

Memorandum

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

TO: Members of Council
FROM: Krista Power, City Clerk
DATE: Thursday, October 21, 2021
SUBJECT: **Additional Information/New Business**
Committee of the Whole/City Council – October 25, 2021

COMMITTEE OF THE WHOLE

Additional Information

1. Confidential memorandum from Manager – Billing & Collection Services Chantal Harris, dated October 8, 2021, relative to Report R 134/2021 – Proposed Tax Reductions Arising from Applications Under Section 357 of the Municipal Act, 2001. **(Distributed separately to City Council, City Manager, City Solicitor and General Manager – Corporate Services & Long Term Care only)**
2. Confidential memorandum from Manager – Billing & Collection Services Chantal Harris, dated October 8, 2021, relative to Report R 135/2021 – Proposed Tax Reductions Arising from Applications Under Section 357 of the Municipal Act, 2001. **(Distributed separately to City Council, City Manager, City Solicitor and General Manager – Corporate Services & Long Term Care only)**
3. Confidential memorandum from Director – Financial Services Emma Westover, dated September 9, 2021 relative to 2022 Pre-Budget Community Engagement Report. **(Distributed separately to City Council, City Manager, City Solicitor and General Manager – Corporate Services & Long Term Care only)**
4. Report R 126/2021 (Corporate Services & Long Term Care – Financial Services) 2021 Budget Variance Report #3.
5. Memorandum from City Manager Norm Gale, dated October 21, 2021 relative to Support for Vulnerable Populations.

New Business

1. Establishment of Committee of the Whole – Closed Session – November 1, 2021

The following resolution will be presented to Committee of the Whole for consideration:

“THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, November 1, 2021 at 4:30 p.m. in order to receive information relative to personal matters about an identifiable individual, including municipal or local board employees; a proposed or pending acquisition or disposition of land by the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.”

CITY COUNCIL

Additional Information

1. October 18, 2021 City Council (Public Meeting) Minutes
2. October 18, 2021 Committee of the Whole Minutes

/kp



Corporate Report

DEPARTMENT/ DIVISION	Corporate Services & Long Term Care - Financial Services	REPORT NO.	R 126/2021
DATE PREPARED	10/13/2021	FILE NO.	
MEETING DATE	10/25/2021 (mm/dd/yyyy)		
SUBJECT	2021 Budget Variance Report #3		

RECOMMENDATION

For information only.

EXECUTIVE SUMMARY

On a quarterly basis, Administration reviews year-to-date revenues and expenditures and completes a forecast of the City's financial position to year-end (December 31, 2021). The forecast is compared to the 2021 approved budget and presented to City Council.

This report provides projected variances for the COVID-19 pandemic separate from non-COVID-19 related items. Consistent with Budget Variance Report #2, COVID-19 projections are based on the City of Thunder Bay remaining in Step 3 of the Provincial Roadmap to Reopen framework.

Based on projections and assumptions through to the end of December 2021, Administration is projecting a favourable tax supported variance of \$5.6 million for non-COVID-19 operations which represents 2.1% of the total net budget of \$273.0 million. COVID-19 impact is forecasted at \$5.5 million, which is \$1.7 million lower than the \$7.2 million COVID-19 impact in the 2021 approved budget.

Projected 2021 COVID-19 costs were excluded from the tax levy and funded by the Stabilization Reserve Fund, as a result the \$1.7 million favourable COVID-19 variance will reduce the budgeted transfer from the Stabilization Reserve Fund.

Within rate supported operations, administration is projecting no significant variances, COVID-19 or non-COVID-19 for Wastewater and Boater Services. A \$0.5 million unfavourable COVID-19 variance from lower revenues is projected in Solid Waste due to the extended closure of many businesses, consistent with the Q2 projection and a \$0.6 million favourable non-COVID-19 variance is projected in Waterworks primarily due to user fee revenues trending higher than budget and vacancy savings.

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 compared to the approved 2021 Operating Budget and action plans are developed to deal with any significant negative budget variances identified.

Consistent with the 2020 variance reports this report provides the projected variances due to COVID-19 separately from non-COVID-19 related projected variances.

The 2021 Budget includes one-time financial impacts of COVID-19 that were based on the Phase 3 Provincial Framework for Reopening, which is similar to both the previous colour-coded response framework, Green - Prevent zone and the current Step 3 of the Provincial Roadmap to Reopen framework. Projected 2021 COVID-19 variances are developed assuming the City of Thunder Bay remains in Step 3 for the duration of the year.

FINANCIAL IMPLICATION

COVID-19

The 2021 Budget Variance Report #2 R 99/2021 (Corporate Services & Long Term Care – Financial Services) as of June 30, 2021 projected COVID-19 impact of \$5.0 million, \$2.2 million lower than the \$7.2 million COVID-19 impact in the 2021 approved budget. The variance was due primarily to \$1.5 million of new COVID-19 Municipal Recovery funding, \$1.2 million of Phase 3 Safe Restart funding for Transit, savings in Recreation & Culture, Childcare and utilities due to facility closures, offset by unfavourable variances due to lost revenues for Parking, the Casino and Solid Waste.

As of September 30, 2021, Administration is projecting a COVID-19 impact of \$5.5 million, which is \$1.7 million lower than the \$7.2 million COVID-19 impact in the 2021 approved budget. The \$0.5 million increase in COVID-19 impact from Budget Variance #2 is primarily due to the following:

- Long Term Care and Senior Services – favourable, revenues trending higher than budget offset by increased operating expenditures (\$0.3 million)
- Recreation & Culture – reduction in previously reported favourable variance due to lower revenues and wage savings (\$0.5 million)
- Child Care – unfavourable, revenues trending lower than budget due to reduced operations (\$0.1 million)
- Infrastructure & Operations – unfavourable, increased costs for contracted services in Parks due to enhanced use of outdoor facilities (\$0.2 million)

The following chart summarizes the updated projected COVID-19 2021 impact and estimated transfer from the Stabilization Reserve Fund.

Projected COVID-19 2021 Impact	\$ (in millions)
2021 COVID-19 impact (Per Approved Budget)	\$ 7.2
Less: 2021 Projected COVID-19 favourable variance at Q3	(\$ 1.7)
2021 COVID-19 Impact (Updated)	\$ 5.5
Less: 2020 Operating Safe Restart funding carried forward to 2021	(\$ 4.3)
Estimated Stabilization RF funding required to cover 2021 COVID-19 impact	\$ 1.2

Tax Supported Operations (Non-COVID-19)

The 2021 Budget Variance Report #2 R99/2021 (Corporate Services & Long Term Care – Financial Services) as of June 30, 2021 projected a \$3.9 million favourable variance at year-end. The variance was due primarily to favourable variances in Police Services, Utilities, Debt Service Costs, WSIB, Tax Write-Offs, Insurance Claims, Penalties and Interest offset slightly by an unfavourable variance for the Police Services Board.

As of September 30, 2021, Administration is projecting a total non-COVID-19 favourable year-end variance of \$5.6 million, an increase of \$1.7 million from the Budget Variance Report #2 projection. The increase to the favourable variance is primarily due to the following:

- Corporate Revenues – favourable, one-time dividend from Thunder Bay Hydro Corporation that was originally budgeted in 2020 but deferred due to anticipated financial impacts of the pandemic (\$0.5 million) and increased penalties and interest (\$0.1 million)
- Winter Control – favourable (\$0.5 million)
- Vacancy Savings – favourable, projected hiring gap savings (\$0.4 million)
- Corporate Services & Long Term Care – favourable, mainly due to Court Services revenues trending higher than budget due to receipt of large one time fine revenue (\$0.3 million) and additional revenues for Pioneer Ridge (\$0.1 million)
- Infrastructure & Operations – favourable, primarily increased golf and campground revenues (\$0.3 million)
- WSIB – favourable (\$0.3 million)
- Thunder Bay Fire Rescue– favourable, evacuation revenues trending higher than budget (\$0.2 million)
- Thunder Bay Police Services – change to an unfavourable variance due to increased wages, WSIB and OIPRD initiatives offset by additional grant revenues (\$0.6 million)
- Supplementary Taxes – unfavourable due to minimal commercial activity (\$0.5 million)

Rate Supported Operations

Administration is projecting no significant variances, COVID-19 or non-COVID-19, within rate supported operations for Wastewater and Boater Services.

A \$0.5 million unfavourable COVID-19 variance from lower revenues continues to be projected in Solid Waste due to the extended closure of many businesses.

A \$0.6 million favourable non-COVID-19 variance is projected in Waterworks primarily due to user fee revenues trending higher than budget and vacancy savings, offset with higher contracted services costs.

CONCLUSION

It is concluded that this Report should be received for information purposes and that Administration continue to closely monitor operating results and develop action plans as required to achieve the Corporation's overall 2021 Budget targets.

BACKGROUND

The Operating Budget for the fiscal year January 1, 2021 to December 31, 2021 was approved by City Council on February 8, 2021.

The City of Thunder Bay has been in the following COVID-19 colour-coded zones during 2021:

- Grey zone, January 1 to February 15
- Red zone, February 16 to 25
- Grey zone, February 26 to April 6

On April 8, the State of Emergency and Province wide Stay-at-Home order went into effect for 4 weeks and was ultimately extended to June 2nd. During this time, the COVID-19 Response Framework (colour-coded zones) was paused.

Effective June 11th, the City of Thunder Bay moved to Step 1 of the Provincial Roadmap to Reopen framework, Step 2 on June 30th, 2021 and Step 3 on July 16, 2021.

In March 2021, the City received notice of Phase 3 funding for Transit Operations through the Safe Restart Agreement. The City was allocated up to \$3.1 million for COVID-19 financial impacts to Transit operations incurred from April 1, 2021 to December 31, 2021. Funds not required to offset 2021 COVID-19 financial impacts to Transit operations are to be returned to the Province.

The City also received \$1.5 million in 2021 COVID-19 Municipal Recovery Funding. These funds are eligible to address 2021 COVID-19 operating costs and pressures. Any funds not needed in 2021 are to be placed into a reserve fund to be accessed to support future COVID-19 costs and pressures in 2022.

On March 26, 2021 the Federal Government announced a one-time top-up of federal Gas Tax Funds for 2021. The funding program was renamed the "Canada Community Building Fund". The City of Thunder Bay's top-up allocation is \$6.6 million, bringing the City's total 2021 Canada Community Building Fund allocation to \$13.4 million. The additional funds are to be

used in accordance with the current agreement and therefore have broad spending categories including: public transit, local roads and bridges, drinking water, wastewater, solid waste, sport and recreation and disaster mitigation.

REFERENCE MATERIAL ATTACHED:

None.

PREPARED BY: KRISTIE SINCLAIR, ACCOUNTANT & EMMA WESTOVER, DIRECTOR – FINANCIAL SERVICES

<p>THIS REPORT SIGNED AND VERIFIED BY:</p> <p>Linda Evans, GM Corporate Services & Long Term Care, City Treasurer</p>	<p>DATE:</p> <p>October 20, 2021</p>
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Memorandum

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

TO: Krista Power, City Clerk
FROM: Norm Gale, City Manager
DATE: October 21, 2021
SUBJECT: Support for Vulnerable Populations
Committee of the Whole – October 25, 2021

Further to discussion of Mayor Mauro’s memorandum at Committee of the Whole on October 18, 2021 (Developing a City-Community Collaborative Encampment Response Protocol, dated October 7, 2021), I committed to bring an overview concerning the City of Thunder Bay’s efforts to support municipal-community collaboratives working to improve the lives of people experiencing homelessness, precarious housing, and poverty.

Attached is an overview prepared by Community Strategies Manager Cynthia Olsen. Manager Olsen is also the administrative lead for the Thunder Bay Drug Strategy and Chair of the Vulnerable Populations Table throughout the pandemic response. Manager Olsen is the City of Thunder Bay’s lead facilitator connecting the City to a growing municipal-community collaborative working together to address gaps in supported transitional housing, mental health and addiction services.

This information is at a high level to give a sense of the overall picture. More details and background on any of these initiatives and programs is available on request.

Support for Vulnerable Populations

The following information is to provide Council a high-level overview of the City's role in responses and efforts to support vulnerable populations. This briefing note is not exhaustive. In addition to Administration providing coordination among multiple community partners working in the areas of housing, health, mental health, substance use, criminal justice, poverty reduction and food security, the City also contributes through funding and in-kind support. Community partner organizations have many other contributions to this critical work in the community.

Thunder Bay Drug Strategy (TBDS)

- Council approved strategy; funded 60% by municipality and 40% by Community Partnership; coordinated by Administration; small budget to support initiatives
 - Initiative funding established to support grass-roots groups providing alternative shelter, transportation, clothing and food to individuals experiencing homelessness; approximately \$2K accessed
- Housing as a pillar; has a focus on interventions to better support individuals who are impacted by poverty and homelessness, as well as on solutions aimed at preventing and eliminating homelessness in our community
 - Priority Actions: • Securing permanent funding for SOS and Kvae Kii Win programs • Advocating for more supportive housing for people with complex needs • Expanding access to emergency shelter for women and families • Contributing to the understanding of homelessness in Canada

Community Safety & Well-Being Plan (CSWB)

- Provincially mandated; Council approved Plan; funded 100% by municipality; coordinated by Administration; small budget to support initiatives
- Housing and Homelessness a local priority; community engagement identified that increasing transitional and supportive housing was the greatest need
 - Targeted Outcomes: • Reduce Indigenous homelessness by 50 percent by 2027 • Increase transitional and supportive housing opportunities in Thunder Bay
- Poverty and Financial Empowerment a local priority; Poverty was identified as a critical barrier to safety and well-being during community engagement
 - Targeted Outcomes: • Reduction in percentage of people living in poverty • Decreased unemployment rate for Indigenous people

Vulnerable Populations COVID-19 Planning Table

- Established at the outset of the global pandemic to meet the needs of vulnerable individuals in Thunder Bay and reduce the risk of the spread of COVID-19 among those individuals and the community at large
- Community collaborative with 30+ organizations; chaired by Administration
- Illness and Isolation Shelter establishment; City provided coordination and transportation support (Lift+); City declared a second state of emergency during COVID-19 outbreak, requesting additional

federal and provincial resources through the Provincial Emergency Operations Centre to aid in response; Fire command support; cell-phones to support communication needs

- Release from Custody Task Force; Administration staff time through CSWB
- Masks for vulnerable individuals; Council approved funding to purchase 75K adult disposable masks, 1.3K children's disposable masks; Administration support through Supply Management for distribution - nearly 63K masks distributed since Sept 2020

Severe Weather Response Plan

- Council approved initial establishment of Cold Weather Response Plan; Council approved one-time funding through Stabilization Reserve Fund of up to \$66K to support operations of partner run Warming Centre
- Cold Weather Plan has been adapted to Severe Weather Plan to respond extreme heat events; TBDS provided initiative funding to purchase bus tickets for Cooling Centre
- City Administration providing coordination support to community organizations for Warming Centre services winter 2021/22; external funding being leveraged

Encampment Response Protocol

- Administration collaborating with multiple community partners and informally working on compassionate encampment responses
- Administration held first meeting of community partners to discuss formalizing a protocol on October 19, 2021; however, it was noted that the immediate needs were pressing so the primary focus will be on securing resources to sustain current response

Care Bus

- Modeled on recommendations brought to Council from Not One More Death, Administration collaborated with community partners to develop and pilot a Care Bus; City supported with at-cost City Transit Bus and Operator; externally funded
- City Administration supporting coordination to secure external funding to operate Care Bus service for winter 2021/22 using alternative transportation options

Housing & Homelessness Coalition (HHC)

- Promotes the development of a housing continuum that is adequate, affordable, and accessible to all. It provides a forum for members to work towards the achievement of this concept in Thunder Bay; City Administration is co-chair
- HHC is the Housing Pillar for the TBDS, CSWB, Poverty Reduction Strategy, and is the Designated Community Advisory Board for Reaching Home: Canada's Homelessness Strategy; the HHC works in partnership with the Indigenous Community Advisory Board to maximize federal funding received in the community
- Point in Time Count
 - First conducted in 2016; City supported through use of City Hall Lobby as count location; TBDS provided \$1K to support; mandated and funded through Reaching Home

- Second conducted in 2018; City supported through use of City Hall Lobby as count location; TBDS provided \$1K to support; provincially mandated and Lakehead Social Planning Council (LSPC) contracted/funded by District of Thunder Bay Social Services Administration Board to conduct
- 2020 Point in Time Count delayed due to COVID. Was conducted October 2-3, 2021; provincially and federally mandated; funded by District of Thunder Bay Social Services Administration Board

Poverty Reduction Strategy

- Council supported strategy; City provides \$50K annual funding to support LSPC with coordination and program/initiatives
- Administration, through Community Strategies, participates

Food Strategy

- Council supported strategy; City provides \$50K annual funding to support Eco Superior with coordination and program/initiatives
- Administration, through Community Strategies, participates

Community Youth and Cultural Funding

- Shelter House receives annual sustaining grant through the City's Community Youth and Cultural Funding Program. They received \$414,700 in 2021; other sustaining grants include Regional Food Distribution Network and Boys & Girls Club
- Annual operating grants are provided to: Community Clothing Assistance; Lakehead Social Planning Council; New Directions Workers Resource Centre (Speakers School); Northwestern Ontario Women's Centre (Good Food Box); Evergreen a United Neighbourhood; and, Roots to Harvest

Support for Housing Projects

- Council approved necessary zoning amendments for the Junot Ave. Transitional Housing Project; City applied policy based discount on purchase of land; approved \$220K from Community Partnership fund to support project
- City partnered with Matawa First Nations Management to establish the Matawa Education and Care Centre at the former Grandview Lodge
- Administration provides in-kind support and advice on land-use planning, and project delivery; applies policy-based land sale discounts



MEETING: City Council (Public Meeting)

DATE: Monday, October 18, 2021

Reference No. CCP 11/52

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:30 p.m.

City Council (Public Meeting)

Chair: Mayor Bill Mauro

PRESENT:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Brian Hamilton
Councillor Aldo Ruberto

OFFICIALS:

Dana Earle, Deputy City Clerk
Flo-Ann Track, Council & Committee Clerk

OFFICIALS - ELECTRONIC PARTICIPATION:

ELECTRONIC PARTICIPATION:

Councillor Mark Bentz
Councillor Andrew Foulds
Councillor Cody Fraser
Councillor Trevor Giertuga
Councillor Rebecca Johnson
Councillor Brian McKinnon
Councillor Kristen Oliver
Councillor Peng You

Norm Gale, City Manager
Patty Robinet, City Solicitor
Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer
Karen Lewis, General Manager – Development &
Emergency Services
Kerri Marshall, General Manager – Infrastructure &
Operations
Andrea Morrison, Acting General Manager –
Community Services
Decio Lopes, Senior Planner – Development &
Emergency Services

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - October 18, 2021 - City Council (Public Meeting)

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the October 18, 2021 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

PUBLIC MEETING PROCEDURES

Public Meeting procedures were read to Members of Council and those in attendance.

CITY COUNCIL (PUBLIC MEETING)

Zoning By-Law Amendment - 2842238 Ontario Inc. - 1150 Central Avenue

This application for Zoning By-law Amendment proposes to add a motor vehicle sales and rental establishment as a permitted use in the “IN6” – Prestige Industrial Zone. In order to ensure compatibility with the surrounding business park area, "outdoor display" for a "motor vehicle sales or rental establishment" will be excluded from locating within any required front yard or landscaped open space.

Senior Planner Decio Lopes appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

The Chair asked whether the applicant was in attendance and wished to be heard.

Applicant Kevin French appeared before Committee via MS Teams.

The Chair asked if there were any speakers to the application who wished to be heard.

The Deputy City Clerk advised that no speakers had registered to participate electronically.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report R 131/2021 (Planning Services), as submitted by the Development & Emergency Services Department, and a Public Meeting having been held with respect to the application by 2842238 Ontario Inc. relative to

PCL 24140 SEC TBF, Part NE Quarter Section 54 TWP MCIN Part 9 PAR103 Except Part 3 56R734, shown as "Property Location Subject to Amendment" on Attachment "A" to Report R131/2021, 1150 Central Avenue, we recommend the Zoning By-law be amended as follows:

1. That section 2.1.1 (b) of Zoning By-law 100-2010 does not apply to By-law 074-2007 of Schedule “B” of By-law Number 177-1983, as amended;
2. The lands retain their "IN6" – Prestige Industrial Zone;
3. Add "motor vehicle sales or rental establishment" as a permitted use in the "IN6" – Prestige Industrial Zone; and
4. Exclude "outdoor display" for a "motor vehicle sales or rental establishment" from locating within any required front yard or landscaped open space.

City Council (Public Meeting) – Monday, October 18, 2021

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

CARRIED

BY-LAWS

BL 72/2021 - Zoning By-law Amendment - 1150 Central Ave

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1150 Central Avenue).

By-law Resolution - October 18, 2021

MOVED BY: Councillor Aldo Ruberto

SECONDED BY: Councillor Albert Aiello

THAT the following By-law(s) be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1150 Central Avenue).

By-law Number: BL 72/2021

CARRIED

ADJOURNMENT

The meeting adjourned at 6:44 p.m.

Mayor

Deputy City Clerk



MEETING: Committee of the Whole

DATE: Monday, October 18, 2021

Reference No. COW 40/52

OPEN SESSION via MS Teams at 5:00 p.m.

Committee of the Whole - Special Session
Chair: Councillor Aldo Ruberto

PRESENT:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Aldo Ruberto

OFFICIALS:

Dana Earle, Deputy City Clerk

OFFICIALS - ELECTRONIC PARTICIPATION:

ELECTRONIC PARTICIPATION:

Councillor Rebecca Johnson
Councillor Brian McKinnon
Councillor Kristen Oliver
Councillor Peng You

Norm Gale, City Manager
Patty Robinet, City Solicitor
Linda Evans, General Manager – Corporate Services &
Long-Term Care & City Treasurer

Establishment of Committee of the Whole - Closed Session

At the October 4, 2021 Committee of the Whole meeting, the following resolution was passed to establish the Committee of the Whole – Closed Session for October 18, 2021.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Kristen Oliver

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, October 18, 2021 at 5:30 p.m. in order to receive information relative to personal matters about an identifiable individual, including municipal or local board employees; and a proposed or pending acquisition or disposition of land by the municipality or local board.

Committee of the Whole – Monday, October 18, 2021

Amendment - Establishment of Committee of the Whole - Closed Session

MOVED BY: Councillor Albert Aiello
SECONDED BY: Mayor Bill Mauro

WITH RESPECT to the resolution to establish the Monday, October 18, 2021 Committee of the Whole – Closed Session, we recommend that the following reason be added:

“(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;”

AND THAT the time be changed to 5:00 p.m.

CARRIED

Amended - Establishment of Committee of the Whole - Closed Session

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Kristen Oliver

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, October 18, 2021 at 5:00 p.m. in order to receive information relative to personal matters about an identifiable individual, including municipal or local board employees; a proposed or pending acquisition or disposition of land by the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

CLOSED SESSION via MS Teams 5:01 p.m.

Committee of the Whole - Closed Session
Chair: Councillor Aldo Ruberto

PRESENT:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Brian Hamilton
Councillor Aldo Ruberto

OFFICIALS:

Dana Earle, Deputy City Clerk

OFFICIALS - ELECTRONIC PARTICIPATION:

Norm Gale, City Manager
Patty Robinet, City Solicitor
Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer

ELECTRONIC PARTICIPATION:

Councillor Andrew Foulds
Councillor Cody Fraser

Committee of the Whole – Monday, October 18, 2021

Councillor Trevor Giertuga
Councillor Rebecca Johnson
Councillor Brian McKinnon
Councillor Kristen Oliver
Councillor Peng You

DISCLOSURES OF INTEREST

REPORTS OF MUNICIPAL OFFICERS

Property Related Matter

2021CLS.034 (Realty Services) relative to the above noted was distributed separately with agenda to Members of Council, City Manager, City Solicitor, General Manager - Development & Emergency Services, and General Manager - Corporate Services & Long-Term Care only.

General Manager - Development & Emergency Services Karen Lewis, Manager - Realty Services Joel DePeuter, Manager - Solid Waste and Recycling Jason Sherband and Law Clerk Deanna Walker entered the meeting via MS Teams.

Joel DePeuter provided an overview relative to the above noted.

Jason Sherband responded to questions.

Joel DePeuter responded to questions.

Karen Lewis, Joel DePeuter, Jason Sherband and Deanna Walker left the meeting.

Board Appointment - NOMA

Confidential Memorandum from City Clerk Krista Power dated September 24, 2021 relative to the above noted was distributed separately with agenda to Members of Council, City Manager, City Solicitor, and General Manager - Corporate Services & Long-Term Care only.

It was the consensus of Committee that Administration proceed as directed.

The Deputy City Clerk advised that the recommendation relative to the Confidential Memorandum from City Clerk Krista Power dated September 24, 2021 would be presented at the Committee of the Whole meeting to be held later in the evening.

Board Appointments - Waterfront Development Committee and Thunder Bay Public Library

Confidential Memorandum from City Clerk Krista Power dated October 13, 2021 relative to the above noted was distributed separately with agenda to Members of Council, City Manager, City

Committee of the Whole – Monday, October 18, 2021

Solicitor, and General Manager - Corporate Services & Long-Term Care only.

It was the consensus of Committee that Administration proceed as directed.

The Deputy City Clerk advised that the recommendation relative to the Confidential Memorandum from City Clerk Krista Power dated October 13, 2021 would be presented at the Committee of the Whole meeting to be held later in the evening.

Board Appointment - Waterfront District BIA

Confidential Memorandum from City Clerk Krista Power dated September 24, 2021 relative to the above noted was distributed separately with agenda to Members of Council, City Manager, City Solicitor, and General Manager - Corporate Services & Long-Term Care only.

It was the consensus of Committee that Administration proceed as directed.

The Deputy City Clerk advised that the recommendation relative to the Confidential Memorandum from City Clerk Krista Power dated September 24, 2021 would be presented at the Committee of the Whole meeting to be held later in the evening.

Board Appointments - Victoria Avenue BIA

Confidential Memorandum from City Clerk Krista Power dated October 13, 2021 relative to the above noted was distributed separately with agenda to Members of Council, City Manager, City Solicitor, and General Manager - Corporate Services & Long-Term Care only.

It was the consensus of Committee that Administration proceed as directed.

The Deputy City Clerk advised that the recommendation relative to the Confidential Memorandum from City Clerk Krista Power dated October 13, 2021 would be presented at the Committee of the Whole meeting to be held later in the evening.

Legal Matter

2021CLS.037 (Legal Services) relative to the above noted, was distributed separately with agenda to Members of Council, City Manager, City Solicitor, General Manager - Development & Emergency Services and General Manager - Corporate Services & Long-Term Care only, for information.

General Manager - Development & Emergency Services Karen Lewis, General Manager - Infrastructure & Operations Kerri Marshall and Fire Chief Greg Hankkio entered the meeting via MS Teams.

City Solicitor Patty Robinet provided an overview relative to the above noted and responded to questions.

Committee of the Whole – Monday, October 18, 2021

Karen Lewis responded to questions.

Greg Hankkio responded to questions.

Deputy City Clerk Dana Earle responded to questions.

OPEN SESSION in S.H. Blake Memorial Auditorium 6:44 pm

Committee of the Whole - Planning Session

Chair: Councillor Aldo Ruberto

PRESENT:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Brian Hamilton
Councillor Aldo Ruberto

OFFICIALS:

Dana Earle, Deputy City Clerk
Flo-Ann Track, Council & Committee Clerk

OFFICIALS - ELECTRONIC PARTICIPATION:

ELECTRONIC PARTICIPATION:

Councillor Mark Bentz
Councillor Andrew Foulds
Councillor Cody Fraser
Councillor Trevor Giertuga
Councillor Rebecca Johnson
Councillor Brian McKinnon
Councillor Kristen Oliver
Councillor Peng You

Norm Gale, City Manager
Patty Robinet, City Solicitor
Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer
Kerri Marshall, General Manager – Infrastructure &
Operations
Karen Lewis, General Manager – Development &
Emergency Services
Andrea Morrison, Acting General Manager –
Community Services
Leslie McEachern, Director – Planning Services
Joel DePeuter, Manager – Realty Services
Jonathan Paske, Supervisor – Parking Authority
Decio Lopes, Senior Planner – Planning Services
Jillian Fazio, Planner II – Planning Services

DISCLOSURES OF INTEREST

Councillor Mark Bentz declared a conflict relative to R 98/2021 (Corporate Services & Long-Term Care) Synergy North Corporation - Rate Model as he is a Director on the Synergy North Board of Directors.

CONFIRMATION OF AGENDA

Confirmation of Agenda - October 18, 2021 - Committee of the Whole

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the October 18, 2021 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

ITEMS ARISING FROM CLOSED SESSION

Property Related Matter

2021CLS.034 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Peng You

WITH RESPECT to Report 2021CLS.034 (Development & Emergency Services – Realty Services), we recommend that the City purchase Part of Lots 895 to 907, Part of lots 956 to 958, Part of Lane, Plan 295 being Part 1 on Reference Plan 55R-1606, know municipally as 900 Walsh Street, Thunder Bay, Ontario for Solid Waste and Recycling Services purposes;

AND THAT Appropriation Change Order No. 28 be approved;

AND THAT the General Manager - Development & Emergency Services be authorized to execute any and all documentation required in order to finalize the transaction, in a form and content satisfactory to Administration;

AND THAT any necessary by-laws be presented to Council for ratification.

CARRIED

Board Appointment - NOMA

Confidential Memorandum from City Clerk Krista Power dated September 24, 2021 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Brian McKinnon

WITH RESPECT to the Confidential Memorandum from City Clerk Krista Power dated September 24, 2021, we recommend that the following be appointed to local boards and committees, for the remainder of the term expiring November 30, 2022, as follows:

Northern Ontario Municipal Association (NOMA)

1. Councillor Kristen Oliver

CARRIED

Board Appointments - Waterfront Development Committee and Thunder Bay Public Library

Confidential Memorandum from City Clerk Krista Power dated October 13, 2021 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Confidential Memorandum from City Clerk Krista Power dated October 13, 2021, we recommend that the following Council members and Citizens be appointed:

Waterfront Development Committee Council Appointments

Two (2) Council Members to serve the remainder of a four year term expiring November 30, 2022, or as soon as their replacements have been appointed:

1. Councillor Brian McKinnon
2. Councillor Aldo Ruberto

Waterfront Development Committee Citizen Appointments

Two (2) citizens to be appointed for a four year term expiring November 30, 2025, or as soon as their replacement has been appointed;

1. Warren Philp
2. Timothie Hardie

Two (2) citizens to be appointed for 3 year term expiring November 30, 2024, or as soon as their replacement has been appointed;

1. Sean Spenrath

2. Roderick Bosch

One (1) citizen to be appointed for a 2 year term expiring November 30, 2023, or as soon as a replacement has been appointed.

1. Brad DesRochers

Thunder Bay Public Library

One (1) citizen to be appointed for the remainder of a 4 year term expiring November 30, 2022, or as soon as a replacement has been appointed.

1. Patrick Curran

CARRIED

Board Appointment - Waterfront District BIA

Confidential Memorandum from City Clerk Krista Power dated September 24, 2021 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the Confidential Memorandum from City Clerk Krista Power dated September 24, 2021 relative to the Board Appointment for the Waterfront BIA, we recommend that Phil Walkden be appointed for the remainder of a four year term expiring November 30, 2022.

CARRIED

Board Appointments - Victoria Avenue BIA

Confidential Memorandum from City Clerk Krista Power dated October 13, 2021 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Brian McKinnon
SECONDED BY: Councillor Rebecca Johnson

WITH RESPECT to the Confidential Memorandum from City Clerk Krista Power dated October 13, 2021 relative to the Board Appointments for the Victoria Avenue BIA, we recommend that Axel Rehfuhs, Kelli Carr, Scotia Kauppi be appointed for the remainder of a four year term expiring November 30, 2022.

CARRIED

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REPORTS OF COMMITTEES, BOARDS AND OUTSIDE AGENCIES

Committee of Adjustment Minutes

Minutes of Meetings 07-2021 and 08-2021 Committee of Adjustment held on July 28, 2021 and August 25, 2021 respectively, for information.

Parking Authority Board Minutes

Minutes of Meeting 08-2021 of the Parking Authority Board held on August 10, 2021 for information.

Heritage Advisory Committee Minutes

Minutes of Meeting 07-2021 of the Heritage Advisory Committee held on August 26, 2021, for information.

Lakehead Region Conservation Authority Minutes

Minutes of Regular Meetings 2/2021, 4/2021, 5/2021, 6/2021 and Minutes of Special Meeting No. 1/2021 of the Lakehead Region Conservation Authority Committee held on February 24, April 28, May 26, June 30, and July 14, 2021 respectively, for information.

REPORTS OF MUNICIPAL OFFICERS

Victoriaville Centre Demolition and Victoria Avenue Reconstruction – Detailed Design/Consulting Financing and Project Update

Report R 132/2021 (Development & Emergency Services - Realty Services) recommending that City Council approve an Appropriation to finance the detailed design, surveying, environmental and geotechnical work required in preparation to demolish Victoriaville Centre and reconstruct Victoria Avenue.

MOVED BY: Mayor Bill Mauro
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report R 132/2021 (Development & Emergency Services – Realty Services), we recommend that Appropriation No. 26, as appended to this report, be approved (Attachment “B”) to finance engineering, design and consulting services required in order to demolish Victoriaville and reconstruct Victoria Avenue;

AND THAT any necessary by-laws be presented to City Council for ratification.

CARRIED

New Zoning By-law First Draft

Report R 137/2021 (Development & Emergency Services - Planning Services) recommending that Administration be directed to proceed with consultations to solicit feedback from stakeholders, agencies, the business and development community, and the public on the first draft of the new Zoning By-law.

Memorandum from Director - Planning Services Leslie McEachern dated October 4, 2021 requesting an opportunity to provide a presentation relative to the above noted.

Leslie McEachern and Planner II – Planning Services Jillian Fazio appeared before Committee via MS Teams, provided a PowerPoint presentation relative to the above noted and responded to questions.

MOVED BY: Mayor Bill Mauro
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report R 137/2021 (Development & Emergency Services – Planning Services), we recommend that Administration be directed to proceed with consultations to solicit feedback from stakeholders, agencies, the business and development community, and the public on the first draft of the new Zoning By-law.

CARRIED

Deeming By-law Request (70 Regent St)

Report R 138/2021 (Development & Emergency Services - Planning Services) recommending that Lot 37 on Registered Plan 1689 is deemed to no longer be registered. This ensures that the Applicant's adjacent property known as 72 Regent Street, cannot be sold separately from 70 Regent Street. The Applicant intends to develop the subject lands as one single parcel instead of two.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to the request by J & B Cronk, relative to Lot 37 of Registered Plan 1689, municipally known as 70 Regent Street, we recommend:

THAT Lot 37 on Registered Plan 1689 be deemed not to be a registered Plan of Subdivision for the purpose of Subsection (3) of Section 50 of the Planning Act.

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

ALL as contained in Report No. R 138/2021 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Thunder Bay Fire Services - Emergency Management Program and Plan

Report R 142/2021 (Development & Emergency Services - Thunder Bay Fire Rescue) recommending that By-law No. 002-1997 Thunder Bay Emergency Measures Organization and By-law No. 081-1991 of the Corporation of the City of Thunder Bay Emergency Plan be repealed was distributed separately on Thursday, October 14, 2021.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to Report R 142/2021 (Development & Emergency Services – Thunder Bay Fire Rescue), we recommend that By-law No. 002-1997 Thunder Bay Emergency Measures Organization and By-law No. 081-1991 of the Corporation of the City of Thunder Bay Emergency Plan be repealed;

AND THAT the necessary by-law as outlined in this report be presented to City Council for ratification.

CARRIED

Synergy North Corporation – Rate Model

At the August 13, 2012 Committee of the Whole a resolution was passed relative to Report No. 2012.125 (City Manager's Office) Thunder Bay Hydro - Proposed Capital Structure Change, directing Administration to report back prior to the 2013 Budget with a First Report on alternatives for consideration by Council based on Option 3, Thunder Bay Hydro to pay the City an annual principal and interest payment on the revised outstanding Note Payable of \$27,931,625, and that the First Report also address the implications for the Council approved shareholder Declaration, including but not limited to the Rate Minimization model.

At the September 13, 2021 Committee of the Whole meeting, Report R 98/2021 (Corporate Services & Long-Term Care) was introduced as a 'first report' to allow Committee of the Whole and the general public time to consider the implications of the report before the recommendations are considered by Committee of the Whole on October 18, 2021.

Report R 98/2021 (Corporate Services & Long-Term Care), re-presented.

Memorandum from General Manager - Corporate Services & Long Term Care & City Treasurer Linda Evans dated October 10, 2021 relative to the above noted was distributed separately on Thursday, October 14, 2021, for information.

Councillor Mark Bentz declared a conflict and refrained from discussing or voting on the following resolution.

President & CEO - Synergy North Corporation Tim Wilson appeared before Committee via MS

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Teams and responded to questions.

MOVED BY: Mayor Bill Mauro
SECONDED BY: Councillor Cody Fraser

WITH RESPECT to Report R 98/2021 (Corporate Services & Long Term Care), we recommend that City Council approve the transition from a Rate Minimization model to a Rate of Return model for Synergy North Corporation;

AND THAT Administration be directed to work with Synergy North Corporation Administration to update the Shareholder Declaration, the Unanimous Shareholder Agreement and the Promissory note;

AND THAT in relation to the outstanding Note Payable of \$26,490,500, Synergy North Corporation be directed to make a principal payment of \$10,000,000 in late 2023 by refinancing this portion of the Note and make interest payments on the remaining Note to the City of Thunder Bay thereafter as outlined in Option 1 of this report;

AND THAT any necessary By-laws be presented to City Council for ratification.

CARRIED

PETITIONS AND COMMUNICATIONS

Divestment of Parking Structures

At the February 8, 2021 Committee of the Whole meeting, a resolution was passed directing Administration to report back by June 14, 2021 on the feasibility of divesting ownership and proceeding with sale of both the Waterfront and Victoriaville Parkades.

At the June 14, 2021 Committee of the Whole meeting a memorandum from Manager - Realty Services Joel DePeuter dated June 2, 2021 was presented advising Committee of the Whole that a report relative to the above noted would be postponed until the July 26, 2021 Committee of the Whole meeting.

At the July 26, 2021 Committee of the Whole meeting Report R 94/2021 - Parking Structures was presented, providing information relative to the feasibility to sell the VictoriaVille and Waterfront Parking Structures.

At the September 20, 2021 Committee of the Whole meeting a memorandum from Councillor Aldo Ruberto, dated August 26, 2021, containing a motion relative to the above noted was deferred until the October 18, 2021 Committee of the Whole meeting so that financial implications relative to the parkades including pre-COVID financial data and financial implications for the corporation can be presented for information in conjunction with the motion.

Report R 140/2021 (Development & Emergency Services - Realty Services) relative to the above noted was distributed separately on Thursday, October 14, 2021, for information.

Deputy City Clerk Dana Earle advised that due to a clerical error in Attachment B – CEDC Comments to R 140/2021 (Development & Emergency Services), the attachment was distributed separately on Monday, October 18, 2021, for information.

Memorandum from Councillor Aldo Ruberto, dated August 26, 2021 containing a motion relative to the above noted, re-presented.

At the request of the Chair, Councillor Andrew Foulds assumed the Chair during the discussion of this item and the remainder of the meeting.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Peng You

WITH RESPECT to the Memorandum from Councillor Aldo Ruberto dated August 26, 2021, we recommend that Administration proceed with the process of divesting the Victoriaville and Waterfront Parking Structures as outlined in Report 94/2021 (Development & Emergency Services – Realty Services);

AND THAT any costs associated with disposition including appraisal fees, advertising and Land Registry Fees be covered by the Land Development Fund;

AND THAT the Victoriaville structure be marketed exclusive of McKellar Mall;

AND THAT the parking structures be marketed exclusive of one another;

AND THAT Administration report to Council should approvals be required at any point in the process;

AND THAT Administration provide a status report on or before June 20, 2022;

AND THAT any necessary by-laws be presented to Council for ratification.

Amendment - Divestment of Parking Structures

MOVED BY: Councillor Peng You
SECONDED BY: Councillor Aldo Ruberto

WITH RESPECT to the Memorandum from Councillor Aldo Ruberto dated August 26, 2021, we recommend that the motion be amended by deleting “Waterfront” from the first paragraph;

AND THAT paragraph four be deleted.

LOST

Divestment of Parking Structures

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Peng You

WITH RESPECT to the Memorandum from Councillor Aldo Ruberto dated August 26, 2021, we recommend that Administration proceed with the process of divesting the Victoriaville and Waterfront Parking Structures as outlined in Report 94/2021 (Development & Emergency Services – Realty Services);

AND THAT any costs associated with disposition including appraisal fees, advertising and Land Registry Fees be covered by the Land Development Fund;

AND THAT the Victoriaville structure be marketed exclusive of McKellar Mall;

AND THAT the parking structures be marketed exclusive of one another;

AND THAT Administration report to Council should approvals be required at any point in the process;

AND THAT Administration provide a status report on or before June 20, 2022;

AND THAT any necessary by-laws be presented to Council for ratification.

LOST

Developing a City-Community Collaborative Encampment Response Protocol

Memorandum from Mayor Bill Mauro dated October 7, 2021 relative to the above noted, for information.

Outstanding Item – Restricting Access from Neebing Avenue to Arthur Street Market Place

Memorandum from Supervisor - Planning Services Devon McCloskey dated September 28, 2021 recommending that Outstanding Item 2014-040-DEV, Restricting Access from Neebing Avenue to Arthur Street Market Place be removed from the Outstanding List.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Cody Fraser

WITH RESPECT to the Memorandum from Supervisor - Planning Services Devon McCloskey dated September 28, 2021, we recommend that Outstanding Item 2014-040-DEV Restricting Access from Neebing Avenue to Arthur Street Marketplace, be removed from the outstanding list.

CARRIED

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Outstanding Item - Community Safety & Well Being Advisory Committee Terms of Reference

At the June 28, 2021 Committee of the Whole meeting, Report R 80/2021 was presented and a resolution was passed advising that Administration would report back on the Community Safety and Well-Being (CSWB) Advisory Committee which was appointed as a Committee of Council for Community Safety & Well-Being implementation and monitoring, and that the Community Safety and Well-Being Advisory Committee Terms of Reference be presented to Committee of the Whole on or before October 25, 2021 for consideration.

Memorandum from General Manager - Development & Emergency Services Karen Lewis dated October 7, 2021 relative to Outstanding Item 2021-106-DEV - Community Safety and Well-Being Advisory Committee Terms of Reference.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from General Manager - Development & Emergency Services Karen Lewis dated October 7, 2021, we recommend that the report back date relating to Outstanding Item 2021-106-DEV – Community Safety and Well-Being Advisory Committee Terms of Reference be changed from October 25, 2021 to December 13, 2021.

CARRIED

OUTSTANDING ITEMS

Outstanding List for Planning Services as of October 5, 2021

Memorandum from City Clerk Krista Power dated October 5, 2021 providing the Planning Services Outstanding Items List, for information.

NEW BUSINESS

Establishment of Closed Session Meeting

The following resolution will be presented to Committee of the Whole in order to establish Committee of the Whole - Closed Session on October 25, 2021:

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Peng You

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, October 25, 2021 at 5:00 p.m. in order to receive information relative to labour relations or employee negotiations; and a plan, procedure, criteria or instruction to be applied to any negotiation carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

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ADJOURNMENT

The meeting adjourned at 10:43 p.m.