



**Regular Meeting of Council
AGENDA**

Tuesday, February 27, 2024, 6:30 p.m.

Council Chambers

City Hall - 200 McIntyre Street East, North Bay, ON

- 1. Declaration of Pecuniary Interest and the General Nature Thereof**
- 2. Motion to Suspend the Rules**
 - 2.1 Councillor Tanya Vrebosch
- 3. Public Presentations**
 - 3.1 Hariett Madigan & Gina Sherry, Update for Clean Green Beautiful North Bay 2023, Initiatives and Plans for 2024 and Centennial Year 2025
 - 3.2 Don Rennick, Council's performance for the previous year from the view of a taxpayer
 - 3.3 Bill Antler, West Ferris Community Centre
- 4. Public Meeting Minutes**
 - February 5, 2024; and
 - February 13, 2024
- 5. Motion for Reconsideration**
- 6. Committee Reports**
 - 6.1 Rezoning Application - 2412594 Ontario Limited - Premier Road (unaddressed)
- 7. Correspondence**
 - 7.1 Request for Quote 2024-05, Hybrid Pickup Trucks
Prepared by: Mary-Ann Kotylak and John Ouellette
Date of Report: February 16, 2024
Report No. CORP 2024-17
 - 7.2 PFAS Environmental Remediation
Prepared by: Karin Pratte
Date of Report: February 13, 2024
Report No. IO 2024-03
 - 7.3 Condominium Conversion Policy Review
Prepared by: Adam Curran

Date of Report: February 8, 2024

Report No. CSBU 2024-01

7.4 2024 Budget for the Board of Management for the Downtown Improvement Area

Prepared by: Sara Gage

Date of Report: February 14, 2024

Report No. CORP 2024-16

8. **By-Laws for Consideration**

By-Law No. 2024-16 to rezone certain lands on Premier Road (2412594 Ontario Limited - Premier Road (unaddressed)).

By-Law No. 2024-17 to designate a Site Plan Control Area on certain unaddressed lands on Premier Road (2412594 Ontario Limited - Premier Road (unaddressed)).

9. **Motions**

9.1 Comprehensive Social and Economic Prosperity Review

9.2 Federal Government's Reaching Home Funding (DNSSAB)

10. **In-Camera Correspondence**

10.1 Closed Minutes

10.2 Confidential report from Peter Leckie dated February 16, 2024 re Pending Disposition of Land by the Municipality or Local Board

11. **Giving Notice (Notice of Motion)**

12. **Confirmatory By-Law**

By-Law No. 2024-13 to confirm proceedings of the Regular Meeting of Council held on February 27, 2024.

13. **Adjournment**

2.1

North Bay, ON

February 27, 2024

Subject: Suspension of Rules – Procedural By-Law

File No.

Res. 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

Pursuant to Section 2.2 of the City of North Bay's Procedural By-Law No. 2019-80, the applicable Rules are hereby suspended to allow for comments from Councillor Tanya Vrebosch.

Carried

Carried as amended

Lost

Conflict _____
Chair _____

Endorsement of

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____



Special Committee Meeting Minutes

February 5, 2024, 5:15 p.m.

Council Chambers

all - 200 McIntyre Street East, North Bay, ON

Members Present: Councillor Horsfield, Councillor Inch, Councillor Mallah, Councillor King, Councillor Lowery, Councillor Bain, Councillor Gardiner, Councillor Vrebosch, Councillor Mitchell

Members Absent: Mayor Chirico, Councillor Mayne

Community Services Committee

Public Meeting pursuant to the Planning Act

CS 2024-02: Report from Peter Carello dated January 25, 2024 re: Proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of 2412594 Ontario Limited – Premier Road (Unaddressed)

Councillor Mallah read the draft recommendation for the Committee’s consideration.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 15th day of January 2024 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Peter Carello explained the purpose of the Rezoning Application.

Councillor Mallah asked for public presentations in support of or objecting to the Rezoning Application.

Presentations:

Rick Sapinski:

- Speaking on behalf of himself and some of the neighbours.
- Disagrees with the rezoning from a triplex to a fourplex.

- Premier Road is a very narrow road with ditches on one side and no sidewalks.
- There is only one way in and one way out.
- This is a very busy street with Premier Village, the Church, 14 unit townhouse, trailer park, beaches and parks used by the public.
- There are vacant parcels does not want Premier Road jammed packed.
- Would agree with a triplex.

Gerry Stewart:

- A fourplex does not conform.
- This is a residential area and is not for apartments.
- If the By-Law is amended this opens the door for all other vacant parcels.
- Water and sewer lines have leaks - polluting ground water.

Gisele Landriault:

- How could the City go ahead and approve this new build the current infrastructure in place has not been kept up.
- The road is currently in a dangerous condition with the boat launch, snowmobiles, churches, etc.
- What does the City use as a matrix as to what is and isn't acceptable for the infrastructure.

Linda Murphy:

- Ferris is already saturated with townhouses.
- Everyone knows there is a housing shortage.
- There should be a formula for diversity.
- It is in Council's putview to say yes - but do you really need to.

Laurie Hudon:

- Is here to speak for neighbours that could not attend.

- Has lived on Premier Road for 30 years and lives here because of the diversity.
- There are townhouses at the beginning, condos at the end and Premier Village in the middle.
- The current infrastructure cannot handle this development.
- Ferris has a lot of empty stuff - do not see a reason why we have to pack Premier Road.
- The developer can already have a triplex, by changing this zoning it sets a precedent.
- The pump house needs to be replaced - when will this be done.
- There is no drainage.

Heather McKercher:

- Has been living there since 2006.
- Would ask Council to think about their decision and how this will impact the area down the road in 50 years.

Steve McArthur:

- Agent for the Applicant
- Applicant provided a sketch for consent the purpose is to prove that a fourplex can fit on the property with all the parking requirements.
- Exceeds all the requirements in an R6 Zone.
- What is submitted and what we are dealing with is the zoning on the property and the use of the property and not specifically with that layout or design.
- City of North Bay needs housing - North Bay is not alone in this scenario the whole country is going through this.
- North Bay passed a Housing Action Plan in 2023.
- There has been a lot of discussion about the easement, etc., what we are doing is showing that this can be fit on the property and achieve all the requirements.

- This is not a final design that will be achieved through Site Plan Control.
- There has been a lot of speculation about how this is going to be developed and by whom.
- It is not the intention to destroy the neighbourhood.
- Putting the R6 zoning in place we don't know what the final development is going to look like, but we know that it has to conform to all of the regulations.
- The Developer will be responsible for the lot grading, drainage, and stormwater management.
- Each property is viewed on its own merits, capabilities and regulations.
- Development community is coming forward with additional dwelling units in all of the planning districts in the City.
- Good infill and good planning.

Direction: Committee Report be brought forward to Council.

Infrastructure and Operations Committee

No Items Addressed.

General Government Committee

No Items Addressed.

Special Committee Meeting of Council adjourned at 6:42 p.m.

Mayor Peter Chirico

City Clerk Karen McIsaac



**Regular Meeting of City Council
Minutes**

**February 13, 2024, 6:30 p.m.
Council Chambers**

City Hall - 200 McIntyre Street East, North Bay, ON

Members Present: Mayor Chirico, Councillor Horsfield, Councillor Inch, Councillor Mallah, Councillor King, Councillor Lowery, Councillor Bain, Councillor Gardiner, Councillor Vrebosch, Councillor Mayne, Councillor Mitchell

1. Declaration of Pecuniary Interest and the General Nature Thereof

1.1 Councillor Horsfield - Post Graduate Work Program - Canadore College as "Nipissing University is my employer."

2. Public Presentations

2.1 Michael Brooker, Opposing to Rezoning Request on Kenreta Drive

2.2 Tim Bremner, Proposed Zoning By-Law Amendment - Kenreta Drive

2.3 Ed Valenti, Annual Dionne Quints Museum Presentation and Budget Request for the Museum

3. Public Meeting Minutes

Res. # 2024-31

Moved by Councillor Vrebosch
Seconded by Councillor Gardiner

That the minutes for the public meeting held on:

- January 30, 2024

be adopted as presented.

Carried

4. Motion for Reconsideration

5. Committee Reports

5.1 Zoning By-Law Amendment by Tulloch Geomatics Inc. on behalf of 1921281 Ontario Inc. - 30, 32, 34 Kenreta Drive

Res. # 2024-32

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2024-02 relating to:

- Zoning By-Law Amendment application by Tulloch Geomatics Inc. on behalf of 1921281 Ontario Inc. - 30, 32 34 Kenreta Drive

be adopted as presented.

Community Services Committee Report No. 2024-02

February 13, 2024

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2024-02 and recommends:

That:

1. Council approve the proposed Zoning By-Lw Amendment by Tulloch Geomatics Inc. on behalf of the property owner, 1921281 Ontario Inc., to rezone the properties legally described in Appendix A to Report to Council No. CSBU 2024-002, dated January 4, 2024 by Peter Carello, from a "Residential First Density Special No. 53 (R1 Sp.53)" zone to a "Residential Third Density Special (R3 Sp.)" zone.

All of which is respectfully submitted.

Carried

6. Correspondence

6.1 Armed Forces Appreciation Day 2024

Res. # 2024-33

Moved by Councillor Mallah
Seconded by Councillor King

That Council grant exclusive use of the City-owned or controlled lands (except the North Bay Wastewater Treatment Facility Lands) within the area defined as, extending from, and inclusive of the waterfront beaches starting at Tenth Street and both sides of Memorial Drive from the Uniroc site up to and including Lee Park for the 2024 Armed Forces Appreciation Day being held June 19th, 2024.

Carried

6.2 Request for Quote 2023-94, Transit Advertising

Res. # 2024-34

Moved by Councillor Mitchell
Seconded by Councillor Mayne

That Council approve the award of a contract to 2601202 Ontario Ltd. o/a Northern Transit and Arena Advertising Agency (NTAAA), based on the rates specified in their bid for Request for Quote 2023-94, to provide Transit Advertising Services for a term of five (5) years.

Carried

6.3 Request for Quote 2024-03, Four (4) Pickup Trucks

Res. # 2024-35

Moved by Councillor Mitchell
Seconded by Councillor Mayne

That Council approve the award of a contract to Finch Chevrolet Cadillac Buick GMC Ltd. in the amount of \$225,508.60 (plus HST) for the provision of four (4) gasoline half-ton pickup trucks.

Carried

6.4 Community and Recreation Centre Update

Res. # 2024-36

Moved by Councillor Mitchell
Seconded by Councillor Mayne

That Council authorize staff to issue a Request for Proposal for a Progressive Design Build for the design and construction of the Community and Recreation Centre that will achieve substantial construction completion in 2025 and meets the Zero Carbon Building (ZCB) Design Certification requirements of the Green and Inclusive Community Buildings (GICB) Program funding contribution agreement between the City and the Government of Canada with a Target Budget of \$60 million for the design and construction of a New Community and Recreation Centre.

Record of Vote Upon the Request of Councillor Lowery:

Yeas: Councillors Vrebosch, Horsfield, Mitchell, Mallah, Bain, Mayne, King, Gardiner and Mayor Chirico.

Nays: Councillors Lowery and Inch.

NOTICE OF RECONSIDERATION UPON THE REQUEST OF COUNCILLOR LOWERY

Carried

7. By-Laws for Consideration

Res. # 2024-37

Moved by Councillor Mallah
Seconded by Councillor King

That the following by-law be read a first and second time:

By-Law No. 2024-15 to rezone certain lands on Kenreta Drive
(1921281 Ontario Inc. - 30, 32, 34 Kenreta Drive).

By-Law No. 2024-18 to authorize the execution of a Subsidy
Agreement between The Corporation of the City of North Bay and The
Mattawa-Conservation Authority relating to the 2023-2024 operation
of Laurentian Ski Hill Snowboarding Club Inc.

Carried

Res. # 2024-38

Moved by Councillor Mallah
Seconded by Councillor King

That the following by-law be read a third time and passed:

By-Law No. 2024-15 to rezone certain lands on Kenreta Drive
(1921281 Ontario Inc. - 30, 32, 34 Kenreta Drive).

By-Law No. 2024-18 to authorize the execution of a Subsidy
Agreement between The Corporation of the City of North Bay and The
Mattawa-Conservation Authority relating to the 2023-2024 operation
of Laurentian Ski Hill Snowboarding Club Inc.

Carried

8. Motions

8.1 Post Graduate Work Program - Canadore College

Councillor Horsfield declared a conflict on this item as "Nipissing
University is my employer."

Res. # 2024-39

Moved by Councillor Gardiner
Seconded by Councillor Mitchell

Whereas Canadore College and Nipissing University play vital
roles in the economic growth of Ontario;

And Whereas Canadore College and Nipissing University are vital
to the economy of Nipissing-Parry Sound;

And Whereas to fill the needs of the workforce Canadore College
and Nipissing University will require strong domestic and
international enrolment to produce graduates with job-ready
skills.

Therefore Be it resolved that the Council of the City of North Bay strongly encourages the federal government to reinstate the post graduate work permit program and delay the implementation of the attestation letter process until April 2024 for publicly-assisted colleges, universities and their partners.

Carried

9. In-Camera Correspondence

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

Res. # 2024-40

Moved by Councillor Bain
Seconded by Councillor Gardiner

That the following by-law be read a first and second time:

By-Law No. 2024-12 to confirm proceedings of the Regular Meeting of Council held on February 13, 2024.

Carried

Res. # 2024-41

Moved by Councillor Bain
Seconded by Councillor Gardiner

That the following by-law be read a third time and passed:

By-Law No. 2024-12 to confirm proceedings of the Regular Meeting of Council held on February 13, 2024.

Carried

12. Adjournment

Res. # 2024-42

Moved by Councillor Bain
Seconded by Councillor Gardiner

That this Regular Meeting of Council do now adjourn at 7:43 p.m.

Carried

Mayor Peter Chirico

City Clerk Karen McIsaac

Community Services Committee Report No. 2024-03

February 27, 2024

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2024-03 and recommends:

That:

1. Council approve the proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of the property owner, 2412594 Ontario Limited, to rezone the property legally described in Appendix A to Report to Council No. CSBU 2024-08 dated January 25, 2024 by Peter Carello, from a "Residential First Density (R1)" zone to a "Residential Sixth Density (R6)" zone; and
2. the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

All of which is respectfully submitted.

7.1

North Bay, ON

February 27, 2024

Subject: Report from Mary-Ann Kotylak and John Ouellette dated February 16, 2024 re Request for Quote 2024-05, Hybrid Pickup Trucks (2)

File No. _____ **Res.** 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council approve the award of a contract to Fraser Ford Sales Limited in the amount of \$141,008.96 (plus HST), for the provision of two (2) hybrid pickup trucks.

Carried

Carried as amended

Lost

Conflict _____
Chair _____

Endorsement of

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____



City of North Bay Report to Council

Report No: CORP-2024-017

Date: February 16, 2024

Originator: Mary-Ann Kotylak, CPPB, CPPO
Manager of Purchasing

John Ouellette
Manager, Fleet

Business Unit:
Corporate Services

Department:
Financial Services Department

Subject: Request for Quote 2024-05 Hybrid Pickup Trucks (2)

Closed Session: yes no

Recommendation

That City Council approves the award of a contract to Fraser Ford Sales Limited in the amount of \$141,008.96 (plus HST) for the provision of two hybrid pickup trucks.

Background

Half ton pickups are widely used by many departments for daily operations and emergency response as required. Two older trucks are due for replacement following the Fleet replacement plan to meet cost effective life cycles. Newer trucks have been standardized by Fleet to reduce maintenance costs, provide safety features and allow the Fleet department to optimize vehicle usage by rotating vehicles between different departments.

Replacement of these two pickup trucks with hybrid electric vehicles (HEV) provides Fleet with an opportunity to realize fuel savings and reduce maintenance by using improved hybrid technologies.

Financial/Legal Implications

A formal bid request, which closed January 23, 2024, was administered by the Purchasing Department and was publicly advertised in accordance with the City's Purchasing By-Law 2013-200. Four quotes were evaluated by the Purchasing Manager and the Warranty Central Stores Analyst. The evaluation

considered mandatory technical requirements related to the product's performance and features, and price.

The results are as follows:

Ranking	Company	Bid Price
1	Fraser Fold Sales Limited	\$70,504.48
2	East Court Metro Ford Lincoln Sales Ltd.	\$77,733.85
3	Brock Ford Sales Inc.	\$77,855.00
4	North Bay Toyota	\$85,083.12

The quote from Fraser Fold Sales Limited was based on a single truck and was the lowest bid. Their bid is considered fair and reasonable. Although the City went out for a separate bid for a fully electric vehicle, it was decided to order two hybrids and cancel the other Request for Quote as it provides the best overall value to the City.

Sufficient funding for this purchase is available in the Fleet Life Cycle Reserve No. 99586R and will be transferred in accordance with Council Resolution 2018-92 as explained in Report to Council 2018-22. Capital Project No. 8024FL – Vehicle and Equipment Life Cycle 2024 will be used to track this fleet purchase in accordance with the fleet governance model.

Corporate Strategic Plan

- Natural North and Near
- Affordable Balanced Growth
- Responsible and Responsive Government
- Economic Prosperity
- Spirited Safe Community

Specific Objectives

Invest in technology and work practices to reduce the city's energy consumption.

Maintain infrastructure across the city in a good state of repair.

Options Analysis

Option 1: That City Council approves the award of a contract to Fraser Ford Sales Limited in the amount of \$141,008.96 (plus HST) for the provision of two hybrid pickup trucks.

Option 2: Do not award a contract. This option is not recommended because the vehicles identified for replacement are in poor condition and are not cost effective to repair and maintain.

Recommended Option

That City Council approves the award of a contract to Fraser Ford Sales Limited in the amount of \$141,008.96 (plus HST) for the provision of two hybrid pickup trucks.

Respectfully submitted,

Name: Mary-Ann Kotylak, CPPB, CPPO
Title: Manager of Purchasing

We concur with this report and recommendation.

Name: David Jackowski, P.Eng.
Title: Manager, Special Projects

Name: Alan Korell, P.Eng.
Title: Interim City Engineer

Name: Shannon Saucier, CPA, CA
Title: Director, Financial Services / Deputy Treasurer

Name: Margaret Karpenko, CPA, CMA
Title: Chief Financial Officer /Treasurer

Name: John Severino, P.Eng, MBA
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: John Ouellette
Title: Manager, Fleet

7.2

North Bay, ON

February 27, 2024

Subject: Report from Karin Pratte dated February 13, 2024 re PFAS Environmental Remediation

File No. _____ **Res.** 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council approve a contract increase of \$3,097,198.00 (plus HST) for a new contract price of \$8,080,540.00 (plus HST) to Jacobs Consultancy Canada Inc. for Request for Proposal 2021-79 Engineering Consulting Services PFAS Environmental Remediation, for the provision of engineering consulting services related to PFAS Environmental Remediation at the North Bay Jack Garland Airport, as outlined in Report to Council IO 2024-03 dated February 13, 2024 from Karin Pratte.

Carried Carried as amended Lost

Conflict _____ Endorsement of
Chair _____

Yeas _____ Nays _____

Record of Vote (Upon Request of Councillor _____)

Signature of Clerk _____



City of North Bay Report to Council

Report No: IO-2024-003

Date: February 13, 2024

Originator: Karin Pratte, P.Eng.

Business Unit:

Department:

Infrastructure and Operations

Environmental Services

Subject: PFAS Environmental Remediation

Closed Session: yes no

Recommendation

That City Council approves a contract increase of \$3,097,198.00 (plus HST) for a new contract price of \$8,080,540 (plus HST) to Jacobs Consultancy Canada inc. for RFP 2021-79 Engineering Consulting Services PFAS Environmental Remediation for the provision of engineering consulting services related to PFAS environmental remediation at the North Bay Jack Garland Airport as outlined in Report to Council No. IO-2024-003 dated February 13, 2024 from Karin Pratte.

Background

The North Bay Jack Garland Airport lands ("Site") have been owned by the City of North Bay (City) since 1998, prior to which they were under the ownership of Transport Canada from 1939 to 1998. The Department of National Defence (DND) utilized and released aqueous film-forming foams (AFFF) containing Perfluoralkylated (PFAS) for decades at the Site while it was owned by Transport Canada. Environmental investigations have confirmed that there are locations at the Site that exceed current guidelines for PFAS in soil, groundwater and surface water.

The City and the DND reached an agreement to address the remediation of PFAS at the Site. The \$20 million contribution agreement, which is funded by DND at 97% (\$19.4 million) and by City at 3% (\$600,000), was approved for execution by North Bay City Council on July 13, 2021.

Environmental Investigations Completed to Date

The City engaged Jacobs Consultancy Canada Inc. ("Jacobs"), a top ranked environmental consulting firm, to assist in the environmental remediation process for the Site. Jacobs consulting contract, which was approved for execution by North Bay City Council in October of 2021, included environmental assessments, site-specific risk assessments, developing remediation objectives and designing the remediation plan. Jacobs has completed field investigations which included soil, groundwater and surface water samples, analysis and reporting, risk assessments and soil/groundwater remediation option analysis. Jacobs has aided the City, as a technical representative, in liaison with DND, Ministry of Environmental, Conservation and Parks ("MECP") and the Health Unit.

Jacobs has developed a remediation plan for the Site. The first phase, which focuses on preventing PFAS from leaving the Site, includes soil, groundwater and surface water remediation in the most contaminated areas, also known as "hot spots". The first phase of remediation includes the following:

- Removal and treatment of the most contaminated soil
- Adsorptive material injected at the Site boundary in hot spots to treat groundwater prior to leaving the Site.
- Adsorptive material at the surface water exit locations from the Site to prevent surface water contaminated with PFAS from moving downstream.

The activities above will be subject to further procurement processes to engage the required proponents to complete the construction phase of the remediation plan.

The updated and phased remediation approach allows the City to begin with a projected start date in June 2024. Moving forward with this phase of remediation of the Site demonstrates the City's continued dedication to ensuring that remediation is completed as quickly as possible.

Financial/Legal Implications

Council approved the award of contract to Jacobs in October 2021 to assist in the environmental remediation process for the Site. The contract amount of \$4,987,238.42 (plus HST), included environmental assessments, site-specific risk assessments, developing remediation objectives, conducting treatability studies and designing the remediation plan.

In accordance with the Contingency Management section of the City's Purchasing By-law 2023-200 which requires expenditures that are expected to exceed the awarded Contract amount by fifteen percent (15%) or greater to be approved by Council. The MECP approved field program significantly increased the scope of work included in Jacobs existing contract, with almost 6 times the number of samples required. This also leads to increased reporting requirements. Actuals to date for the PFAS Consulting contract with Jacobs total \$3,097,198.00 (plus HST).

Jacobs, has provided an updated cost proposal which will expedite and focus

remediation on the most contaminated areas at the Site. Jacobs updated proposal includes phase 1 remediation design, site supervision, confirmation sampling analysis and reporting for a new total contract price of \$8,080,540.

This increase in scope of work by Jacobs is eligible for claim in the current shared responsibility agreement with DND and will be submitted to DND for reimbursement. DND will fund 97% of the costs and City will fund 3% of the total costs to Jacobs.

Corporate Strategic Plan

- Natural North and Near
- Affordable Balanced Growth
- Responsible and Responsive Government
- Economic Prosperity
- Spirited Safe Community

Specific Objectives

Protect, promote and enhance the environment in all aspects of the city's operations and plans.

Maximize funding opportunities with other governments.

Options Analysis

Option 1: That City Council approves a contract increase of \$3,097,198.00 (plus HST) for a new contract price of \$8,080,540 (plus HST) to Jacobs Consultancy Canada inc. for RFP 2021-79 Engineering Consulting Services PFAS Environmental Remediation for the provision of engineering consulting services related to PFAS environmental remediation at the North Bay Jack Garland Airport

Option 2: Do not award the increase in contract value. This option is not recommended as there are areas of known contamination on City owned lands which require attention.

Recommended Option

That City Council approves a contract increase of \$3,097,198.00 (plus HST) for a new contract price of \$8,080,540 (plus HST) to Jacobs Consultancy Canada inc. for RFP 2021-79 Engineering Consulting Services PFAS Environmental Remediation for the provision of engineering consulting services related to PFAS environmental remediation at the North Bay Jack Garland Airport as outlined in Report to Council No. IO-2024-003 dated February 13, 2024 from Karin Pratte.

Respectfully submitted,

Name: Karin Pratte, P.Eng.

Title: Senior Environment & Facilities Engineer

I concur with this report and recommendation

Name: Alan Korell, P.Eng.

Title: City Engineer – Infrastructure and Operations

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Karin Pratte, P.Eng.

Title: Senior Environment & Facilities Engineer

7.3

North Bay, ON

February 27, 2024

Subject: Report from Adam Curran dated February 8, 2024 re Condominium Conversion Policy Review

File No. _____ **Res.** 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council refer Report to Council CSBU 2024-01 dated February 8, 2024 from Adam Curran re Condominium Conversion Policy Review to the Community Services Committee for a Public Meeting.

Carried

Carried as amended

Lost

Conflict _____
Chair _____

Endorsement of

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____



City of North Bay Report to Council

Report No: CSBU-2024-001

Date: February 8, 2024

Originator: Adam Curran, M.E.S., MCIP, RPP

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Condominium Conversion Policy Review

Closed Session: yes no

Recommendation

That City Council direct Planning Staff to hold a public meeting under the Planning Act for a proposed Official Plan Amendment to amend the City's Condominium Conversion Policy based on Schedule 'A' in Report to Council CSBU-2024-001 by Adam Curran, dated February 8, 2024.

Background

The City of North Bay's current Official Plan was approved by City Council on September 8, 2009, and received final approval by the Ministry of Municipal Affairs and Housing in January 2012.

In 2017, North Bay City Council adopted a workplan to begin the Official Plan review and update to ensure our current policies are in line with Provincial Policy. This work is still ongoing and has taken longer than anticipated because of a number of new Planning Act changes and the release of a draft version of the Provincial Planning Statement, 2023 (PPS, 2023).

Planning Staff is currently waiting on the adoption of the PPS, 2023 before bringing the Draft Official Plan Update to the public and council to ensure the policies reflect the most up to date Provincial Policy.

City Council passed Resolution 2023-417 on November 14, 2023 that directed Planning Services Staff to *"review the Official Plan Policy as it relates to condominium conversions taking into account current rental information"*.

It is important to note that should Council move forward with an amendment to the Official Plan to update the Condominium Conversion policies, existing

current applications would be processed under the policies that are currently in place.

The purpose of this report is to provide a background on our current condominium conversion policies, other jurisdictions policy, current tools, and previous condominium conversions within the City.

Attached to the report are the proposed Draft policies for condominium conversions of the Official Plan (Schedule 'A').

The City's Official Plan and the Provincial Policy Statement, 2020, require that a community have an appropriate mix and range of housing, in terms of form, function, tenure, and affordability. Providing appropriate housing options is important to the health and well-being of the residents.

The housing continuum identifies different needs and types of housing, from homelessness to market ownership. In the City of North Bay, the District of Nipissing Social Services Administration Board is responsible for homelessness and affordable housing. The City of North Bay plays an important role in ensuring our policies and practices create an environment for different types of housing, ensuring appropriately zoned and serviced land to support housing across the whole continuum.

Rental housing stock is an important component to housing options within the community. In some circumstances the conversion of rental units to a condominium may be appropriate because of an opportunity to convert existing units into a reinvestment in housing stock and create affordable or attainable home ownership options.

The City of North Bay's current policy for condominium conversions is as follows:

"2.1.13 Condominium Conversion Policy

2.1.13.1 The conversion of existing rental units to condominium may be permitted, provided that the rental vacancy rate of the City has been at or above 3% for two successive surveys, as reported by Canada Mortgage and Housing Corporation in the bi-annual rental vacancy survey.

2.1.13.2 A conversion may be permitted, where the rental vacancy rate is below 3%, where one or more of the following conditions are satisfied:

- a) The developer has a signed agreement with 50% or more of the existing tenants to purchase their unit as provided for in the Condominium Act 1998, as amended;
- b) all of the resulting condominium units provide affordable

ownership as defined by the Provincial Policy Statement 2005 or any successor policy document;

- c) the existing market rents of the units proposed for conversion are above the average market rent levels for the City of North Bay, as reported yearly by the CMHC Rental Housing Market Survey for rental units of a similar dwelling/structure and bedroom type; or
- d) It can be demonstrated that the resulting conversion will have no net reduction on the availability of affordable housing, as defined by the Provincial Policy Statement 2005 or any successor policy documents.”

Figure 1, below, shows a comparison of the City’s current policies against several other Municipalities.

The categories reviewed are defined as follows:

Rental Vacancy Rate Threshold: Municipalities review the CHMC data on vacancy rates and create a threshold of when Condominium Conversions are permitted.

Timeframe for Vacancy Rate: Municipalities review CHMC data over a set period, for example 1 year or 2 years.

Vacancy Rate Threshold after Conversion: This considers the number of units that are subject to the Condominium Conversion, and how the conversion will affect the vacancy rate.

Use of CMHC Data to Monitor the Rental Market: Rely on CMHC data for the policy decisions for condominium conversions.

Vacancy Rate Threshold by Unit Type and Location: Reviews the overall vacancy rate and the particular type of unit that is proposed to be converted (bedroom numbers).

Additional Requirements to Protect Affordable Housing: Are there are policies within the Official Plan to protect affordable housing?

Municipality	Rental Vacancy Rate Threshold	Timeframe for Vacancy Rate	Vacancy Rate Threshold After Conversion	Use of CMHC Data to Monitor the Rental Market	Vacancy Rate Threshold by Unit Type and Location	Additional Requirements to Protect Affordable Housing
City of Burlington	✓	✓		✓	✓	
Municipality of Clarington	✓	✓	✓	✓	✓	
City of Hamilton	✓	✓	✓	✓	✓	✓
City of Regina	✓				✓	
City of Thunder Bay	✓			✓		
City of Toronto	✓	✓		✓		✓
City of Waterloo	✓	✓		✓		✓
City of Sudbury				✓		✓
City of North Bay	✓	✓		✓		✓

Figure 1: Municipalities Condominium Conversion Requirements.

As shown above in Figure 1, there are common themes in what is required in other Municipalities for Condominium Conversions, these include:

- Most municipalities identified a vacancy rate threshold, the standard was 2% or 3% and that this threshold has been above this threshold for a specified timeframe, typically 1 or 2 years.
- Some municipalities reviewed the vacancy rate threshold for the dwelling type/unit size that would be converted.
- Some municipalities limit conversions if there is an impact on the affordable housing supply.

Planning Services completed a review of the previous applications and identified four condominium conversions dating back to 2012. The four condominium conversions had 41 residential units proposed to be converted to Condominiums. It appears that out of the 41 units, to date only 12 units have been converted to a Condominium Unit. The remaining 29 units that had been approved to be converted are still part of the rental supply.

Vacancy Rates – North Bay

The City of North Bay relies on the Canada Mortgage and Housing Corporation (CMHC) data on vacancy rates and average market rent rates. The chart below demonstrates the trends in the vacancy rate and shows the average market rent since 2012.

Year	Vacancy Rate	Average Rent
2012	2.9%	\$797
2013	3.7%	\$819
2014	2.7%	\$838
2015	6.3%	\$866
2016	5.8%	\$870
2017	4.3%	\$883
2018	1.7%	\$908
2019	3.2%	\$940
2020	2.3%	\$969
2021	4.4%	\$1,007
2022	2.6%	\$1,085
2023	2.4%	\$1,184
Average Vacancy Rate	3.5%	N/A

Since 2012, the City of North Bay has had an average vacancy rate of 3.5%. A report published by Advocacy Centre of Tenants Ontario '*Tenant Protection and Rent Regulation in Ontario, March 2021*', they found that "a vacancy rate between 3% to 5% is considered the minimum necessary for a healthy rental market."

In the last two reported years, the average vacancy rate has fallen below 3%.

The current Official Plan does recognize the importance of maintaining a 3% vacancy rate but, even with a vacancy rate below 3%, does provide other means for a condominium conversion to happen provided certain criteria is met.

City Council does have tools available to them under the Municipal Act and the Planning Act preventing the conversions or allow for a pause should additional study need to be completed. These include:

Municipal Act, 2001

Section 99.1 of the *Municipal Act, 2001*, permits a local municipality to regulate the demolition or conversion of residential rental properties. The permissions include the power to pass a by-law to prohibit demolitions or conversions without a permit, and to impose conditions as a requirement of obtaining a permit. Conditions may be imposed requiring an owner to enter into an agreement with the municipality, which may be registered on title to land to which it applies. These permissions are only applicable where there are

six or more rental housing units affected.

Interim Control By-law, Planning Act

An interim control by-law (ICBL) is a tool available under Section 38 (1) of the Planning Act which can place a temporary freeze on some land uses while the municipality performs a review or study of the current policies in effect.

Given the limited number of condominium conversions that have occurred in the community to date and, should Council agree to move forward with a public meeting under the Planning Act to implement the proposed changes outlined in this report, there is no need to implement these additional tools.

Proposed New Policies

Through the review of the City's existing Condominium Conversion policies, it has been identified that there is an opportunity to make the Official Plan policies clearer and reduce the risk of unintended impacts on the rental market.

The proposed policy, included in Schedule 'A' to this report, would not permit condominium conversions if the vacancy rate has been less than 3% in the previous two surveys.

In addition, the proposed policy would allow condominium conversions when the vacancy rate has been between 3% and 5% for the previous two survey years, provided the applicant can meet one of the listed criteria.

The criteria is proposed as follows:

- a) All of the resulting Condominium Units will provide affordable ownership as defined by the Provincial Policy Statement 2020 or any successor policy documents or as defined by the City of North Bay;
- b) The existing market rents of the units proposed for conversion are currently being rented for 15% or higher than the average market rent levels for the City of North Bay, as reported yearly by the Canada Mortgage and Housing *Rental Market Statistics Summary* for rental units of a similar dwelling/structure and bedroom type;
- c) The proposed vacancy rate for this specific unit type is 5% or higher for two consecutive surveys, as reported by Canada Mortgage and Housing in the *Rental Market Statistics Summar*.

In addition, an applicant would be required to show that the proposed resulting condominium conversion would not bring the vacancy rate below 3%.

Financial/Legal Implications

The Financial implications are minor in that an Official Plan amendment would be completed in house and includes normal mailing and advertising costs.

Legal implications include possible appeals to the Ontario Land Tribunal related to the proposed new policy.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input checked="" type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community.
- Facilitate the development of housing options to service the needs of the community.

Options Analysis

Option 1: That City Council direct Planning Staff to hold a public meeting under the Planning Act for a proposed Official Plan Amendment to amend the City's Condominium Conversion Policy based on Schedule 'A' in Report to Council CSBU-2024-001 by Adam Curran, dated February 8, 2024.

Option 2: Do not proceed with a standalone Official Plan Amendment related to the Condominium Conversion Policies and incorporate the review into the City's Official Plan review process.

Option 3: Maintain the current policies and do not proceed with an Official Plan Amendment.

Recommended Option

Option 1 is the recommended option.

That City Council direct Planning Staff to hold a public meeting under the Planning Act for a proposed Official Plan Amendment to amend the City's Condominium Conversion Policy based on Schedule 'A' in Report to Council CSBU-2024-001 by Adam Curran, dated February 8, 2024.

Respectfully submitted,

Name: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner

I concur with this report and recommendation

Name: Beverley Hillier, MCIP, RPP
Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP, RPP
Title: Director, Community Services

Name: John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:
Name: Adam Curran, M.E.S., MCIP, RPP
Title: Policy and Business Development Planner

Schedule A

Draft Proposed Official Plan Policy

AMENDMENT NO. ___

TO THE

OFFICIAL PLAN

OF THE

CITY OF NORTH BAY

(Condominium Conversion Policy)

<DATE>

**AMENDMENT NO. ___
TO THE OFFICIAL PLAN OF THE CITY OF NORTH BAY**

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STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text and schedules attached hereto, is an operative part of this Official Plan Amendment.

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of Amendment No. ___ to the Official Plan of the City of North Bay is to address a motion passed by Council, Resolution 2023-417 which recommended Planning Services review the Official Plan Policy as it relates to condominium conversions.

2. LOCATION

This Amendment applies to the entirety of the City of North Bay.

3. BASIS

The City of North Bay's Official Plan has policies to convert existing rental units to Condominium. The current policies have been in place since the adoption of the current Official Plan in 2009.

North Bay City Council passed resolution number 2023-417 on November 14, 2023 which states the following:

"Whereas the City's current Official Plan Policy allows condominium conversions.

Therefore Be It Resolved that Council recommends Planning Services staff review the Official Plan Policy as it relates to condominium conversions taking into account current residential rental information".

The basis for these changes have been based on Council's desire to further protect rental units, and ensuring that condominium conversions can proceed, provided the market can support the conversions and loss of rental units.

A ban on Condominium Conversions is not recommended. Condominium Conversions have the ability to, and typically do, create the most affordable type of housing ownership.

The proposed changes to the Official Plan will create a policy regime that protects the residential rental market at times when the vacancy rate is low, however, would also permit conversions at times when there is a higher vacancy and the conversions could create home ownership options.

PART TWO - THE AMENDMENT

1. PURPOSE

The purpose of Amendment No. ___ to the Official Plan of the City of North Bay is to amend the policies as they relate to condominium conversion as to not negatively affect the residential rental market.

This amendment applies to all lands within the City of North Bay.

2. THE AMENDMENT

The Official Plan of the City of North Bay is hereby amended:

2.1.1 Policies

- i) By deleting Section 2.1.13.1 and 2.1.13.2 and replacing it with the following:

“2.1.13 Condominium Conversion Policy

2.1.13.1 The conversion of existing rental units to condominium units are not permitted if the rental vacancy rate for the City has been an average of 3% or less for the previous two consecutive surveys, as reported by Canada Mortgage and Housing in the *Rental Market Statistics Summary*.

2.1.13.2 The conversion of existing rental units to condominium units may be permitted provided that the rental vacancy rate for the City is between 3% and 5% for two consecutive surveys, as reported by Canada Mortgage and Housing in the *Rental Market Statistics Summary*, and the conversion of the rental units would not reduce the City of North Bay’s rental vacancy below 3% and provided that the applicant can meet one or more of the following conditions:

- a) All of the resulting Condominium Units will provide affordable ownership as defined by the Provincial Policy Statement 2020 or any successor policy documents or as defined by the City of North Bay;
- b) The existing market rents of the units proposed for conversion are currently being rented for 15% or higher above the average market rent levels for the City of North Bay, as reported yearly by the Canada Mortgage and Housing *Rental Market Statistics Summary* for rental units of a similar dwelling/structure and bedroom type;
- c) The proposed vacancy rate for the specific unit type is 5% or higher for two consecutive surveys, as reported by Canada Mortgage and Housing in the *Rental Market Statistics Summary*.

3. IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the Official Plan.

DRAFT

7.4

North Bay, ON

February 27, 2024

Subject: Report from Sara Gage dated February 14, 2024 re 2024 Budget of the Board of Management for the Downtown Improvement Area (DIA)

File No.

Res. 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That:

1. the 2024 budget of the Board of Management for the Downtown Improvement Area in the amount of \$160,038 with a resultant DIA tax levy of \$143,538, as set out in Report to Council CORP 2024-16 dated February 14, 2024 from Sara Gage, be approved by Council;
2. a by-law to provide for the levy and collection of special charges in respect of certain business improvement areas be prepared; and
3. By-Law 1977-144, being a By-Law to Designate an Improvement Area to be known as the Downtown Improvement Area and to Establish a Board of Management be amended to revise the maximum charges be prepared.

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____



City of North Bay Report to Council

Report No: CORP-2024-016

Date: February 14, 2024

Originator: Sara Gage

Business Unit:

Department:

Corporate Services

Financial Services Department

Subject: 2024 Budget of the Board of Management for the Downtown Improvement Area

Closed Session: yes no

Recommendation

1. That the 2024 budget of the Board of Management for the Downtown Improvement Area in the amount of \$160,038 with a resultant DIA tax levy of \$143,538, as set out in Report to Council CORP 2024-016 dated February 14, 2024, from Sara Gage, be approved by City Council;
2. That the necessary by-law to provide for the levy and collection of special charges in respect of certain business improvement areas be prepared for the approval of City Council; and
3. That the necessary by-law to revise the maximum charges outlined in By-Law 1977-144, as amended, be prepared for the approval of City Council.

Background

Section 204(1) of the Municipal Act, 2001, S.O. 2001, c.25, (the Act), provides municipalities with the authority to designate an area as an improvement area and establish a board of management. The purpose is to oversee the improvement, beautification and maintenance of municipally owned land, buildings and structures in the area beyond that provided at the expense of the municipality and to promote the area as a business or shopping area.

The City designated the Downtown Improvement Area and established a

Board of Management in 1977 by By-Law 1977-144.

Section 205(1) of the Act, requires that the Board of Management of the Downtown Improvement Area (DIA) prepare a proposed budget annually and hold one or more meetings for discussion of the proposed budget.

The Board approved the budget on February 14th, 2024 and held a membership meeting on January 29th, 2024 where the budget was passed unanimously by the members present.

In accordance with Section 205 (2) of the Act, the DIA's proposed 2024 budget, attached as Appendix A to Report to Council CORP 2024-016, is being submitted to City Council for approval.

For the purposes of this report "tax rate", "tax levy", "tax levy revenues" and "current value assessment" are specific to the designated Downtown Improvement Area.

Significant items included in the budget are as follows:

- Tax rate increase of 5% for 2024. (The last rate increase was in 2004).
- Overall tax levy has increased by \$6,097 or 4.44%. The increased levy will be used to offset reduced partnership revenues and maintain current programming levels.
- Total 2024 Current Value Assessment (CVA) is \$41,939,700, an increase of \$435,900 or 1.05% from 2023. Tax levy revenues account for approximately 90% of total revenues.
- The overall budget relative to 2023 is down by \$21,450 or 11.82%. The budget decrease primarily relates to a decrease in salary and benefits relating to a change in staffing complement by eliminating the student positions. This is partially offset by a decrease in grant revenue relating to the staffing.
- Pursuant to Section 208(3) of the Act, the City has imposed a maximum levy. The maximum levy for Main Street properties is \$2,798 (\$2,665 in 2023) and the maximum levy for properties not on Main Street is \$1,680 (\$1,600 in 2023). This reflects an increase of 5% and is the first increase since 2011.

Financial/Legal Implications

Should any program or event cost more than the amount budgeted, adjustments will be made within the Board's budget to maintain an overall balanced budget.

There is no financial impact on the City budget. A copy of the 2023 financial statements will be submitted to the City once the 2023 Audit has been completed.

Corporate Strategic Plan

Natural North and Near

Economic Prosperity

Affordable Balanced Growth Spirited Safe Community

Responsible and Responsive Government

Specific Objectives

- Engage the business community in identifying and developing economic opportunities
- Utilize resources and partnerships to beautify and enhance the appearance of the City

Options Analysis

Option 1:

That Council does not approve the 2024 budget as proposed by the membership and DIA Board. This would materially impact the ability of the DIA to effectively manage the improvement, promotion, beautification, and development of the downtown as a business and shopping area.

Option 2:

That Council approves the 2024 budget to enable the DIA to carry out their mandate to the business improvement area. Approval of the budget at the February 27th Council meeting will provide sufficient time for notice to be sent to all property owners within the DIA as per section 210 (1) of *the Act*. The approval will also provide sufficient time for a 60-day period for objections, preparation and passage of a by-law respecting the levy, collection of special charges and the inclusion of the tax on the City tax bills to be processed in early June.

Recommended Option

1. That the 2024 budget of the Board of Management for the Downtown Improvement Area in the amount of \$160,038 with a resultant DIA tax levy of \$143,538, as set out in Report to Council CORP 2024-016 dated February 14, 2024, from Sara Gage, be approved by City Council;
2. That the necessary by-law to provide for the levy and collection of special charges in respect of certain business improvement areas be prepared for the approval of City Council; and
3. That the necessary by-law to revise the maximum charges outlined in By-Law 1977-144, as amended, be prepared for the approval of City Council.

Respectfully submitted,

Name: Sara Gage, CPA

Title: Coordinator, Financial Reports

I concur with this report and recommendation

Name Shannon Saucier, CPA, CA

Title: Director, Financial Services / Deputy Treasurer

Name Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Name John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Sara Gage, CPA

Coordinator, Financial Reports

Appendix A
THE BOARD OF MANAGEMENT FOR THE
DOWNTOWN IMPROVEMENT AREA
2024 Budget

REVENUES	2023 Budget	2024 Budget	\$ Budget Change	% Budget Change
TAX LEVY	\$137,441	\$143,538	\$6,097	4.44%
TAX ADJUSTMENTS	(\$1,000)	(\$1,000)	\$0	0.00%
	\$136,441	\$142,538	\$6,097	4.47%
MANAGEMENT COMMITTEE				
Grants	\$18,547	\$0	(\$18,547)	-100.00%
Sundry Revenue	\$3,000	\$5,000	\$2,000	66.67%
	\$21,547	\$5,000	(\$16,547)	-76.79%
PROMOTIONS COMMITTEE				
Advertising and Promotion	\$12,500	\$12,500	\$0	0.00%
	\$12,500	\$12,500	\$0	0.00%
BEAUTIFICATION AND SAFETY COMMITTEE				
Partnerships/Reserves	\$11,000	\$0	(\$11,000)	100.00%
	\$11,000	\$0	(\$11,000)	0.00%
TOTAL REVENUES	\$181,488	\$160,038	(\$21,450)	-11.82%

EXPENSES	2023 Budget	2024 Budget	\$ Budget Change	% Budget Change
MANAGEMENT COMMITTEE				
Executive Director wages/benefits	\$59,733	\$56,867	(\$2,866)	-4.80%
Contract/student wages/benefits	\$20,608	\$0	(\$20,608)	-100.00%
Office supplies	\$500	\$500	\$0	0.00%
Postage	\$150	\$150	\$0	0.00%
Photocopying	\$500	\$500	\$0	0.00%
Insurance	\$3,406	\$4,360	\$954	28.01%
Office rent and Storage	\$8,056	\$8,071	\$15	0.19%
Audit and accounting	\$7,292	\$7,393	\$101	1.39%
Telephone and internet	\$754	\$850	\$96	12.73%
Membership meetings	\$1,500	\$1,500	\$0	0.00%
Board/committee meetings	\$300	\$300	\$0	0.00%
Manager / Board development	\$500	\$500	\$0	0.00%
Memberships and fees	\$996	\$1,000	\$4	0.40%
Technology and/or Office Upgrades	\$2,000	\$2,000	\$0	0.00%
General contingency	\$106,295	\$83,991	(\$22,304)	-20.98%
PROMOTIONS COMMITTEE	\$40,000	\$43,347	\$3,347	8.37%
Promotions/marketing/advertising	\$40,000	\$43,347	\$3,347	8.37%
BEAUTIFICATION AND SAFETY COMMITTEE	\$35,193	\$32,700	(\$2,493)	-7.08%
Maintenance/beautification	\$35,193	\$32,700	(\$2,493)	-7.08%
TOTAL EXPENSES	\$181,488	\$160,038	(\$21,450)	-11.82%
Revenues Over (Under) Expenses	\$0	\$0	\$0	

Maximum levy for Main Street properties for 2024 is \$2,798.

Maximum levy for properties not on Main Street for 2024 is \$1,680.

The Corporation of the City of North Bay

By-Law No. 2024-016

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Premier Road from a “Residential First Density (R1)” Zone to a “Residential Sixth Density (R6)” Zone

2412594 Ontario Limited – Premier Road (Unaddressed)

Whereas the owner of the subject property has initiated an amendment to the Zoning By-law;

And Whereas the Council of The Corporation of the City of North Bay has ensured that adequate information has been made available to the public, and held at least one public meeting after due notice for the purpose of informing the public of this By-law;

And Whereas it is deemed desirable to amend the zone designation shown on Schedule “B-90” of Zoning By-law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

And Whereas Council passed Community Services Committee Report No. _____ adopted by Council on _____ by Resolution No. _____ to approve this rezoning;

Now therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

- 1) Schedule “B-90” of By-law No. 2015-30 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described as PIN 49178-0408 (LT) PT LT 39 CON 13 Widdifield PTS 3, 4, 6 & 7 36R13170; S/T Over PTS 3, 6 & 7 36R13170 as in BS101870; North Bay; District of Nipissing), shown as hatched on Schedule A attached hereto from a “Residential First Density (R1)” zone to “Residential Sixth Density (R6)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Sixth Density (R6)” zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
- 4) Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the

giving of the notice by the Clerk is completed, setting out how the by-law is inconsistent with the policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan and shall be accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

- 5) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 4 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 6) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 4 of this By-law, then this By-law shall not come into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, whereupon the By-law shall be deemed to have come into force on the day it was passed.

Read a First Time in Open Council the 27th Day of February 2024.

Read a Second Time in Open Council the 27th Day of February 2024.

Read a Third Time in Open Council and Passed this 27th Day of February 2024.

Mayor Peter Chirico

City Clerk Karen McIsaac

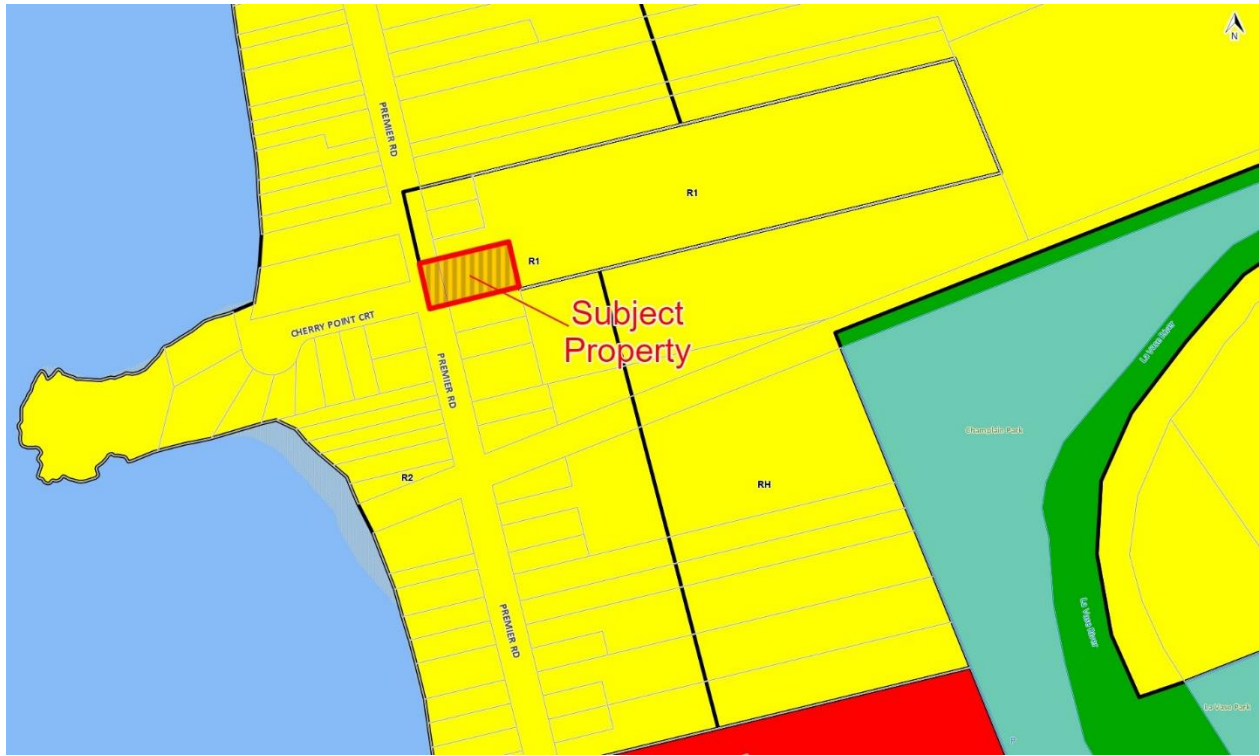
Schedule A

This is Schedule "A"
To By-law No. 2024-016

Passed the 27th day of February, 2024

Mayor Peter Chirico

City Clerk Karen Mclsaac



Legend



– From a "Residential First Density (R1)" zone to a "Residential Sixth Density (R6)" zone

The Corporation of the City of North Bay

By Law No. 2024-017

A By-law to Designate a Site Plan Control Area on Certain Unaddressed Lands on Premier Road

2412594 Ontario Limited

Whereas the Council of The Corporation of the City of North Bay, hereinafter referred to as the “City”, deems it desirable to designate a Site Plan Control Area in the City of North Bay pursuant to Section 41 of the Planning Act R.S.O. 1990 as amended;

And Whereas the Council deems it desirable to delegate to the Chief Administrative Officer the authority to enter into an agreement respecting the matters referred to herein;

And Whereas Council intends to pass By-law No. 2024-016 to rezone the subject lands to a “Residential Sixth Density (R6)” zone to permit the construction of an apartment building.

Now Therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

- 1) That certain parcel of land composed PIN 49178-0408 (LT) PT LT 39 CON 13 Widdifield PTS 3, 4, 6 & 7 36R13170; S/T Over PTS 3, 6 & 7 36R13170 as in BS101870; North Bay; District of Nipissing, which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
- 2) As a condition approval, all buildings or structures and parking facilities shall be provided and maintained in a location that is satisfactory to the City.
- 3) As a condition of approval the owner agrees to provide a storm water management plan which shall include a lot grading plan for the subject property. Said storm water management plan and any resulting alteration to the subject lands shall occur to the satisfaction of the City Engineer and at no expense to the City.
- 4) As a condition of approval of buildings and structures referred to in Section 2 hereof, no building or structure shall be erected, constructed, or placed on said Site Plan Control Area until the owner of the Site Plan Control Area has entered into an agreement with the City respecting the provisions, to the satisfaction of and at no expense to the City of the following matters:

- a) parking facilities and access driveways and the surfacing of such areas and driveways;
 - b) walkways and the surfacing thereof;
 - c) facilities for lighting, including floodlighting;
 - d) walls, fences, hedges, trees or shrubs, or other groundcover or facilities for the landscaping of the lands;
 - e) collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - f) grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon; and
 - g) adequate water supply for fire fighting purposes.
- 5) a) The Chief Administrative Officer is hereby authorized to enter into, under Corporate Seal, one or more agreements on behalf of the City with the owner of the subject lands herein to ensure the provision of all the facilities mentioned in this By-law, and to impose the standard fee upon the owner for preparation.
- b) The said Agreement may be registered against the lands to which it applies and the City may enforce the provisions of the Registry Act or any successor legislation thereto and the Land Titles Act or any successor legislation thereto against any and all subsequent owners of the land.
- 6) a) The said Agreement shall be binding on the owner, its successors, assigns and heirs.
- b) The owner shall authorize the City to exercise the provisions of Section 446 of The Municipal Act, 2001 (S.O. 2001, c.25), as amended or any successor legislation thereto in the event of a breach by the owner of a condition of this agreement.

7) This By-law comes into force and effect upon being finally passed.

Read a First Time in Open Council the 27th Day of February 2024.

Read a Second Time in Open Council the 27th Day of February 2024.

Read a Third Time in Open Council and Passed this 27th Day of February 2024.

Mayor Peter Chirico

City Clerk Karen McIsaac

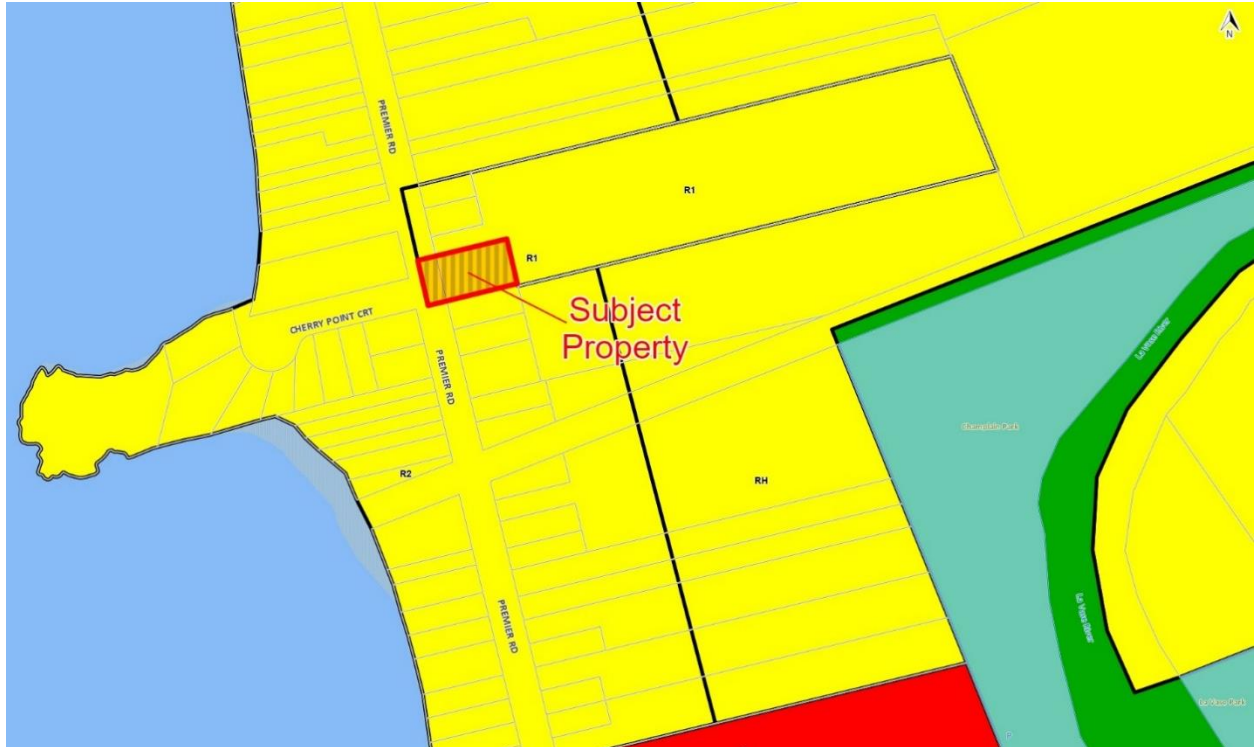
Schedule A

This is Schedule "A"
To By-law No. 2024-017

Passed the 27th day of February, 2024

Mayor Peter Chirico

City Clerk Karen Mclsaac



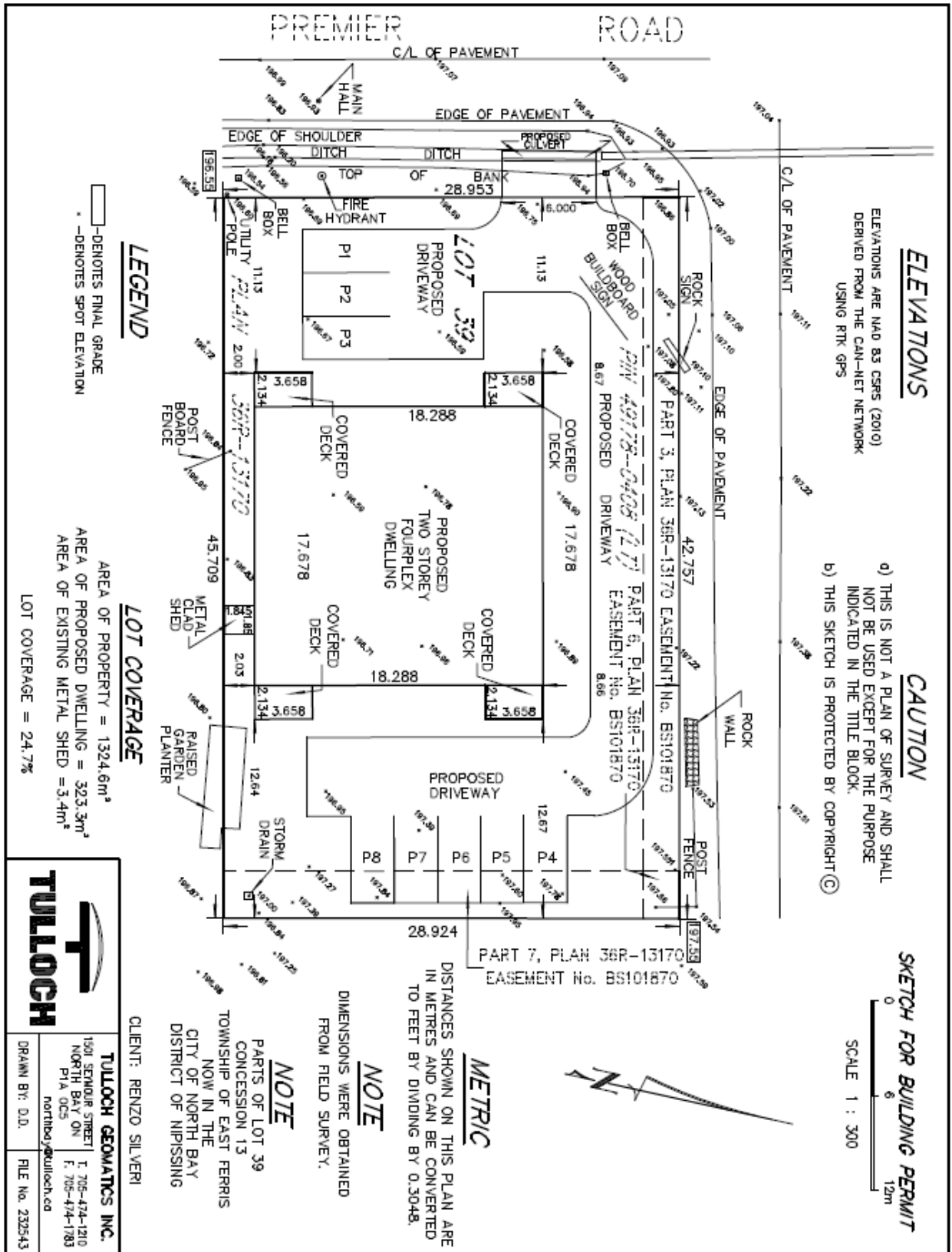
Schedule B

This is Schedule "B"
To By-law No. 2024-017

Passed the 27th day of February, 2024

Mayor Peter Chirico

City Clerk Karen Mclsaac



MOTION



North Bay, ON February 27, 2024

Subject: Comprehensive Social and Economic Prosperity Review

File No.

Res. 2024-

Moved by Councillor: Horsfield

Seconded by Councillor: Mallah

Whereas current provincial-municipal fiscal arrangements are undermining Ontario’s economic prosperity and quality of life;

And Whereas nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility and expenditures are outpacing provincial contributions by nearly \$4 billion a year;

And Whereas municipal revenues, such as property taxes, do not grow with the economy or inflation;

And Whereas unprecedented population and housing growth will require significant investments in municipal infrastructure;

And Whereas municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises;

And Whereas inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity;

And Whereas property taxpayers – including people on fixed incomes and small businesses – can’t afford to subsidize income re-distribution programs for those most in need;

And Whereas the province can, and should, invest more in the prosperity of communities;

And Whereas municipalities and the provincial government have a strong history of collaboration.

Now Therefore Be it Resolved that the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario

And Further that a copy of this motion be sent to the Premier of Ontario (premier@ontario.ca); Minister of Municipal Affairs and Housing (minister.mah@ontario.ca); the Minister of Finance (minister.fin@ontario.ca); MPP Victor Fedeli and to the Association of Municipalities of Ontario (amo@amo.on.ca).

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

MOTION



North Bay, ON February 27, 2024

Subject: Federal Government’s Reaching Home Funding (DNSSAB)

File No. _____ **Res.** 2024-_____

Moved by Councillor: Mitchell

Seconded by Councillor: Horsfield

Whereas the Council of the City of North Bay supports the stabilization of the Federal Government’s Reaching Home funding to the District of Nipissing Social Services Administration Board as a Community Entity;

And Whereas the funding be maintained, at minimum, at current levels for future fiscal years.

Now Therefore Be It Resolved that a copy of this Resolution be forwarded to MP Anthony Rota.

Carried

Carried as amended

Lost

Conflict_____

Endorsement of Chair_____

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk_____

The Corporation of The City of North Bay

**By-Law No. 2024-13
Being a By-Law to Confirm Proceedings
of the Regular Meeting of Council Held on
February 27th, 2024**

Whereas the *Municipal Act, R.S.O. 2001*, Chapter 25, (the “Act”) Section 5(1), provides that the powers of a municipal corporation shall be exercised by Council;

And Whereas Section 5 (3) of the Act provides a municipal power, including a municipality’s capacity, rights, powers and privileges under section 9 of the Act, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise and any of the matters shall be implemented by the exercise of the natural person powers;

And Whereas in many cases action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

Now Therefore, The Council of The Corporation of The City of North Bay Hereby Enacts As Follows:

1. That the actions of the Council of The Corporation of the City of North Bay at its Regular Meeting held on February 27th, 2024 in respect of each motion, resolution and other action passed and taken by the Council at is said Meeting is, except where the prior approval of the Local Planning Appeal Tribunal or other authority is by law required, hereby adopted, ratified and confirmed.
2. That where no individual by-law has been passed with respect to the taking of any action authorized in or by the Council mentioned in Section 1 hereof or with respect to the exercise of any powers of the Council, then this by-law shall be deemed for all purposes to the by-law required for approving and authorizing the taking of any action authorized therein or thereby required for the exercise of any powers therein by Council.
3. That the Mayor and the proper officers of The Corporation of the City of North Bay are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required, and to execute all documents as may be necessary and directed to affix the corporate seal to all such documents as required.

Read a First Time in Open Council this 27th day of February, 2024.

Read a Second Time in Open Council this 27th day of February, 2024.

Read a Third Time in Open Council and Passed this 27th day of February, 2024.

Mayor Peter Chirico

City Clerk Karen Mclsaac