0	0	0	0	0	0
6180TR - TRANSIT COACH REPLACEMENT PROGRAM 2014, estimated at 40% of expenditure	(66,200)	(48,300)	(512,400)	(540,000)	(540,000)	(620,000)	(620,000)	(705,138)	(705,138)	(705,138)
Total Grants & Other Funding Sources	(3,606,200)	(3,333,300)	(1,512,400)	(1,740,000)	(615,000)	(620,000)	(845,000)	(705,138)	(1,205,138)	(795,138)
Net Capital Budget Total	22,779,695	23,398,543	24,401,816	24,125,061	26,490,796	27,529,148	27,955,041	30,476,600	31,443,945	30,925,557
Capital Funding Policy Limit										
Capital Levy In Operating Budget	(9,844,782)	(10,487,821)	(11,373,663)	(12,219,219)	(13,107,213)	(14,054,093)	(15,253,918)	(16,477,521)	(17,845,976)	(18,982,684)
Debenture/Long-Term Debt	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)	(9,000,000)
Development Charges	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)
Federal Gas Tax	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)	(3,310,814)
Target Policy for Net Expenditures	(22,855,596)	(23,498,635)	(24,384,477)	(25,230,033)	(26,118,027)	(27,064,907)	(28,264,732)	(29,488,335)	(30,856,790)	(31,993,498)
(\$Available) \$Funding Needed	(75,901)	(100,092)	17,339	(1,104,972)	372,769	464,241	(309,691)	988,265	587,155	(1,067,941)

* (F) included in the project description indicates that third party funding is available.

2014 Sewer & Water Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sewer										
2803SS - CEDAR HEIGHTS PHASE I BPS, WATER & SEWER ON COLLEGE DR	425,000	0	0	0	0	0	0	0	0	0
3061SS - MAIN ST - GORMANVILLE TO MEMORIAL DR	0	0	0	2,500,000	2,500,000	0	0	0	0	0
3206SS - ELIMINATE METCALFE AVE PUMPING STATION	0	0	600,000	0	0	0	0	0	0	0
3212SS - FRANCIS ST SEWER UPSIZING	0	750,000	0	0	0	0	0	0	0	0
3307SS - WWTP - RETURN SLUDGE PUMPS AND CONTROLS - REPLACEMENT	0	50,000	0	0	0	0	0	0	0	0
3308SS - WWTP - ELECTRICAL UPGRADES	175,000	200,000	200,000	175,000	0	0	0	0	0	0
3309SS - WWTP - RAW SEWAGE PUMPING STATION	25,000	300,000	500,000	200,000	0	0	0	0	0	0
3310SS - WWTP - UPGRADE AERATION SYSTEM	50,000	150,000	150,000	0	0	0	0	0	0	0
3311SS - WWTP - METHANE GAS SYSTEM UPGRADES	75,000	0	0	0	0	0	0	0	0	0
3312SS - WWTP - REDUNDANT TRANSFORMER SWITCH GEAR AND FEEDS	0	200,000	0	0	0	0	0	0	0	0
3313SS - WWTP - MAJOR VALVE REPLACEMENT PROGRAM	30,000	40,000	40,000	30,000	0	0	0	0	0	0
3314SS - WWTP - STRUCTURAL REPAIRS	50,000	500,000	250,000	0	0	0	0	100,000	300,000	0
3315SS - WWTP - ASTHETICS, FENCING, BRICK VANEER	10,000	10,000	0	0	0	0	0	0	0	0
3316SS - WWTP - BOILER ROOM UPGRADES	200,000	150,000	0	0	0	0	0	0	0	0
3317SS - WWTP - BACKUP GENERATION (F)	0	1,250,000	0	0	0	0	0	0	0	0
3406SS - GERTRUDE - GLADSTONE TO LSD - SANITARY FORCEMAIN	100,000	500,000	0	0	0	0	0	0	0	0
3411SS - INFILTRATION REDUCTION/ FLOW MONITORING PROGRAM 2014 - PHASE II	100,000	100,000	0	0	0	0	0	0	200,000	0
3502SS - SEYMOUR EXTENTION PHASE II - SOUTH BLOCK	0	75,000	0	0	0	0	0	0	0	0
3503SS - JANE ST - MURRAY TO TIMMINS - RECON	0	0	0	0	400,000	0	0	0	0	0
3510SS - SANITARY SEWER SKI HILL TRUNK SEWER EXTENSION (F)	0	1,150,000	1,150,000	0	0	0	0	0	0	0
3513SS - WWTP - GRIT REMOVAL AT FRONT END	3,000,000	400,000	0	0	0	0	0	0	0	0
3514SS - HILLVIEW TRUNK REHAB	0	0	0	0	500,000	3,500,000	0	0	0	0
3604SS - WWTP FACILITY CONDITION ASSESSMENT & EXPANSION (F)	0	0	2,500,000	1,000,000	1,000,000	2,500,000	0	2,500,000	2,500,000	5,000,000
3607SS - CEDAR HEIGHTS - PHASE II - LAROCQUE BPS, STANDPIPE, WATER & SEWER	0	0	450,000	0	0	0	0	0	0	0
4001SS - SEWAGE TREATMENT PLANT REHAB	200,000	200,000	200,000	0	0	0	0	0	0	0
4300SS - NORTH HWY 11 SERVICING & AIRPORT INDUSTRIAL PARK EXPANSION	0	0	0	0	0	0	0	0	0	5,000,000
6187SS - DIGESTER & GRIT REMOVAL 2014 ON-GO	83,000	85,000	88,000	91,000	0	0	100,000	0	0	109,000

2014 Sewer & Water Capital Budget Summary

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
6150WS - CITY SHARE OF NEW DEVELOPMENT COSTS 2014 ON-GO	180,000	200,000	220,000	240,000	260,000	280,000	300,000	320,000	340,000	360,000
6151WS - VEHICLE & EQUIPMENT REPLACEMENT PROGRAM 2014 ON-GO	600,000	618,000	637,000	656,000	676,000	696,000	717,000	739,000	761,000	784,000
6152WS - ASPHALT RESURFACING 2014 ON-GO	225,000	232,000	239,000	246,000	253,000	261,000	269,000	277,000	285,000	293,000
6154WS - RESIDENTIAL STREET REHAB 2014 ON-GO	282,000	290,000	299,000	308,000	317,000	327,000	337,000	347,000	357,000	368,000
6182WS - SYSTEM TECHNOLOGY PROGRAM 2014 ON-GO	102,000	105,000	108,000	111,000	114,000	117,000	121,000	125,000	129,000	133,000
6189WS - HYDRANT & VALVE REHAB 2014 ON-GO	170,000	175,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000
6190WS - WATER & SEWER REHAB 2014 ON-GO	56,000	57,500	59,000	61,000	63,000	65,000	67,000	69,000	71,000	73,000
6191WS - FLUSH WATERMAINS 2014 ON-GO	225,000	232,000	239,000	246,000	253,000	261,000	269,000	277,000	285,000	294,000
6192WS - WATER PLANT MAINTENANCE 2014 ON-GO	282,000	290,000	299,000	308,000	317,000	327,000	337,000	347,000	357,000	368,000
6193WS - WATERMAIN REPLACE/REAM/RELIN 2014 ON-GO	170,000	175,000	180,000	185,000	191,000	197,000	203,000	209,000	215,000	221,000
6194WS - WATERMAIN LOOPING 2014 ON-GO	112,000	115,000	118,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000
6195WS - DESIGN WORK NEXT YEAR'S PROJECTS 2014 ON-GO	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
6199WS - MEMBRANE MODULE REPLACEMENT	270,000	270,000	270,000	270,000	270,000	270,000	270,000	270,000	270,000	270,000
Total Water Budget	6,529,000	5,929,500	5,853,000	8,013,000	8,106,000	7,953,000	13,652,000	10,702,000	13,172,000	8,656,000
Total Sewer & Water Capital Budget	11,258,000	12,247,000	12,190,000	12,420,000	12,919,000	14,343,000	14,119,000	13,671,000	16,543,000	19,138,000
Grants & Other Funding Sources										
3317SS - WWTP-BACKUP GENERATION	0	(300,000)	0	0	0	0	0	0	0	0
3510SS - SANITARY SEWER SKI HILL TRUNK SEWER EXTENSION	0	(575,000)	(575,000)	0	0	0	0	0	0	0
3604SS - WWTP FACILITY CONDITION ASSESSMENT & EXPANSION	0	0	0	(600,000)	(600,000)	(1,670,000)	0	0	0	(5,000,000)
Total Grants & Other Funding Sources	0	(875,000)	(575,000)	(600,000)	(600,000)	(1,670,000)	0	0	0	(5,000,000)
Net Capital Budget Total	11,258,000	11,372,000	11,615,000	11,820,000	12,319,000	12,673,000	14,119,000	13,671,000	16,543,000	14,138,000
Capital Funding Policy Limit										
Capital Levy in Operating Budget	(7,768,723)	(7,985,513)	(8,235,937)	(8,521,311)	(8,841,565)	(9,396,250)	(9,979,280)	(10,331,904)	(10,997,043)	(11,573,191)
Debt/Long-Term Debt	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)
Development Charges	(412,000)	(412,000)	(412,000)	(412,000)	(412,000)	(412,000)	(412,000)	(412,000)	(412,000)	(412,000)
Target Policy for Net Expenditures	(11,180,723)	(11,397,513)	(11,647,937)	(11,933,311)	(12,253,565)	(12,808,250)	(13,391,280)	(13,743,904)	(14,409,043)	(14,985,191)
(\$Available) \$Funding Needed	77,277	(25,513)	(32,937)	(113,311)	65,435	(135,250)	727,720	(72,904)	2,133,957	(847,191)

* (F) Included in the project description indicates that third party funding is available.

COMMUNITY SERVICES COMMITTEE

Monday, December 2, 2013

Page 1

Chairperson: Councillor Mendicino
Vice-Chair: Councillor Anthony
Member: Councillor (to be determined)
Ex-Officio: Mayor McDonald

CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).

CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).

CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/SAGERD).

CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).

CS-2013-18 Motion presented by Councillor Maroosis and Councillor Mendicino on June 4, 2013 re Age Friendly Community (D00/2013/GENER/GENERAL).

CS-2013-28 Report from Jerry Knox dated November 5, 2013 re North Bay Fire and Emergency Services (H05/2013/FIRE/GENERAL).

► **CS-2013-29 Report from Beverley Hillier dated November 19, 2013 re District of Nipissing Social Services Administration Board Ten (10) Year Housing and Homelessness Plan (S04/2013/DNSSA/HOUSING).**

CS-2013-29

Draft Recommendation:

"That the Council of the City of North Bay supports the District of Nipissing Social Services Administration Board Ten (10) Year Housing and Homelessness Plan and provide the comments included in Report to Council CSBU 2013-104 for their consideration."

City of North Bay

Report to Council

RECEIVED
CITY OF NORTH BAY

NOV 21 2013

CLERK'S DEPT.

Report No: CSBU 2013 - 104

Date: November 19, 2013

Originator: Beverley Hillier, Manager, Planning Services

Subject: DNSSAB 10 Year Housing and Homelessness Plan

RECOMMENDATION

That this Report be referred to the Community Services Committee for discussion.

BACKGROUND

The District of Nipissing Social Services Administration Board (DNSSAB) is mandated under the Housing Services Act, 2011 to prepare a local housing and homelessness plan. DNSSAB has conducted research and consulted with community members throughout the district in order to develop a Plan that is reflective of the needs of the district. In addition, the DNSSAB used this opportunity to update their 2008 Housing Needs and Analysis Report. The Plan itself sets out 6 strategic objectives each of which set out key performance indicators and strategies. In addition, Section 2 of the Plan sets out municipal objectives and considerations. Section 2 is attached to this report. The entire Plan (Draft 3) is available online at <http://www.dnssab.on.ca/partners-and-research/Pages/10-year-Housing-and-Homelessness-Plan.aspx>, along with the various sub-reports on research conducted by the DNSSAB.

OPTIONS / ANALYSIS

The comments in this report are reflective of the entire Plan (Draft 3) but largely focus on Section 2. Page 31 of the Plan notes a fundamental shift in the needs of the community since 2008. In 2008 the focus was on the need for more affordable housing. This has changed, according to DNSSAB, to a need for more housing support programs to help people remain housed and to see improvements in the condition of existing housing stock.

Staff generally agree with this shift. There is always a need for more affordable housing units within the community, both from a rental and ownership perspective; however, the vacancy rates have continued to rise over the past 2 years to 4.3% in April 2013 indicating there is likely an appropriate amount of rental stock. The price of the units has however remained relatively stable at approximately \$850 for a two bedroom unit.

Strategic Objectives 1 and 2 each contain 5 strategies and are focused on DNSSAB, community partners, service agencies and rural municipalities within the district in improving homelessness prevention, shelters and diversions and improving housing stability.

Strategic Objective 3: Increasing Housing Affordability and Options along the Housing Continuum;

- Strategy 1 of this objective is about assisting "homeowners to create secondary suites...where permitted through Official Plans." The City of North Bay's Official Plan does not permit secondary suites as of right throughout the community. Presumably this assistance could support the conversion of housing in the Residential Intensification Area of the City. The policies regarding secondary suites will be evaluated in the next 5 year review of the Official Plan.
- Strategy 2 calls for a shared housing registry. While we have no objection to this, it will be important for DNSSAB to consider the status of the units listed on the registry. For example the units should be legal under the City's Zoning By-law, the Building Code and the Fire Code and have any required license under the Residential Rental Housing Licensing By-law.
- Strategies 3 to 6 relate to reviewing and looking for opportunities to increase funding for rent supplement, housing allowance and affordable housing. The municipality could have a role to play with respect to opportunities for affordable housing and homeownership through tools such as the Municipal Housing Capital Facilities By-law or through the development of a Community Improvement Plan geared to affordable housing. At this juncture, there are not significant details regarding potential programs in order to offer comments.
- Strategies 7 to 9 relate to increasing stock through the exploration of funding opportunities. Staff agrees that all funding avenues should be explored as they become available.

Strategic Objective 4: Sustaining and Expanding the Housing Portfolio.

The 5 strategies in this objective are ties to DNSSAB, the Nipissing District Housing Corporation and social housing providers. They are related to maintaining service standards, reviewing the overall portfolio and creating an asset management plan.

Strategic Objective 5: Leadership, Integration, Coordination and Advocacy.

- Strategy 3 calls for the development of a district wide homelessness task force of municipal leaders. It is unclear who this is intended to be.
- This strategy also speaks to linkages between municipalities, developers, DNSSAB and housing providers. City staff can facilitate this objective by inviting DNSSAB to attend our local Developers Liaison Advisory Community for collaboration efforts with local homebuilders.

Strategic Objective 6: Awareness, Education, Information and Best Practices.

-
- Strategy 1 includes an education component for municipalities with respect to DNSSAB's services and programs. This is welcome to ensure staff can share appropriate information on programs and services to citizens.
 - Strategy 2 speaks to educational campaigns on NIMBY-ism (Not In My Back Yard). This is a very important component of new affordable housing developments within the community.
 - This objective also strives to build a knowledge base within DNSSAB and district regarding housing and homelessness. It also sets out monitoring and education components.

It is noted in the original draft reviewed by Staff there are no timelines or target dates associated with the objectives. This has previously been mentioned to the DNSSAB and the new Draft 3 includes timelines associated with each objective to, at minimum, set out short, medium and long term priorities within the Plan.

Following the 6 objectives the Plan sets out specific "Municipal Objectives and Considerations." These are generally broad based and are not necessarily expected to be implemented in each of the 11 municipalities throughout the district. The intent of this Plan is they will be 'coordinated and integrated with all municipalities in the service area' and it 'set[s] out a strategy to generate municipal support for an active and vital private ownership and rental market'. It is identified the main way to achieve this is through local Official Plan policy.

The Plan provides some sample Official Plan Policies municipalities could use in updating their Official Plans to align with this 10 Year Housing and Homelessness Plan. Staff have previously reviewed a draft version of this section and provided comments to DNSSAB. These comments have largely been incorporated into this revised document.

It is noted the policy suggests municipalities implement a requirement that a percentage of all new development be affordable. This is a very difficult objective to meet given the costs and scale of development that occurs within North Bay in comparison to other communities.

The Plan then goes on to state a number of ways in which the municipality can achieve affordable housing within the community with associated timeline targets to achieve them. They are split up between planning [land use] strategies, cost/contribution strategies and agreements/partnership strategies and monitoring strategies.

With respect to the planning strategies the Plan is essentially encouraging infill, intensification and various forms of housing throughout the community. The City's Official Plan was approved in 2012 and incorporated this type of policy. It is staff's recommendation that all of the timelines should be amended to "the next 5-year update of the municipal Official Plan". This would not put undue burden on the municipalities in the district to update their Official Plans prior to their next required

cycle. Each municipality could then evaluate the appropriateness of the policy given their local context.

This section of the Plan also encourages the conversion of non-residential buildings to residential.

While this could be appropriate in some cases, each municipality should evaluate potential conversions based on location, compatible/sensitive land uses and current/previous use of buildings (e.g. industrial to residential). There would need to be appropriate zoning regulations in place to allow this to occur.

The Plan also discourages the conversion of rental housing stock to condominiums. Staff disagrees with this broad statement. While recognizing these conversions to have an impact on municipal tax assessment in the short-term it is also important to realize these conversions do provide opportunities for affordable homeownership and also generally result in re-investment in older building stock within the community. It would be more appropriate to encourage municipalities to develop policies regarding the conversion to condominiums and set parameters in which these types of applications will be considered.

The cost/contribution strategies include the following:

- Considering affordable housing as a priority for surplus municipal land;
 - The municipality does not have a specific policy on prioritized use for surplus land and these would be considered on a case by case basis.
- Case-by-Case relief of development related fees for development that provides affordable housing;
 - This would require a Community Improvement Plan that would set out grants and rebates for affordable housing projects. Staff is considering this as an option for the municipality as a means of encouraging new affordable housing across the municipality. The tax incentive component would be a property tax reduction grant calculated as the differential between the multi-residential and residential municipal tax rates. This would result in multi-residential affordable housing projects being taxed at the same level as residential properties. This would in effect do the same thing as imposing the new multi-residential tax class but would be on a case-by-case basis and not all new multi-residential developments. This is the formula used for tax rebates in the 4 Affordable Housing Agreements currently in place.
- Applying for government grants and/or subsidies, including land dedication, that will reduce overall development costs;

-
- The municipality applies for grants for a variety of infrastructure projects. This is a difficult policy to interpret specifically for affordable housing as municipal infrastructure is not completed for specific development projects. The City will continue to look into grants for supporting other programs such as a community improvement plan or supporting the private sector in applying for grants.
 - Informing the community of government grants available to encourage secondary units, converted units and accessory units;
 - Where the units are permitted through the City's Zoning By-law and with education on the affordable programs from DNSSAB, Staff would be able to provide this information to citizens on a day to day basis. Large scale advertisement or promotion should be the responsibility of DNSSAB.
 - Equalizing the tax ratio for new multi-residential buildings in accordance with Federal and Provincial affordable guidelines [O.Reg. 282/98];
 - This could be done by implementing the new multi-residential tax class which would result in all new multi-residential developments taxed at the same level as the residential tax class. If an opportunity arises to review the City's Long Term Tax Policy this will be reviewed as a potential option.
 - Streamlining the development approvals process for projects that provide affordable housing as defined by the province;
 - This is currently being completed with all development through the Development Application Review Team which has been in place in the City since 2005.

The cost/contribution strategies include the following:

- Negotiating agreements with the public and private sector partners to provide affordable housing through the Draft Plan of Subdivision, Plan of Condominium, Rezoning, and Consent processes;
 - Without specific policies in place that require percentages of affordable housing through development projects, this strategy would be difficult to implement. It is also unclear who would be negotiating the agreements.
- Enacting a Municipal Housing Capital Facilities By-law under the Municipal Act to enable the municipality to enter into agreements with private and non-profit partners for the provision of affordable rental housing;

-
- We currently have 4 Municipal Housing Capital Facilities Agreements in place:
1. Physically Handicapped Adults Rehabilitation Association (PHARA); 2. Castle Arms; 3. 1732946 Ontario Inc., Second Avenue; 4. 1732859 Ontario Inc., Trout Lake Road. Municipal tax incentives are part of the provincial funding approval. Council was very supportive of all projects.
 - Collaboration with other government agencies and the private sector to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing;
 - There are no objections to this. Municipal policies may need to be updated depending on the form of development.
 - Collaboration with local groups and community service agencies to assess the need for special needs housing (including emergency shelters, transitional housing, supported/supportive housing and social/subsidized housing) in the community and support such groups and agencies interested in pursuing the provision of assisted/special needs housing;
 - There are no objections to this. We continually review and discuss our policies with local organizations to ensure they are supportive of both their needs and the larger community.

Monitoring Strategies include:

- Monitoring the municipality's ability to accommodate future residential growth and available servicing capacity for residential development to ensure the housing targets of this Plan can be achieved;
 - This is done as part of the monitoring of the new Official Plan. A report outlining the monitoring indicators as part of the new Official Plan will be presented to Council shortly.

Option 1:

Support the DNSSAB 10 Year Housing and Homelessness Plan and provide the comments included in this report to DNSSAB for their consideration.

Option 2:

Do not support the DNSSAB 10 Year Housing and Homelessness Plan.

RECOMMENDED OPTION

Option 1 is the recommended option.

The Plan will help guide an annual work plan for DNSSAB and through collaboration with local community partners and service agencies it should create opportunities for affordable housing, review of current programs and practices throughout the district.

Respectfully submitted,



Beverley Hillier, MCIP, RPP
Manager, Planning Services

BH/dlb

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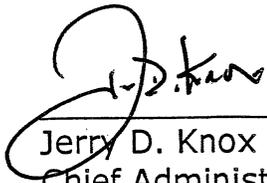
We concur in this report and recommendation.



Peter Chirico
Managing Director, Community Services



Margaret Karpenko, CMA
Chief Financial Officer / Treasurer



Jerry D. Knox
Chief Administrative Officer

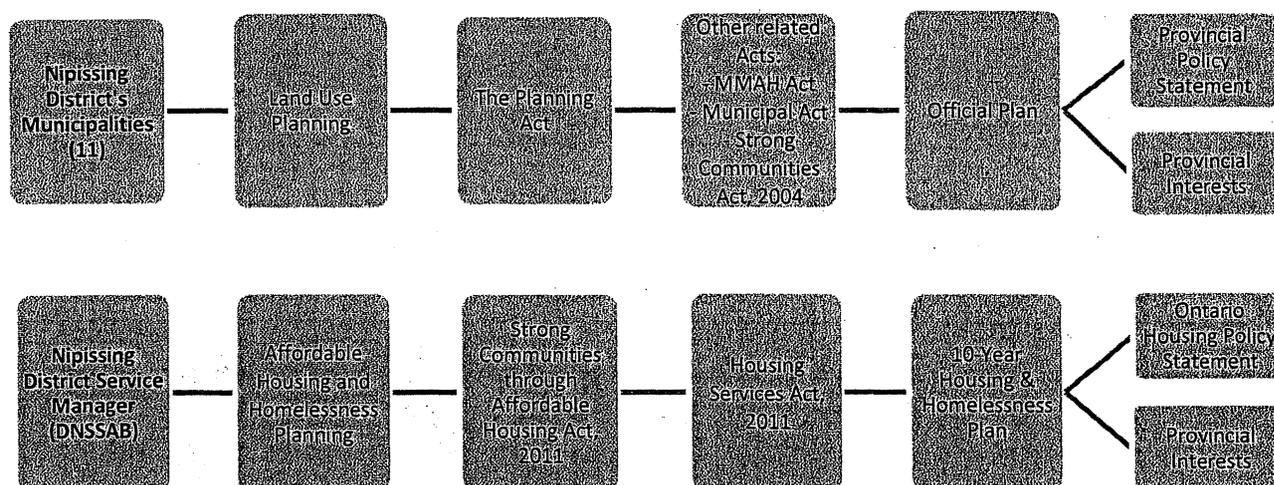
Personnel designated for continuance: Manager, Planning Services

SECTION 2: MUNICIPAL OBJECTIVES AND CONSIDERATIONS

Present Planning Framework for Housing

In Nipissing District, the planning around housing is primarily carried out by the district's municipalities, and the provincial Service Manager (DNSSAB). At the municipal level, the planning for housing is carried out by each municipality, and is considered within the broader context of land-use planning, specific to the needs of the municipality. In contrast, at the service management level, the planning for housing is carried out by the DNSSAB, and is considered within the narrower context of affordable housing and homelessness planning, based on the needs of the citizens in all the municipalities and areas, i.e., across Nipissing District.

The municipalities and DNSSAB conduct their planning through two separate channels that have different provincial legislation, policy statements, and provincial interests as shown in the diagram below:



There is some cross-talk between the two different sets of legislation and policy statements, where the language of one is loosely included in the other, and policy directions cross-over. For example, on the municipal planning front, the Provincial Policy Statement speaks to having an appropriate range of housing which includes the provision of affordable housing and targets, and housing that

meets “the social, health and well-being requirements of current and future residents, including *special needs*”. Most recently, the Planning Act - through enactment of the Strong Communities through Affordable Housing Act, 2011 - was amended to include a clause around the “adequate provision of a full range of housing, including affordable housing”.

On the service management planning front, the Ontario Housing Policy Statement provides policy direction in the area of the 'private market', and expects the 10-year housing and homelessness plans to 'set out a strategy to generate municipal support for an active and vital private ownership and rental market'. Furthermore, the housing and homelessness plans are to be 'coordinated and integrated with all municipalities in the service area'.

Clearly from the above, the province intends to have some alignment and integration between the municipal and service management plans, and this makes sense in terms of effectively meeting citizen's needs, and realizing economies through planning efficiencies. However, the extent to which the two plans will align and integrate is largely a function of municipal structure and governance.

Northern Ontario's districts do not have the same municipal structure or level of administration as the counties and regional municipalities of Southern Ontario. This means that northern Service Managers such as DNSSAB do not have the administrative jurisdiction over municipal government functions such as land use and official planning. Thus, in order to achieve full alignment between the municipal and service management plans, DNSSAB would need to integrate its 10-year housing and homelessness plan with 11 different Official Plans (or vice

versa) – something that is not going to happen, at least not in the near future.

Aligning the 10-Year Housing and Homelessness Plan with the Official Plans

In view of the planning processes and challenges above, DNSSAB recognizes the merit in trying to have some coordination and alignment with the municipal Official Plans. If the two planning processes shown in the diagram are conducted in parallel with no coordination or integration, planning inefficiencies - such as duplications or gaps – will likely result, and the housing needs of citizens may not be effectively met. Additionally, implementing parts of the 10-year housing and homelessness plan will be next to impossible without some municipal coordination and function.

In an effort to align the 10-year housing and homelessness plan with municipal land-use and official planning, options are presented (in the section that follows) for consideration by the district's municipalities, as they undertake reviews of their respective Official Plans, or develop new ones, during their five-year planning cycles.

These options are derived from the local evidence around housing need and thus will help to address the housing issues in the district's municipalities. They are presented in a similar format as the previous section on district perspectives, and can be incorporated directly into an

Official Plan. In this manner, the 10-year housing and homelessness plan and Official Plans can start to align, not only in terms of meeting citizen needs, but also in terms of provincial legislation and policy direction.

It is recognized that the district's municipalities will develop their own policies for their Official Plans, based on the needs of their respective communities. It is also recognized that as the municipal role in the provision of affordable housing varies by municipality, so too will the range of these options that are incorporated into the respective Official Plans. For example, some municipalities may incorporate some of the options, or none, or all.

A review of the district's current municipal Official Plans (see Sub Report # 6) shows that some of these options have already been incorporated into some of the plans, and thus to some extent, some alignment has started. But in an effort to further coordinate and integrate the 10-year housing and homelessness plan for Nipissing District with the district's 11 municipal Official Plans over time, the menu of options below are presented for all municipalities to consider.

***Municipal Planning Considerations
that support Affordable and Assisted
Housing***

As described above, the following are options for the district's municipalities to

consider as they undertake reviews of their Official Plans:

Municipalities will strive to achieve the following objectives:

1. Recognize and consider the housing needs and priorities as established by the District of Nipissing Social Services Board when identifying and planning for housing needs within the municipality.
2. Maintain an appropriate supply of land within the municipality to accommodate residential growth, including market-based housing, affordable housing and subsidized housing components.
3. Provide for and promote a full range of housing in terms of form, tenure, and affordability to meet the current and future needs of residents of the municipality.
4. Encourage and promote as a priority, the development of housing that is affordable for low and moderate income households or individuals. It is suggested that a percentage of all new residential development meet the Provincial definition of affordable housing.
5. Encourage and promote housing for seniors, including housing with support facilities that enable seniors to age in place.
6. Recognize the importance of subsidized housing, assisted housing and special needs housing in meeting the needs of the residents of the municipality.

Provide housing options that prevent homelessness and ensure acceptable, safe and affordable housing that meets the needs of the citizens.

1. The municipality shall maintain the ability to accommodate future residential growth for a minimum of 10 years through intensification, redevelopment, and land designated and available for all forms of residential development.
2. Maintain available servicing capacity to provide a minimum three-year supply

of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned and available for development, as required by the Provincial Policy Statement

3. Affordable housing may be achieved within the municipality by the following:

Planning Strategies

Actions	Timelines	Housing Continuum
Promote higher density housing forms, where housing is more affordable due to reduced per unit land costs. Increased residential densities shall be supported in appropriate locations	5 years	Social housing Subsidized rental Private rental Home ownership
Encouraging the development of smaller dwelling units, where housing is considered more affordable due to lower development costs	5 years	Social housing Subsidized rental Private rental Home ownership
Encouraging affordable housing to locate in proximity to local community facilities and existing or potential public transit routes and active transportation facilities	5 years	Social housing Subsidized rental Private rental Home ownership
Encouraging opportunities for affordable housing in older established neighbourhoods as a means of maintaining and improving older housing stock in the municipality	5 years	Social housing Subsidized rental Private rental Home ownership
Ensuring that the provisions of Zoning By-law's are sufficiently flexible to permit a range of innovative housing types, sizes, tenures, and affordability, including secondary suites, accessory dwelling units, garden suites, cohousing, communal housing and life-lease housing	5 years	Social housing Subsidized rental Private rental Home ownership
Encouraging the development of low income housing geared towards seniors, including affordable rental and ownership housing and housing models that allow seniors to stay in their own home for longer	1-2 years	Social housing Subsidized rental Private rental Home ownership
Permitting the conversion of non-residential buildings to residential use, preferably to include affordable housing	1-2 years	Social housing Subsidized rental Private rental Home ownership
Discouraging the conversion of rental housing stock to condominium tenure	5 years	Private rental

Cost/Contribution Strategies

Actions	Timelines	Housing Continuum
Considering affordable housing as a priority use for surplus municipal land in the municipality and work with other levels of government to make surplus land available to providers of affordable housing at little or no cost	5 years	Shelters Transitional housing Supportive/supported housing Social housing Subsidized rental Private rental Home ownership
Providing, on a case-by-case basis, relief from development, planning, permit, and other fees normally charged for projects that provide affordable housing as defined by the Province	5 years	Shelters Transitional housing Supportive/supported housing Social housing Subsidized rental Private rental Home ownership
Applying for government grants and/or subsidies, including land dedication, that will reduce overall development costs	1-2 years	Shelters Transitional housing Supportive/supported housing Social housing Subsidized rental Private rental Home ownership
Informing the community of government grants available to encourage the creation of second units, converted units, and accessory unit	1-2 years	Private Rental Home ownership
Equalizing the tax ratio for new multi-unit residential buildings in accordance with Federal and Provincial affordable housing guidelines	5 years	Subsidized rental Private rental
Streamlining the development approvals process for projects that provide affordable housing as defined by the Province	5 years	Shelters Transitional housing Supportive/supported housing Social housing Subsidized rental Private rental Home ownership

Agreements/Partnerships Strategies

Actions	Timelines	Housing Continuum
Negotiating agreements with the public and private sector partners to provide affordable housing through the draft plan of subdivision, plan of condominium, rezoning, and consent processes	5 years	Private Rental Home ownership
Enacting a Municipal Housing Capital Facilities By-law under the Municipal Act to enable the municipality to enter into agreements with private and non-profit partners for the provision of affordable rental housing	5 years	Supportive/ supported housing Social housing Subsidized rental Private rental
Collaboration with other government agencies and the private sector to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing	1-2 years	Shelters Transitional housing Supportive/supported housing Social housing Subsidized rental Private rental Home ownership
Collaboration with local groups and community service agencies to assess the need for special needs housing (including emergency shelters, transitional housing, supported/supportive housing and social/subsidized housing) in the community and support such groups and agencies interested in pursuing the provision of assisted/special needs housing	1-2 years	Shelters Transitional housing Supportive/supported housing Social housing Subsidized rental Private rental Home ownership

Monitoring Strategies

Actions	Timelines	Housing Continuum
Monitoring the municipality's ability to accommodate future residential growth and available servicing capacity for residential development to ensure that the housing targets of this Plan can be achieved	5 years	Shelters Transitional housing Supportive/supported housing Social housing Subsidized rental Private rental Home ownership

ENGINEERING & WORKS COMMITTEE

Monday, December 2, 2013

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Chairperson: Councillor Mayne
Vice-Chair: Councillor Bain
Member: Councillor Campbell
Ex-Officio: Mayor McDonald

EW-2010-03 Report from A. Korell/J. Houston dated March 26, 2010 re Kate Pace Way west end bike route connection between Memorial Drive and Gormanville Road (R05/2010/KPWTR/WESTENDR).

EW-2013-03 Report from Domenic Schiavone dated September 26, 2013 re ~~Bulk Water~~ and Septage Receiving Station User Fees (C00/2014/BYLAW/USERFEES).

ITEMS REFERRED BY COUNCIL FOR A REPORT

<u>DATE</u>	<u>ITEM</u>
March 29, 2005	Backflow Prevention Program survey of all industrial, commercial and institutional buildings (due September 2005).
September 21, 2009	Review, update and consolidation of Noise By-Law (due June 30, 2010).
May 3, 2010	Track the net financial benefits created through increased assessment as a result of the Airport Industrial Community Improvement Plan sites being developed.
January 24, 2011	Comprehensive review of City owned Lake Nipissing accesses.
July 4, 2011	Comprehensive Status Report relating to BCIP (due July 2014).
July 16, 2012	Review of water and sewage rates for the dispensing facility on Patton Road (due March 2013).
August 26, 2013	Exotic Animals
September 16, 2013	Downtown Community Improvement Plan