

Memorandum

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

TO: Members of Council
FROM: Ms. K. Power, City Clerk
DATE: Monday, February 10, 2020
SUBJECT: Additional Information
City Council (Budget Ratification) – February 10, 2020

CITY COUNCIL

Additional Information

1. Memorandum from Mr. G. Broere, Director – Asset Management, dated February 10, 2020 relative to Lift+ Mechanics.
2. Memorandum from Mr. G. Mason, Planner II, dated February 10, 2020, containing a revised resolution relative to Report No. R 16/2020 (Planning Services) Zoning By-law Amendment – 740/760 Arthur Street.

Memorandum

TO: Mayor Mauro and Members of City Council

FROM: Gerry Broere, Director Asset Management

DATE: Feb 10th, 2020

SUBJECT: Council Request for Information – Lift –Mechanics, Draft 2020 Operating Budget.

During the January 29, 2020 budget meeting, Council questioned the ability of one additional mechanic to provide in-house maintenance to the Lift+ fleet as opposed to the requested two positions.

The rationale for the expansion of the two mechanics in the Fleet Services draft 2020 operating budget is twofold: risk mitigation and operational/cost efficiency.

Risk Mitigation:

- The past two request for proposals for this service resulted in a singular bid for the services requested.
- The current service provider declined the maintenance on the last unit purchased due to body type, and has not confirmed that they will provide service to the two (2) new low floor type vehicles being inserted to the fleet to improve the fleet's accessibility.
- There is no guarantee a local vendor will be available to provide the maintenance service requested by the Fleet Services in 2021.
- Experience suggests a new request for proposal (2021) will result in 'catch up increases'. The last request for proposal for this service (2016) resulted in a 15% increase.
- Provides direct access to and a greater level of document management as required by our Provincial Commercial Vehicle Operators Registration.

Operational / Cost Efficiency:

- In house maintenance would occur during off peak operating periods. New hours of service would be 8:00am -9:00pm (12:00pm winter operations); current vendor operates 8:30am-4:30pm. This will remove the queuing time to the vendor and remove the majority of scheduling conflicts with Lift+ operations.
- Elimination of the queuing time also provides the benefit of adding additional existing vehicles into service without the added capital cost.
- Allows for wholesome repair and maintenance at a single point in time. In addition to completing services provided by current vendor, proposed new in house mechanics would service low floor mechanism and on board technology. Currently, the vendor does not work on low floor mechanisms or any of the on board technology resulting in two separate processes and increased downtime to maintain Lift+ fleet.

- Transit mechanic compensation aligns with the ATU collective agreement. In the past six years, there has been an average annual increase of 1.65% compensation. Independent vendors are market driven. In the same past six years, the average annual increase with the current vendor is 4.3%.

The proposed expansion is not a result of the performance of the current vendor. It is the result of an ongoing analysis completed by Administration with all our contracted services in Asset Management.

The risk mitigation and the operational/cost efficiencies noted above cannot be accomplished with a single mechanic; two as proposed in the 2020 Operating budget are required.

Sincerely,



Gerry Broere

cc Norm Gale –City Manager
Kelly Robertson –General Manager, Community Services
Krista Powers – City Clerk



***Development & Emergency
Services Department***

PLANNING SERVICES DIVISION
Victoriaville Civic Centre, 2nd Floor
111 Syndicate Avenue South
Thunder Bay, ON P7C 5K4

MEMORANDUM

TO: Krista Power, City Clerk File: Z-04-2019

FROM: Grant Mason, Planner II

DATE: February 10th, 2020

RE: Zoning By-law Amendment – 740/760 Arthur Street
February 10th, 2020
2381062 Ontario Inc. (Mario Figliomeni)
Report R 16/2020 (Planning Services) – 740/760 Arthur Street West

Planning Services has received notice that the Airport Authority requires additional information relating to the height and location of the building prior to the passing of the By-law. This is to confirm the building envelope conforms to airport runway height restrictions. Administration recommends this be included as a condition on the By-law.

Please replace the existing Resolution associated with this file with the following prior to presentation at the Public Meeting of Council on February 10th, 2020:

THAT a Public Meeting having been held with respect to the application by Mario Figliomeni relative to Registered Plan M79, Part Block B, Part 4, Parcel 25315, Reference Plan 55R-9374 Part 1, and Registered Plan M79, Part Block B, FWR 172 Part 5, Reference Plan 55R-13868, municipally known as 740/760 Arthur Street West, we recommend that the Zoning By-law be amended as follows:

THAT the required number of PARKING SPACES be established at 0.57 PARKING SPACES for every hotel room suite plus the number determined by the ASSEMBLY RATE for the dining or banquet facilities, lounges, RESTAURANTS and meeting rooms,

THAT the minimum PARKING AISLE width of PARKING SPACE for an angle over 80° up to and including 90° be reduced to 6.0m from 6.7m,

THAT the minimum REQUIRED REAR YARD be reduced to 0.0m from 6.0m,

THAT the maximum HEIGHT be increased to 21.7m from 12.0m,

THAT the REQUIRED number of LOADING SPACES associated with the new HOTEL be reduced to 0 from 1.

THAT the proposed BUILDING be contained wholly on Registered Plan M79 Part Block B, Part 4, Parcel 25315, Reference Plan 55R-9374, municipally known as 740 Arthur Street,

AND THAT the minimum LANDSCAPED OPEN SPACE in the form of a 3.0m wide strip along the LOT line abutting Arthur Street West be reduced to 2.2m.

Subject to the following conditions:

1. The Applicant enter into a License Agreement for the development and maintenance of 20 parking spaces as demonstrated in **Attachment C** to the satisfaction of Realty Services, and Engineering and Operations.
2. The 323.7m² parcel known as Registered Plan WM-49, Part of Curry Street, being described as Part 1 on Reference Plan 55R-14633 to be acquired from the City of Thunder Bay and the 965m² parcel, described as Registered Plan M-79, Part of Block B, being described as Parts 2, 4 and 5 on Reference Plan 55R-12832, to be acquired from the Ministry of Transportation, be designated as areas of Site Plan Control.
3. That the requisite information, based on the Obstacle Limitation Surface heights in accordance with TP 312 4th Edition standards, as determined by the Airport Authority be submitted to the Airport Authority, and that the Airport Authority confirm with the Applicant and Administration that the location and envelope of the proposed building conforms to Airport Authority height requirements.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending By-law has not been completed.

AND THAT the necessary By-laws are presented to City Council for ratification.

ALL as contained in Report No. R 16/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

Thank you,

Grant Mason, M.Pl., OPPI Candidate Member,
Planner II
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Fax: (807) 623-2206