



Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Members of Council
FROM: Ms. K. Power, Deputy City Clerk
DATE: Thursday, October 25, 2018
SUBJECT: **Additional Information/New Business**
Committee of the Whole/City Council – October 29, 2018

COMMITTEE OF THE WHOLE

ADDITIONAL INFORMATION

1. Report No. R 138/2018 (Corporate Services & Long Term Care - Financial Services) 2018 Budget Variance Report #3.

CITY COUNCIL

NEW BUSINESS

1. Memorandum from Mr. G. Mason, Planner II dated October 17, 2018 relative to Report No. R 129/2018 (Development & Emergency Services - Planning Services) Zoning By-law Amendment - 1457 John Street Road.

DEPARTMENT/ DIVISION	Corporate Services & Long Term Care - Financial Services	REPORT NO.	R 138/2018
DATE PREPARED	10/2/2018	FILE NO.	
MEETING DATE	10/29/2018 (mm/dd/yyyy)		
SUBJECT	2018 Budget Variance Report #3		

RECOMMENDATION

This report is for information only.

EXECUTIVE SUMMARY

Administration reviews year to date revenues and expenditures and completes a forecast of the City's financial position to year-end (December 31, 2018). The forecast is compared to the 2018 approved budget and presented to City Council.

As of September 30, 2018, Administration is projecting a favourable variance for 2018 of approximately \$3.6 million within tax-supported general municipal operations, representing 1.4% of the total net budget of \$252.2 million.

Administration is projecting no significant variance within rate supported operations for Waterworks, Wastewater, Solid Waste, and Boater Services.

DISCUSSION

Variance reporting within each Department includes reviewing year-to-date actual results and projecting those results to year-end (December 31) focusing on the impact of the cyclical nature of some business areas within the Corporation. The projected year-end revenues and expenses are then compared to the approved 2018 Operating Budget. During the year, Departments project year-end revenues and expenditures, and develop an action plan to deal with any significant negative budget variances identified.

As per Budget Policy A0-03-07, between July 1, 2018 and September 30, 2018, the City Treasurer and the City Manager did not approve any appropriations that were not presented to City Council.

FINANCIAL IMPLICATION

Tax Supported General Municipal Operations

As at September 30, 2018, Administration is projecting a favourable year-end variance of approximately \$3.6 million within tax-supported general municipal operations, representing 1.4% of the total net budget of \$252.2 million.

The majority of the forecasted favourable year end variance (\$2.4M) is related to lower salary costs due to retirements, staff turnover, acting assignments and staff on short/long term disability as well as lower than budgeted corporate wide fringe benefit costs (ie health, dental and vision). These projected savings are part of each City department's year end forecast as noted below.

- Corporate Services and Long Term Care is projecting a favourable variance of \$964,700 primarily a result of increased provincial funding for Long Term Care of \$749,000 and vacancy and fringe benefit savings. These savings have been partially offset by increased medical and maintenance costs at Pioneer Ridge Long Term Care and a projected shortfall in Court Services fine revenues.
- Infrastructure and Operations is projecting a favourable variance of \$861,100 primarily due to the recovery of administrative and engineering costs from rate supported operations, reduced overtime costs and vacancy and fringe benefit savings, partially offset by increased parks maintenance costs and contracted services in Roads.
- Development and Emergency Services is projecting a favourable variance of \$487,000 primarily relating to vacancy and fringe benefit savings.
- Community Services is projecting a favourable variance of \$373,000 primarily due to savings in electricity costs and vacancy and fringe benefit savings.
- The City Solicitor's office is projecting a favourable variance of \$139,000 primarily due to vacancy and fringe benefit savings.
- A favourable variance in corporate revenues primarily resulting from higher than anticipated penalties and interest on taxes of \$212,000 and interest income of \$100,000.
- A favourable variance of \$634,000 in insurance claims and premiums, and \$77,000 in legal fees.
- A projected favourable variance of \$150,000 in tax vacancy rebates resulting from fewer applications received than estimated.

- Thunder Bay Police Services is projecting an unfavourable variance of \$293,600 primarily due to revenue shortfalls, legal fees and vehicle maintenance costs.
- An unfavourable variance of \$168,200 in early leave costs, which is based on the estimated number of retirees.

Reserves and Reserve Funds form an integral part of sound financial management. Should the year-end results align with current projections, Administration would recommend the following reserve fund transfers:

- Projected favourable variance in insurance claims and insurance premiums of \$634,000 to the Insurance Reserve Fund.
- Projected favourable variance of \$77,000 in legal fees to the Legal Fees Reserve Fund.
- Balance of the projected favourable variance of \$2.9 million to the Stabilization Reserve Fund in accordance with the City's long-term Reserve Fund strategy (Corporate Report 2004.235 (Finance – Accounting)).

Rate Supported Operations

Administration is projecting no significant variance within rate supported operations for Waterworks, Wastewater, Solid Waste, and Boater Services.

CONCLUSION

It is concluded that this Report should be received for information purposes, and that Administration will continue to closely monitor its operating results and develop action plans as required to achieve the Corporation's overall 2018 Budget targets.

BACKGROUND

The Operating Budget for the fiscal year January 1, 2018 to December 31, 2018 was approved by City Council on February 5, 2018.

REFERENCE MATERIAL ATTACHED

None.

PREPARED BY: *Emma Westover, Manager – Budgets and Long Term Planning (Acting) and Moira Gallagher – Budget and Planning Accountant*

THIS REPORT SIGNED AND VERIFIED BY: Linda Evans, GM Corporate Services & Long Term Care/Treasurer	DATE: October 23, 2018
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Development & Emergency Services Department

MEMORANDUM

PLANNING SERVICES DIVISION

Victoriaville Civic Centre, 2nd Floor

111 Syndicate Avenue South

Thunder Bay, ON P7C 5K4

TO: Krista Power, Deputy City Clerk **FILE:** Z-13-2018

FROM: Grant Mason, Planner II
Planning Services Division

DATE: October 17th, 2018

RE: Follow Up and Amended Resolution
Report R129/2018
City Council – October 29th, 2018
1457 John Street Road – Zoning By-law Amendment

Ms. Power:

On September 17th, 2018, Report 129/2018 was presented at the Public Meeting of Council, where By-law 91/2018 was considered for adoption. Following the Public Meeting, the report was referred back to Administration for further consultation with the neighbourhood and Lakehead Region Conservation Authority (LRCA).

Council directed Administration to explore the inclusion of a vegetated buffer along the western lot line of the property for the purpose of preserving a privacy screen with the adjacent property. Staff discussed this on-site with the Applicants, and they have agreed to a vegetated buffer in the form of a 6.0m wide strip along the western side of their property. This is reflected in By-law 112/2018, which is now being presented to Council for consideration.

In addition, the Applicants hosted an Open House on September 27th at the property. It was attended by 11 neighbours, one representative from Planning Services, and one representative from Engineering and Operations. The Open House involved a tour of the property and then a question and answer period for approximately an hour and a half. During the Open House, most neighbours expressed their concerns with traffic along John Street Road, and the long term potential for low-income renters. Administration responded to questions regarding the Site Plan Control process, and site servicing issues.

As directed, Administration contacted the LRCA for further comment and their correspondence is attached to this memo. They have expanded on their comments submitted in response to the Notice of Application, and their position is not changed. They find there to be adequate area outside the regulated area to facilitate the proposed development. Should the Applicant propose development within the regulated area, a permit will be required from the LRCA.

Because the proposed By-law has been modified, Council must confirm that no further notice in accordance with Section 34(17) of the Planning Act R.S.O 1990 is required. The proposed vegetated buffer is an additional restriction and does not change the purpose and intent of the original By-law as presented at the Public Meeting of Council on the 17th Day of September, 2018.

Please present the following Resolution for the consideration of Council at the Meeting of Council on the 5th Day of November, 2018. This Resolution includes the requirement for a vegetated buffer and confirms that no further notice is required.

RESOLUTION

THAT a Public Meeting having been held with respect to the application by relative to Part Lot 8, Registered Plan 371, Township of McIntyre, now in the City of Thunder Bay, described as PARTS 14, 15, and 20 on Plan 55R8515, municipally known as 1457 John Street Road, we recommend that the Zoning By-law be amended as follows:

1. THAT the provisions of Paragraph "368" of Schedule B to By-law 177-1983 do not apply to the Subject Lands.
2. THAT the Zoning By-law 100-2010 be amended to change the applicable zoning to "MU2" – Mixed Use Zone Two.

The following amendments apply to the regulations of the "MU2" – Mixed Use Zone Two Zone as it applies to the Subject Lands:

3. THAT Section 14.1(b) and 14.1(c) do not apply;
4. THAT the number of main uses on the site be increased to 3 from 1;
5. THAT the number of main buildings on the site be increased to 6 from 1;
6. THAT the maximum number of dwelling units per apartment dwelling and townhouse dwelling be 6;
7. THAT the total number of dwelling units on the site be limited to 17;
8. THAT the minimum required lot frontage for a an apartment dwelling and/or a townhouse dwelling be 20 metres;
9. THAT the existing single detached dwelling be recognized as a permitted use,

The following amendment applies to the regulations of the "MU2" – Mixed Use Zone Two Zone as it applies to Part of Lot 8, Registered Plan 371, Township of McIntyre, now in the City of Thunder Bay, described as a Portion of PART 15 and a Portion of PART 20 on Reference Plan 55R8515:

10. THAT a NATURAL VEGETATED BUFFER in the form of a 6.0m wide strip along the west LOT LINE is required.

THAT prior to the passing of the amending By-law:

1. The Subject Lands be designated as an area of Site Plan Control.

AND THAT in accordance with Section 34(17) of the Planning Act, R.S.O. 1990, Council considers that the changes to the By-law are insufficient to require any further notice.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 129/2018 (Planning Services) as submitted by the Development & Emergency Services Department.

Thank you,

GM



LAKEHEAD REGION
CONSERVATION AUTHORITY

130 Conservation Road, PO Box 10427
Thunder Bay, ON P7B 6T8
Phone: (807) 344-5857 | Fax: (807) 345-9156

October 10, 2018

Grant Mason
City of Thunder Bay, Planning Services Division
Development & Emergency Services Department
P.O. Box 800, 111 Syndicate Avenue South
Thunder Bay, ON P7C 5K4

Dear Mr. Mason:

Re: Additional Comments - Proposed Zoning By-law Amendment for Common Element Condominium
Applicant: Beverly and John McRae
1457 John Street Road
File No: Z-13-2018

As requested, staff have completed an additional review of the application and provide the following additional comments.

The Lakehead Region Conservation Authority completed an update of the McIntyre River Floodplain mapping in 2015, at which time the Regional Storm floodplain was determined, which is the regulatory standard upon which the Authority administers Ontario Regulation 180/06. In addition to regulating the Regional Floodplain, a 15 metre area adjacent to the floodplain is also considered to be regulated, as shown on the attached map.

Based on the delineated floodplain, there appears to be adequate area outside the regulated area to facilitate the proposed development. If the developer proposes any development within the regulated area at the time of development of the property, the full details of the proposal will be reviewed by the LRCA, and permits would either be issued or denied if warranted. It is noted that per the *Building Code Act*, a building permit cannot be issued unless all other applicable law has been adhered to, including the *Conservation Authorities Act*.

Staff have no objections to the proposed Zoning By-Law Amendment. Please forward a copy of your decision to the Conservation Authority.

This information is current at the time of writing and may be amended as more accurate information becomes available. If you should have any questions, please contact the undersigned, at the Authority office.

Yours truly,

Tammy Cook
Chief Administrative Officer

Enclosure



1457 John Street Road



Legend

- Subject Property
- Parcels
- Approximate Regulated Area
- Regional Floodline
- 100 Year Floodline
- Fill Line
- Drainage**
 - Water Body
 - Wetland
 - Provincially Significant Wetland
 - Stream
 - River
 - Ditch
- Roads**
 - Highway
 - Road
 - Street

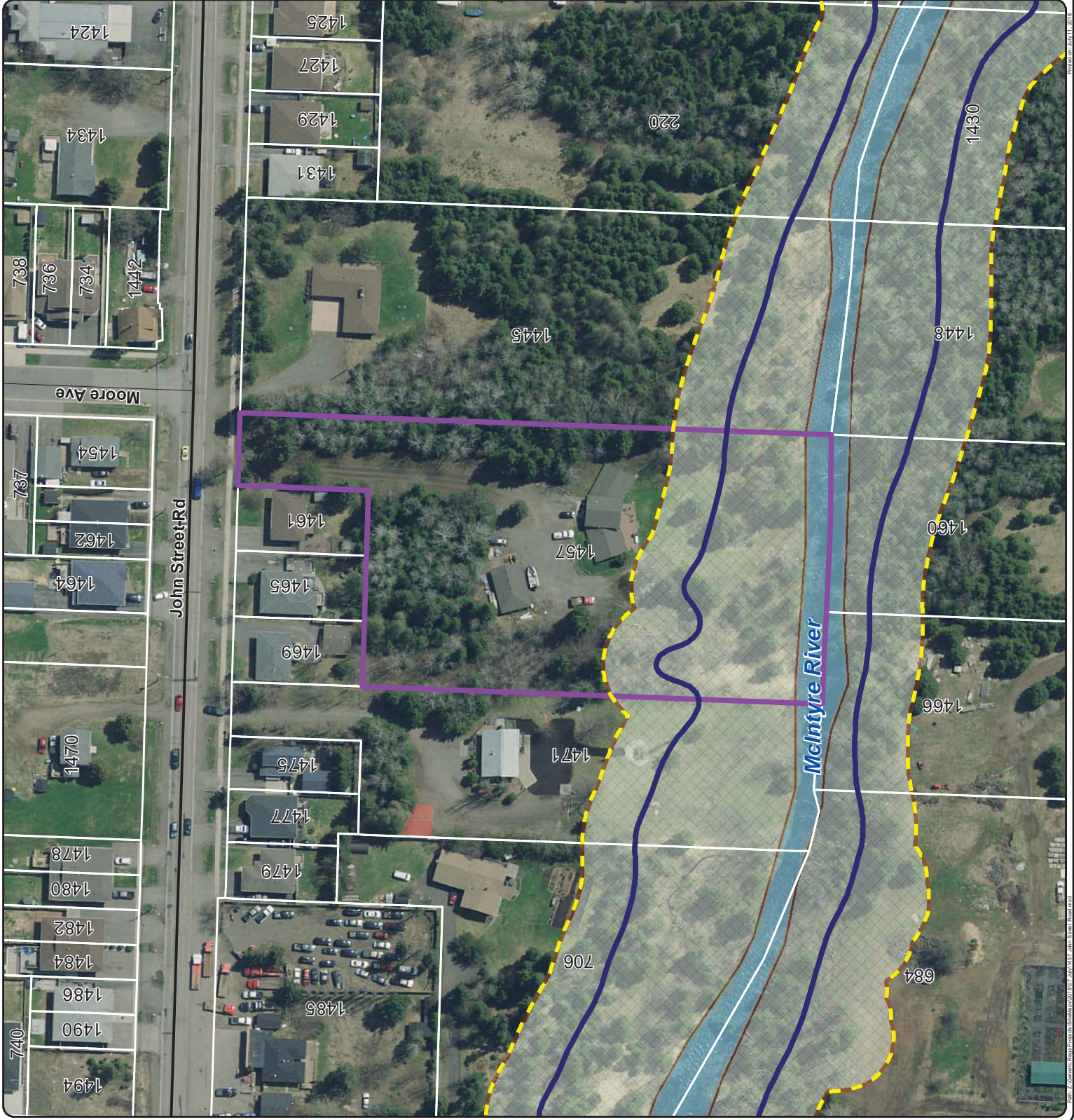


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This publication was produced by:
Lakehead Region Conservation Authority
130 Conservation Rd.
Thunder Bay, ON
P7B 6T8

Base data used under license through the members of
the Ontario Geospatial Data Exchange.
This map is illustrative only. Do not rely on it as being a
precise indicator of routes or features, nor as a guide to
navigation.

Datum: NAD 83
Projection: UTM Zone 16N
Date: July, 2018
Created by: scott
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Aerial imagery: 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 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