

**NORTH BAY**<sup>®</sup>  
O N T A R I O • C A N A D A

*Just North Enough to be PERFECT*

# Committee Agenda

**Committee Meeting of Council  
January 28, 2013  
at 7:00 p.m.**

# **MEETINGS**

**FOR THE WEEK OF  
JANUARY 28<sup>TH</sup>, 2013**

Monday, January 28, 2013

7:00 p.m.

Committee Meeting of Council  
Council Chambers, 2<sup>nd</sup> Floor

# **PUBLIC MEETINGS**

**HELD UNDER THE  
MUNICIPAL ACT**

Monday, January 28, 2013

7:00 p.m.

Fire & Emergency Services  
User Fees and Charges

Waste Management User  
Fees and Charges

## **COMMUNITY SERVICES COMMITTEE**

Monday, January 28, 2013

Page 1

**Chairperson: Councillor Mendicino**  
**Vice-Chair: Councillor Mayne**  
**Member: Councillor Vaillancourt**  
**Ex-Officio: Mayor McDonald**

- CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).
- CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).
- CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/SAGERD).
- CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).
- ▶ **CS-2012-16 Report from S. Kitlar dated June 12, 2012 re Multi-Use Recreation Facility Study Update (R05/2012/MURF/GENERAL).**  
(Presentation enclosed in Council packages - please bring to meeting).
- ▶ **CS-2012-19 Report from Steve McArthur dated September 11, 2012 re Rezoning & Draft Plan of Condominium by Miller & Urso Surveying Inc. o/b of Golden Estates Ltd. (Ski Club Road (D07/D14/2009/GEL/SKICLUB)).**
- ▶ **CS-2012-23 Report from Grant Love dated November 28, 2012 re North Bay Fire & Emergency Services – Proposed User Fees (C00/2013/BYLAW-USERFEES).**

# CS-2012-16

Draft Recommendation:

"That staff be directed to prepare a report for Council's consideration based on the recommendations in the Multi-Use Recreation Facility Study."

JUN 14 2012

CLERK'S DEPT.

## City of North Bay

### Report to Council

Report No: CSBU 2012-51

Date: June 12 2012

Originator: Sharon Kitlar, Manager Recreation and Leisure Services

Subject: Multi-Use Recreation Facility Study Update

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### RECOMMENDATION

That this report regarding the Multi-Use Recreation Facility Study be received by Council and referred to Committee for further discussion and a presentation by Monteith Brown Planning Consultants be given at a future date.

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### BACKGROUND

In 2007, North Bay Partners in Hockey, through representative, Mike Finner, approached the City requesting that the City undertake a feasibility study to determine the need for an additional ice surface. In 2010 Khouri Long held community meetings with respect to the need for additional recreational facilities in North Bay and then approached the City regarding the information gathered at these meetings. The group requested that a recreational facility feasibility study be undertaken by the City.

In 2011 the funding to support a feasibility study addressing the community needs pertaining to ice surfaces and other recreational facilities was approved.

On January, 23 2012 Council approved the award of the Multi-Use Recreation Facility (MURF) Study to Monteith Brown Planning Consultants Ltd. The total cost of the study is \$111, 877.50. The study will assess the need and feasibility of the City to renovate, replace or construct arena facilities as well as the need and feasibility to construct an indoor multi-use recreational facility.

#### Work-Plan and Critical Path

The study process began in February with the final report being submitted in the fall (September/October) 2012. A copy of the proposed work plan and critical path is attached.

#### Tasks Completed to Date

Since the award of the contract the following activities have taken place with respect to the study process:

1. The formation of the MURF Advisory Committee (MURFAC) consisting of community members and City staff. This Committee has been working with the consultant throughout the study process to provide input, background and advice. Committee members are:

Mike Finner, North Bay Partners in Hockey

Khouri Long, North Bay Community Representative  
Heather Chambers, Sport North Bay  
Linda Turcotte, Canadore College, Nipissing University  
Ian Kilgour, Director Parks, Recreation and Leisure Services  
Sharon Kitlar Manager Recreation and Leisure Services  
Cathy Seguin, Manager Arenas and Facilities  
Dave Euler, Manager Engineering

2. February 9<sup>th</sup> First meeting with the Consultant Team and MURFAC to confirm the work plan and timelines for the study process. This included public consultation, community awareness, the household survey, stakeholder consultation, public open house and a list of required background information and reports to be provided to the Consultants by staff and other committee members. (See meeting summary attached)
3. Feb/March/April Community Awareness Items – MURF website on City of North Bay site, posters, media announcements and ads, social media postings and news bulletins on City website, email blasts to municipal and community representatives and contacts.
4. March 21 Community Workshop with Ice Users
5. March 22 Community Workshop with potential recreational facility users
6. March/April Household Survey – The survey is meant to represent the opinions of all taxpayers, not just the primary user groups. A statistically significant, random sample was completed in North Bay.
7. April 18 2<sup>nd</sup> meeting with MURFAC – To review the information gathered to date, The objectives and the next phase of work (See meeting summary attached)
8. April 18 Public Open House – City Hall Lobby- to solicit input from potential stakeholders and user groups not represented in interviews, as well as interested members of the public.

### Next Steps

Since the last activity (Public Open House) the Consultant Team have been reviewing information received to date to begin drafting the first deliverable which is the Situation Analysis Report. Based on background document review, demographic and trends analysis, inventory review and stakeholder and public input, a list of preliminary issues, suggestions and priorities for consideration will be summarized.

This information will be presented to the MURFAC Committee and City Council to initiate discussion regarding the various facility options and receive feedback. High level discussion of pros and cons of each option will allow for a smaller number of options to be short-listed for more detailed examination. It is anticipated that this presentation meeting will occur in July at a scheduled Council Committee meeting.

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## ANALYSIS / OPTIONS

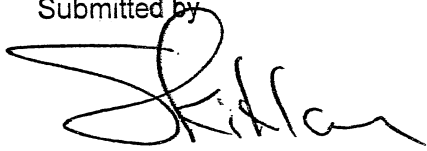
1. That this report regarding the Multi-Use Recreation Facility Study be received by Council and referred to Committee for further discussion and a presentation by Monteith Brown Planning Consultants be given at a future date.
2. That Council does not receive this report.

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## RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

1. That this report regarding the Multi-Use Recreation Facility Study be received by Council and referred to Committee for further discussion and a presentation by Monteith Brown Planning Consultants be given at a future date.
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Submitted by



Sharon Kitlar  
Manager Recreation and Leisure Service


I concur in this report and recommendation.



Ian Kilgour  
Director Parks, Recreation and Leisure Services



Jerry Knox  
Managing Director Community Services

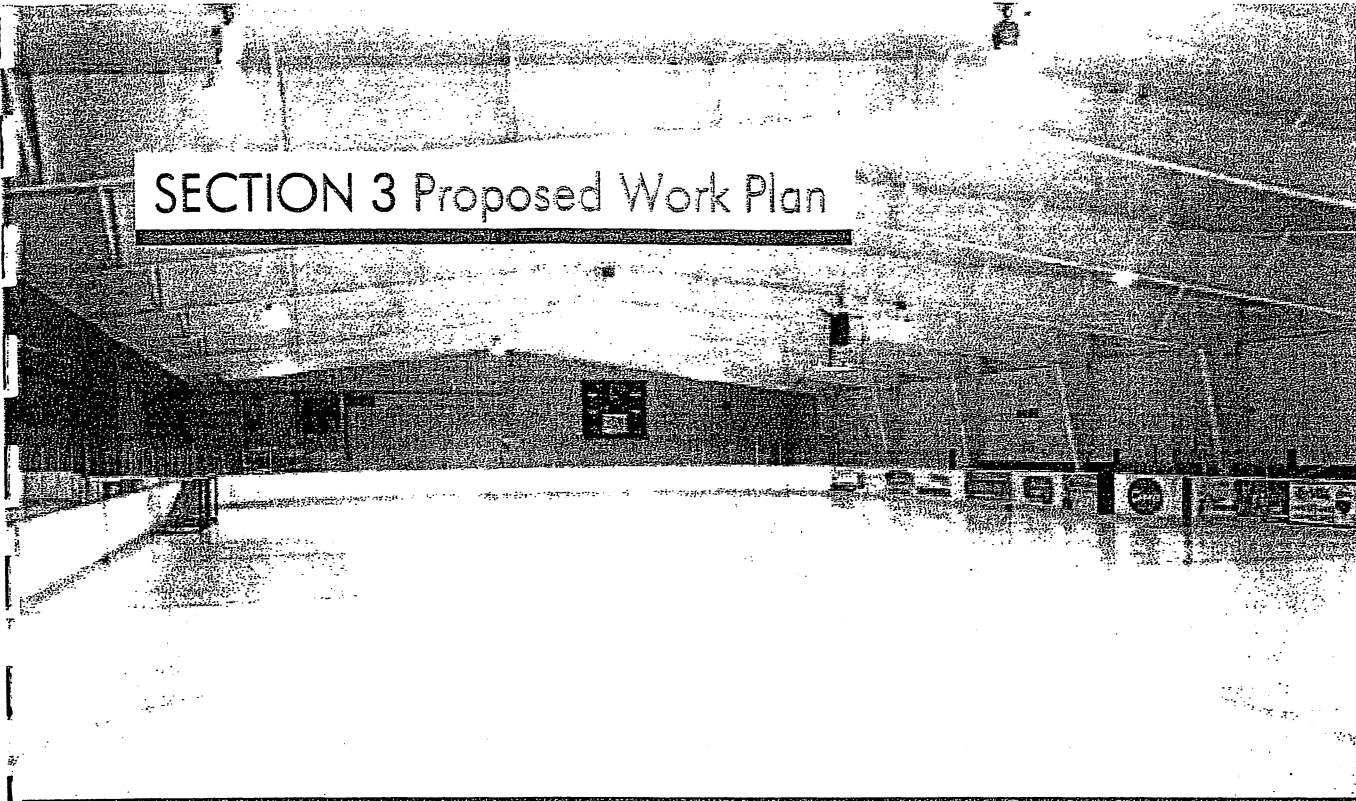


Dave Linkie  
Chief Administrative Officer

Person designated for continuance: Manager Recreation and Leisure Services

Attachments: Proposed Work Plan and Critical Path  
February 9 2012, meeting summary  
April 18<sup>th</sup> meeting summary

## SECTION 3 Proposed Work Plan



All tasks anticipated to be undertaken as part of this Feasibility Study are described in detail below. Our work plan is flexible and we are open to discussing its elements with the City. Please refer to the critical path (Section 4) for the proposed timing of these tasks.

### 3.1 MURFAC Meeting #1 and Site Visits

Upon notification of awarding of the contract, a meeting will be held with the Multi-use Recreation Facility Advisory Committee (MURFAC) to finalize the Work Plan and review the Study objectives. Key meeting dates will be scheduled and refinements to the proposed work program will be discussed. To facilitate a quick start to the Project, it is expected that the City will provide the Consulting Team with all relevant background information at or prior to this meeting. It will also be important to discuss significant public demands and issues that have been identified by the Committee as these will play an important role in the Study's consultation program, analysis, and recommendations. Following the meeting, the City's three arena sites will be visited to assist in documenting challenges and opportunities.

### 3.2 Communications Plan & Awareness Program

The success of this project requires that the entire community be involved in identifying issues and/or providing feedback on the proposed options. To guide the Study, the Consulting Team will develop a communications plan that identifies the "who, what, when, where and how" of the consultation program. Consultation efforts will be concentrated near the beginning and end stages of the project.

Further, in order to ensure proper communication with stakeholders and the general public, we will work with the MURFAC to disseminate information throughout the planning process by way of:

- posters advertising the public meetings and other opportunities to participate; and



- suggested wording of Internet postings and online feedback forms (we will also provide copies of draft and final documents in PDF format to allow for posting and downloading from the City's web-site); we understand that the City will be responsible for hosting and maintaining the web portal.

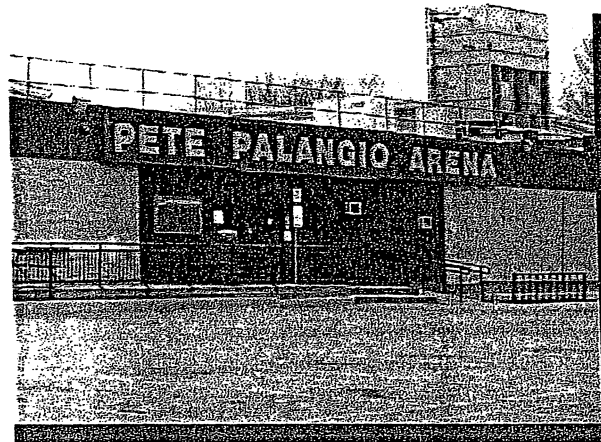
### 3.3 Background Document Review

All relevant background reports, documents and other material will be reviewed by the Consulting Team, including the Building Condition Assessments, Official Plan, Development Charges Study, facility schedules, registration data, etc. All relevant information resulting from the review will be documented for use throughout the study.

### 3.4 Demographic Analysis

Early in the process, we will develop a community profile that identifies demographic characteristics that may influence the current and future demand for indoor recreational facilities in North Bay and area. We expect that 2011 Census data will begin to be released during the timeframe of this study, providing us with reasonably current data.

There are also several sources from which data can be extrapolated to identify a reasonable projection of future population growth in the City. The Ministry of Finance has age cohort projects for Nipissing District to the year 2036; these should provide high level estimates that can be applied to North Bay. The City's own Population, Housing and Employment Forecast Update (2006-2031) will be referenced, as well as other key sources, such as District of Nipissing Social Services Administration Board.



### 3.5 Trends Analysis

Specific economic, social and attitudinal issues, trends and best practices relating to recreational participation and facilities will be explored through secondary research methods. In addition to identifying these trends, an assessment of broader internal and external factors affecting the City's ability to respond to existing and future community-specific leisure needs will be undertaken. Assistance from the City and stakeholders will be required to identify local registration figures and capture rates (going back at least 5 years). Our extensive and up-to-date trends research with other municipalities allows us to 'hit the ground running' with this task and to compare the City with similar benchmarked communities.

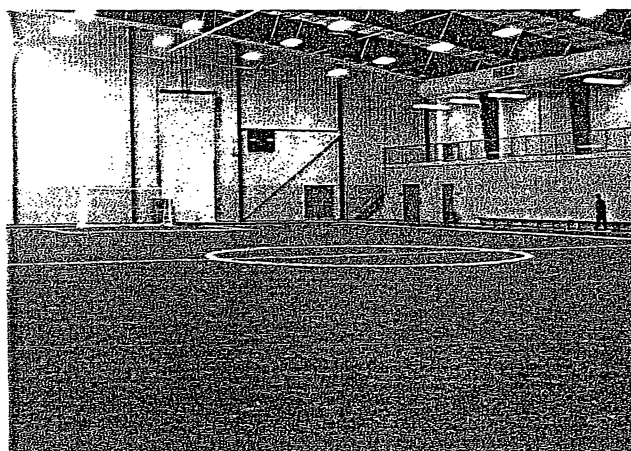
### 3.6 Review of City and Regional Facilities

Surrounding communities (e.g., Callander, Bonfield, Corbeil, Powassan, Sturgeon Falls, Trout Creek, Mattawa, etc.) will be contacted to gather data on the usage of their arena facilities by North Bay residents and organizations. This will assist in creating an understanding of the degree of latent demand within the City (which causes residents to seek ice time further elsewhere). These communities will also be asked about their future plans for arena renewal or policy changes that could impact the supply of ice time within the region. Conversely, a review of North Bay arena schedules will help to determine the extent to which the City's facilities serve outside residents. This ice time review will also provide guidance to the needs assessment task later on in the work plan.

Arena and multi-use recreation facility renewal and construction projects in other comparable communities will also be studied to learn from their experiences; e.g., what was built; at what cost; what were the key design considerations; what were the sport tourism gains; have usage projections materialized; what has been the community benefit; what would they do differently; etc. The MURFAC will be asked to assist in identifying potential candidates for review, which will be undertaken by the Consulting Team via telephone and email correspondence. Having worked in several dozen municipalities throughout Ontario, our Team is well positioned to undertake this task.

### 3.7 Household Survey

As an optional project task and separately costed item to the proposal, we strongly suggest that a municipal-wide household telephone survey be undertaken for this project. The benefits of a telephone survey are many – most importantly, it would be statistically significant (the sample is randomly drawn) and the number of responses can be guaranteed, unlike with an online survey. The result is a reliable dataset that identifies participation rates and priorities from a representative cross-section of North Bay residents. We strongly believe that this level of quantitative input is vital to a study of this nature as the survey represents the opinions of all taxpayers, not just the primary user groups. When making tough financial decisions, City Council will be interested in knowing what the true community needs are and a random sample survey is the best way to uncover this information.



This survey will help to identify priorities not only for arena requirements, but also for multi-use recreational facility components (particularly those activities for which there may be few identifiable stakeholders, such as an indoor walking track). Questions relating to participation, facility priorities, willingness to pay, willingness to travel, etc. can all be posed. Furthermore, our survey database allows for comparisons to other communities across Ontario, which will help to place the results in context.

In order to obtain a statistically accurate response ( $\pm 5\%$ , 19 times out of 20), approximately 384 completed surveys from North Bay households are required. Each survey would take up to 10 minutes

to complete, with a maximum of three open-ended questions. The survey would be conducted by our staff (we complete about five such survey projects each year) and would be undertaken in English only (should French language surveying be required, we can discuss options with the Committee prior to survey design). The results would be tabulated and reported on in the Feasibility Study, with meaningful cross-tabulations identified.

### 3.8 Stakeholder and Staff Interviews

To solicit information and provide opportunity for candid discussion on major topics from a wide variety of internal and external stakeholders, we will conduct a combination of one-on-one and small group interviews. From the pre-bidders meeting, we understand that the MURFAC members (consisting of City staff and community stakeholders) are to be the core group of interviewees. The interviews will follow a semi-structured list of questions relating to:

- current utilization levels and trends;
- anticipated future outlook and factors affecting participation;
- limitations of existing facilities;
- future design considerations;
- willingness to pay for renovated, redeveloped or new facilities (and their preferred method of financing);
- partnership potential;
- broader community usages and sport tourism;
- willingness to travel to other communities, etc.

It may also be beneficial to allow for a one hour per session to be an open public forum; this would provide an opportunity for residents that are not affiliated with any stakeholder groups to provide comment. Logistics of the interviews and sessions can be determined at the initial meeting with the MURFAC.



### 3.9 Public Meeting #1

On the day following the stakeholder and staff interviews, we will facilitate an open public meeting to solicit input from potential stakeholders or user groups that were not represented in the interviews, as well as interested members of the public. This meeting will identify emerging issues related to arena and indoor multi-use recreational needs, preferences, perceived gaps in service, etc. Our staff are excellent facilitators and are extremely adept at both drawing out the participants true issues and priorities and at assisting groups in moving from divergent viewpoints to a shared position of common ground.

The purpose of the meeting is not to validate the views of municipal staff or the Consultants, rather it is to understand the importance that the public places on certain issues. Experience has shown that this process, besides providing valuable data and information, also increases the commitment of participants to the action plans and final outcome of the study.

The City will be responsible for arranging a suitable meeting space and for advertising the session. Our Team will prepare discussion questions, lead the discussions, and provide appropriate documentation. With direction from MURFAC, we can structure this meeting as more of a public open house, as opposed to a more formal public meeting. The open house format is a more informal setting that allows people to come and go as they please, engaging the consultants in conversation on the topic of their choosing; display boards would be prepared help to inform the discussion.

### 3.10 Establish Guiding Principles / Core Objectives

To provide guidance to the next stage of work – namely the needs assessment and strategy development – we will draft a set of objectives. These objectives will be core directional statements intended to align the outcome of this process with the priorities of the community, stakeholders, and Council. Sample topics may include cost effectiveness (multi-pad sites), community-responsiveness, accessibility, partnerships, retrofit over construction, etc. This is a necessary step as there is the chance that there could be many competing interests in this project, such as the priority given to meeting community needs versus sport tourism. The development of the objectives will be an iterative process as they will be subject to review as we undertake the remainder of the work program.



### 3.11 Situation Analysis Report

To finalize the information collected in this phase of the project, a Situation Analysis Report will be drafted. Based on the background document review, demographic and trends analysis, inventory review, and stakeholder and public input, this task will also allow the Consulting Team to compile a preliminary list of issues, suggestions, and priorities for consideration at the next stage. This report will serve as the foundation for the needs assessment and, ultimately, the complete Feasibility Study. Nine (9) copies of this report will be provided to the City, as well as a digital copy (which may be posted on the City's website).

### 3.12 MURFAC Meeting #2

The Consulting Team will meet with the MURFAC to review the Situation Analysis Report, the objectives, and the next phase of work.

### 3.13 Sport Tourism Review

We understand that the City does not currently have a sport tourism strategy or policy. Therefore, for this task we will employ formal approaches adopted in other jurisdictions to develop guiding principles that will underpin our sport tourism and hosting investigations. We will also interact with the MURFAC, key stakeholders, community leaders and staff to determine the local capacity and capabilities of North Bay to host regional, provincial or national level events.

Our investigations will review the City's current inventory of indoor sport facilities to determine their physical attributes and limitations. These investigations will not only look at the technical attributes of the "base buildings" (i.e. the sizes of the floors, ceiling heights, removable dasher boards, etc) but also at the overall site to determine opportunities to install temporary facilities (often referred to as overlay) for major events – such as temporary seating, portable concessions, moveable media centers or other requirements. We will also investigate the community's assets such as hotels and other accommodation options, major gathering places (banquet halls), restaurants, attractions, etc. that are valuable resources when bidding to host events. Finally we will work with staff to determine the local volunteer capacity, which is an essential requirement to accommodate major events and tournaments.



This task will identify; (1) the facility gaps that must be filled in order to effectively host a variety of different sports or entertainment events; (2) voids in community infrastructure that could be impediments to winning bids for sport hosting opportunities; and (3) capacity gaps that should be filled to effectively position North Bay as a qualified host of future sport, cultural or entertainment events. We will rely on staff and the Committee to guide and focus our investigations as to the types of events (four-season use) that are most desirable and best suited for North Bay. At this point we anticipate the majority of our efforts will be directed toward sport tournaments and events that can be accommodated in community centres or arena venues – however, this could be expanded to other categories of events in accordance with staff direction.

### 3.14 Assessment of Arena & Multi-use Facility Needs

A critical task to the ones that follow, our approach to facility needs assessments is worth noting. Our Team does not believe in applying per capita provision standards (e.g., one arena for every "x" residents) in order to identify facility needs because this approach is near-sighted – it does not take into account local demand factors, participation rates, age composition, or other factors that may be unique to North Bay. Instead, we have pioneered the use of market-driven provision rates (e.g., one ice pad for every "x" youth participants) that are tied more closely to actual participation and that are built flexibly to accurately identify needs in changing communities. This approach is modelled off of ice allocation practices and is able to adjust for various ratios of house league v. competitive play and youth v. adult demands. It is linked to local factors and is seldom identical from community to community – we recognize that North Bay is not Sudbury, or Barrie, or Toronto and this needs to be accounted for. Time

and again, the use of market-driven targets has been proven to be the most accurate system for identifying the true needs of each community.

Through an analysis of arena schedules, registration figures and trends, usage (and availability) outside of the City, and latent demand as identified by stakeholders, we will create a market-driven provision target that is appropriate for identifying current arena needs in North Bay. This target will be applied to the age cohort forecasts to identify future arena needs as far out as 2036. This exercise will identify the total number of ice rinks required in the City, with consideration also being given to their distribution and accessibility in the City. Other subsequent tasks, including the facility reviews, structural analysis, sport tourism review, and option development will identify the preferred options for meeting this need in the short and long-term. As part of this analysis, the impact of improved and/or new arenas on recreation facilities in surrounding communities will also be assessed.

The needs assessment will also give specific consideration to the provision of a new multi-use recreational space (e.g., indoor soccer/turf, multi purpose rooms, meeting rooms, storage space, lecture space, etc.), as directed by the previous inputs. The intent is for these facilities to be complementary to the main use of one or more arena facilities (including in the off-season) and, ideally, to be delivered in partnership with other interests in the community. The approach for evaluating demand for indoor soccer/sports facilities is similar to that of arenas (e.g., they are a factor of participation and demographics, with considerations to identified stakeholder demand and partnerships); however, requirements for other ancillary spaces (e.g., meeting rooms) will be more heavily influenced by public and stakeholder input.

### 3.15 Structural Reviews

In order to inform the development of options and capital cost analysis, our Team will perform an initial structural (non-invasive) analysis of any buildings or infrastructure where potential renovation is being recommended. This task will be led by Anrep Krieg Desilets Gravelle Ltd. of North Bay, a multi-disciplinary firm providing structural, mechanical, electrical and civil engineering services.



### 3.16 Identify Facility Provision Options

Based on the guiding principles, needs assessment, and known condition of the existing facilities and sites, our Team will propose a range of options for the renovation, replacement, or construction of arenas and/or multi-use recreational components. Only options that are reasonably achievable will be identified, with greater detail of analysis being generated in subsequent tasks. Advantages and disadvantages to each option will be identified and will serve as a point of future discussion at the next round of committee and public meetings.

### 3.17 Concept Plan Development

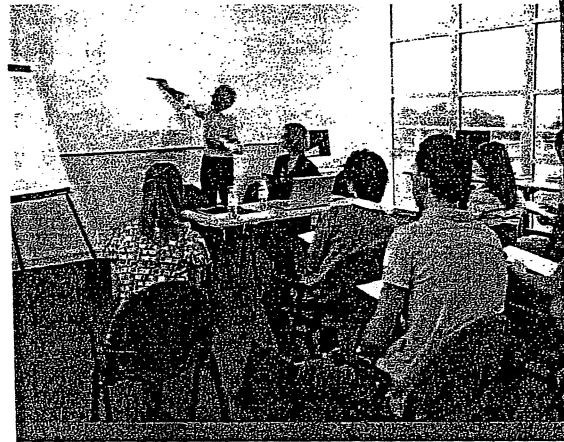
Using bubble or fit diagrams overlaid over aerial photography and property lines, our Team will illustrate how each proposed option could fit within its site. This may include multiple options for configurations associated with expansion, redevelopment, or new construction. City staff will be consulted to better understand the potential effect of proposed renovations on the programming and operational activities of existing facilities. The development of concept plans focuses on fit only and does not include any 3d modelling, soil testing, stormwater management studies, or similar analysis.

### 3.18 Present Options to MURFAC & Council

In June 2012, our Team will meet with the MURFAC and City Council (on same or subsequent days) to present the various facility options and to receive feedback. High level discussion of pros and cons of each option will be had in order to allow for a smaller number of options to be short-listed for more detailed examination.

### 3.19 Public Meeting #2

Our experience has shown that public consultation near the end of the planning process is essential to gaining community support. Therefore, we propose to conduct a public meeting (on the day following the presentations to the MURFAC and Council) to present the preliminary findings of the Study (including the proposed options) and to provide an opportunity for residents to express their opinions and ideas.



The meeting will provide a good "reality check" to ensure that the options are reflective of community needs and that the priorities established by the MURFAC and the Consulting Team are acceptable. We will prepare a PowerPoint presentation highlighting key findings and directions, which will be followed by a question and answer period. The City will be responsible for arranging a suitable meeting space and advertising the meeting.

### 3.20 Partnership & Funding Assessment

The Consulting Team will provide an assessment of the potential for partnerships with the sports clubs, community-based groups or the private sector for the development and/or operation of the new MURF facility and/or arena facilities. Although much of the information required for this task will have already been collected through prior contact with various stakeholders, it is expected that additional dialogue may be required. This task will focus on the viability of various partnership opportunities that have reasonable long-term prospects for success and that are in keeping with the municipality's expectations for a relationship with outside interests. We will examine opportunities for capital funding partnerships, sponsorships, tenant lease-hold payment relationships and naming right opportunities as well as other

creative methods to assist in covering the cost of construction. We will also explore the potential of operating partnerships that are consistent with the municipality's view for the future of the facility.

To guide this review, we will concentrate on examples of relationships that have been successfully employed in other communities. In examining all types of relationships we will be careful to determine the level of municipal risk and related benefits associated with each potential partnership opportunity. All partnership, capital funding and operating data will be incorporated into our report dealing with the capital and operating implications of the new facility. Our consulting team will work with staff to ensure that the opportunities are reflective of municipal values and consistent with the City's long-term vision for the facility.

### 3.21 User Fee Review

We will begin this review by analyzing North Bay's traditional user fee policies and pricing practices. We will also perform an analysis of the City's historic cost recovery performance for different types of municipal recreation facilities – i.e., arenas, community centres, etc. The City's fees will be compared to similar prices in other neighbouring jurisdictions as well as other municipalities of North Bay's size. We will be particularly interested in municipalities that have a combination of traditional single purpose facilities and large multi-purpose complexes to determine the degree to which tiered or a variable pricing exists. As possible, we will attend to compare pricing practices to cost recovery ratios to quantify the financial benefit of a more aggressive user fee strategy. The user fee review will also take into account the partnership and community group relationships that will be examined in the previous tasks. This may reveal opportunities for "revenue guarantees" to through these arrangements or other long-term agreements between the City and select group of users. Furthermore, then maybe opportunities to engage high use groups in creative forms of fund raising or other revenue producing concepts that provide more revenue certainty to the municipality while reducing the price paid by preferred users. This information will be combined to form a recommended user fee strategy for the new MURF and/or arena facilities.

### 3.22 Site Evaluation

If new construction is an option under consideration, a scoped site evaluation process will be undertaken utilizing sites short-listed by the City. The preferred location for the complex will be identified through the development and application of a series of mandatory and preferred site criteria (e.g., availability, servicing, size and configuration, partnership potential, adjacent land uses, proximity to residents, cost feasibility, etc.) that will be weighted and scored by our Team. Some assistance from the City will be required to identify key site information (e.g., ownership, servicing, etc.). Our Team's background as land use planners will be an important asset in undertaking this task.





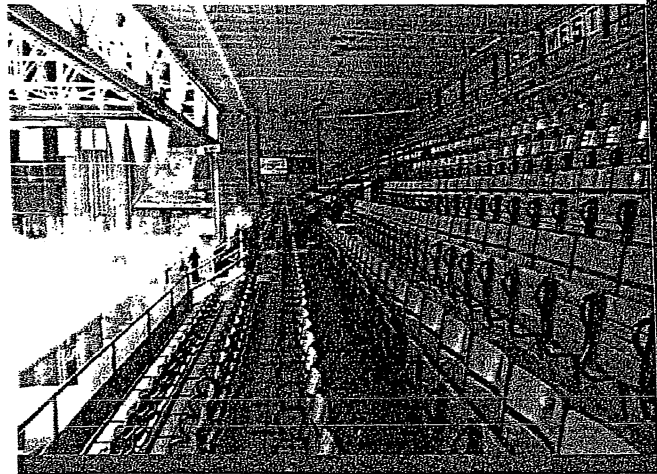
### 3.23 Capital Cost Estimates

Based on the findings of the needs assessment, a preliminary space programme for the various short listed infrastructure options will be prepared, allowing our Team to create order of magnitude capital cost estimates based on comparable and recent building projects in Ontario. The costs associated with LEED accreditation will also be identified for any new or substantially renovated/redeveloped infrastructure. In addition, the timing and phasing of the proposed options will be outlined, along with an implementation plan to allow the City to move forward with confidence. The implementation plan will also identify options for interim accommodation of uses, should this be required.

### 3.24 Operating Cost Estimates

We will begin this task by confirming the governance structure and management approach for the new facility which will be important determinants in the staff deployment strategy - including administration personnel, full and part time program staff, maintenance workers and other service staff. Based on the assumption that the arena and/or multi-use facility would be operated by the municipality, we will use the City's prevailing compensation rates to determine payroll costs – which will likely represent the most significant cost item borne by the facility. We will also use the City's traditional cost metrics performance for other major expense items such as utilities, supplies, administration and contractors. These performances will be checked against industry averages for other similar communities that operate facilities of the size and scope of the arena and/or multi-use facility. This information will be combined into an operating cost statement.

Our Team will then prepare operating and program strategies including the facility's market position, its inventory of programs and services, facility schedules, etc. Based upon the output of the previous task, we will recommend a user fee and price structure that reflects market conditions and is agreeable to the City, preferred users and other stakeholders. These fees will be applied to projected use profiles to produce anticipated revenue generated by user groups and individual users. We will also take into account revenue streams from other sources such as rentals, events, concessions, sponsorship, advertising, etc. This information will be combined to generate revenue projections for each area of business within the new facility. We will present all of this information in a standard business plan format including a consolidated five year pro forma for the proposed facility.



### 3.25 Draft Feasibility Study

A Draft Feasibility Study, containing all of the work completed to date, will be prepared and submitted to the MURFAC for review. The Consulting Team will provide nine (9) hard copies and a digital copy of

the report, to be posted on the City's website. This report will include the earlier Situation Analysis Report, as well as the needs assessment, options, and business plan components.

### **3.26 Present Draft Report to MURFAC & Council**

We will schedule meetings with the MURFAC and Council (on same or subsequent days) to discuss the complete draft Feasibility Study in September 2012. A PowerPoint presentation will guide the audience through the Study and highlight the key findings and recommendations.

### **3.27 Finalize Feasibility Study**

The Consulting Team will make any final adjustments to the Feasibility Study based upon feedback from the MURFAC and Council, and provide a digital copy and nine (9) hard copies of the final report to the City.

### **3.28 Present Final Report to MURFAC & Council**

Meetings will be held with the MURFAC and Council (on same or subsequent days) to present the final Feasibility Study in October 2012.

**CRITICAL PATH**

City of North Bay  
 Multi-use Recreational Facility Feasibility Study  
 RFP 2011-102  
 December 2011

- ↔ - Staff, Committee Consultation
- ⇄ - Public Consultation
- - Analysis, Design, Report Writing
- - Deliverable



IVANCO HOLDINGS LTD. WINDYBUSH

	2012																																																
	January					February				March				April					May				June				July					August				September					October								
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MURFAC Meeting #1 and Site Visits	↔																																																
Communications Plan & Awareness Program	→																																																
Background Document Review	→																																																
Demographic Analysis	→																																																
Trends Analysis	→																																																
Review of City and Regional Facilities	→																																																
Household Survey (Optional Project Component)	→																																																
Stakeholder and Staff Interviews	→																																																
Public Meeting #1	↔																																																
Establish Guiding Principles / Core Objectives	→																																																
Situation Analysis Report	→																																																
MURFAC Meeting #2	↔																																																
Sport Tourism Review	→																																																
Assessment of Arena & Multi-use Facility Needs	→																																																
Structural Reviews	→																																																
Identify Facility Provision Options	→																																																
Concept Plan Development	→																																																
Present Options to MURFAC & Council	↔																																																
Public Meeting #2	↔																																																
Partnership & Funding Assessment	→																																																
User Fee Review	→																																																
Site Evaluation	→																																																
Capital Cost Estimates	→																																																
Operating Cost Estimates	→																																																
Draft Feasibility Study	→																																																
Present Draft Report to MURFAC & Council	↔																																																
Finalize Feasibility Study	→																																																
Present Final Report to MURFAC & Council	↔																																																

**City of North Bay – Multi-use Recreational Facility Feasibility Study**  
**MURFAC Meeting #1**  
 Thursday, February 9, 2012

**ACTION ITEMS / DECISION POINTS**

**In attendance:** City staff: Ian Kilgour, Sharon Kitlar, Cathy Seguin, David Euler  
 Community members: Mike Finner, Linda Turcotte, Heather Chambers, Khouri Long  
 Consultants: Steve Langlois (MBPC), Anand Desai (MBPC), Trent Collie (EBHW)

Topic	Description	Point Person	Deadline
1. Project Management	Steve Langlois ( <a href="mailto:slanglois@mbpc.ca">slanglois@mbpc.ca</a> ) is the project manager for the consulting team. Ian Kilgour ( <a href="mailto:Ian.Kilgour@cityofnorthbay.ca">Ian.Kilgour@cityofnorthbay.ca</a> ) is the project manager for the City. Questions should be directed to the pertinent staff/community member, but Sharon Kitlar ( <a href="mailto:Sharon.Kitlar@cityofnorthbay.ca">Sharon.Kitlar@cityofnorthbay.ca</a> ) should be copied on all correspondence. Sharon will also be the point person for coordination of the public consultation items and MURFAC logistics.	Steve Langlois (consultants) Ian Kilgour / Sharon Kitlar (City)	n/a
2. Work Plan & Timing	The project work plan and timing was reviewed. Expected completion in late September 2012, so as to feed into the City's budget process. Most of the public consultation is to be scheduled in Spring, although some may occur in Summer if necessary. MBPC to update Communications Plan as necessary.	MBPC (update Communications Plan)	n/a
3. Public Consultation			
a) Poster & Awareness	MBPC to prepare poster and web narrative for City's use. City to advertise project, including providing notice of undertaking the household survey, via various means including social media, press release and/or as a Council agenda item. MURFAC members are encouraged to send an email blast to their contacts.	MBPC (poster, web narrative) City (advertisement) MURFAC (emails)	February 29, 2012 March 7, 2012
b) Household Survey	MBPC to draft survey and administer in March 2012. A draft will be sent to the MURFAC via email for comments and approval.	MBPC (draft survey) MURFAC (approval)	February 29, 2012 March 9, 2012

Topic	Description	Point Person	Deadline
c) Stakeholder Consultation	<p>Two evening workshops will be held on consecutive days (one with ice users and one with turf users), with interviews scheduled during the daytime in between (e.g., with representatives from YMCA, Armed Forces Base, Health Unit, School Boards and Post-Secondary institutions, etc.).</p> <p>MURFAC Committee members are encouraged to identify potential groups and City staff persons to be consulted and provide contact information to Sharon Kitlar. Sharon will coordinate they interviews and workshops with the assistance of Mike (arena users), Linda (education sector), and Khouri (sport tourism/ hospitality, turf users, etc.).</p> <p>MBPC to propose possible dates and coordinate with Sharon.</p> <p>MBPC will prepare consultation materials as necessary, including brief questionnaires that can be distributed to ice/turf users in advance of sessions.</p>	<p>MURFAC (identify contacts)</p> <p>Sharon Kitlar (logistics)</p> <p>MBPC (scheduling, materials, facilitation)</p>	<p>March 9, 2012</p> <p>tbd</p> <p>February 29, 2012</p>
d) Public Open House	<p>The first public event (open to general public, stakeholders) will be an open house format with display boards, comment sheets, and informal discussion opportunities. Sharon and MBPC to coordinate.</p>	<p>MBPC (scheduling, materials, facilitation)</p> <p>Sharon Kitlar (logistics)</p>	<p>Date tbd (likely April)</p>
4. Background Data	<p>The City provided the consultants with much of the previously requested background data. The following items remain outstanding and should be provided to the consultants as soon as possible:</p> <ul style="list-style-type: none"> <li>• Ice registration figures over the past five years (Mike Finner)</li> <li>• City of North Bay Recreation Master Plan (2000)</li> <li>• Historic arena usage data (2001 &amp; 2006)</li> <li>• Historic attendance data for Trappers and Lakers</li> <li>• Digital base mapping files</li> <li>• Operating budgets for arenas</li> <li>• Organizational chart for each arena plus pay scales for arena staff</li> <li>• Corporate Strategic Plan (if available)</li> <li>• DC Background</li> <li>• Listing of surrounding arenas, along with contact information</li> <li>• Updates on Sport Tourism Strategy (as available)</li> <li>• Policies or guidelines pertaining to partnerships (if available)</li> <li>• Floor Plans for each arena</li> <li>• Digital images for presentation materials (e.g., leisure activities)</li> </ul>	<p>Mike Finner (registration data)</p> <p>Cathy Seguin / Sharon Kitlar/ Ian Kilgour (various)</p> <p><i>Note: please notify MBPC if requested information is not available</i></p>	<p>February 29, 2012</p> <p>February 29, 2012</p>

Topic	Description	Point Person	Deadline
5. Next Meeting	Date tbd (tentative for April). MBPC to provide two weeks' notice for all proposed MURFAC meeting dates. Daytime meetings are acceptable to the Committee. MBPC to prepare agendas and action items; Sharon to distribute to MURFAC.	MBPC (scheduling, agendas, action items) Sharon (coordinate, distribute)	n/a

## City of North Bay – Multi-use Recreational Facility Feasibility Study

### MURFAC Meeting #2

Wednesday, April 18, 2012

### ACTION ITEMS / DECISION POINTS

In attendance: City staff: Ian Kilgour, Sharon Kitlar, Cathy Seguin

Community members: Mike Finner, Linda Turcotte, Heather Chambers, Khouri Long

Consultants: Steve Langlois (MBPC), Anand Desai (MBPC), Ian Hill (EBHW)

Topic	Description	Point Person	Deadline
1. <b>User Group Surveys</b>	<p>The deadline for user group surveys was listed as April 18, however, a last call will be put out to get as many completed surveys as possible before the end of the month. The following groups were to be contacted:</p> <ul style="list-style-type: none"> <li>• Heather – NDA, Legion Track &amp; Field, Ladies Volleyball, Larry Tougas</li> <li>• Cathy – Lakers, Trappers</li> <li>• Mike – Girls Hockey</li> <li>• Khouri – Harriet Madigan (note: MBPC has her contact info and will speak to her over the phone), Indoor Golf (Dan &amp; Glen)</li> <li>• Sharon – remaining soccer and baseball groups</li> </ul>	MURFAC to encourage response. Sharon to coordinate submissions.	End of April 2012
2. <b>Review of Household Survey</b>	The results of the random sample telephone survey were reviewed (PowerPoint presentation). A full report of the findings will be contained within the next deliverable – the Situation Analysis Report.	MBPC (Situation Analysis Report)	Target May/June 2012
3. <b>Review of Arenas in Region</b>	Preliminary data pertaining to rinks in surrounding communities was reviewed. A full report of the findings will be contained within the next deliverable – the Situation Analysis Report.	MBPC (Situation Analysis Report)	Target May/June 2012
4. <b>Open Discussion</b>	The Committee was engaged in a discussion about project expectations and related issues. Comments from this discussion will be used by the consultants in the development of the study deliverables.	n/a	n/a
5. <b>Future Public Open House</b>	A date has yet to be scheduled for the second public open house, to be held to present options/costs. Possible timing is late June / July. A suggestion was made to broadcast this event through Cogeco.	MBPC/City	Target late June / July 2012
6. <b>Next Meeting</b>	Date tbd (tentative for late May/June).	MBPC/City	Target late May/June 2012

# CS-2012-19

## Draft Recommendation:

- "That
- 1) the proposed Zoning By-Law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession "C", Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached to Planning Advisory Committee recommendation dated September 11, 2012, be approved;
  - 2) the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession "C", Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached to Planning Advisory Committee recommendation dated September 11, 2012, be granted Draft Approval;
  - 3) the property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended in order to regulate lighting, ingress and egress, building massing and location, parking, landscaping, lot grading, lot drainage and storm water management; and
  - 4) the Owner of the subject lands agrees to transfer, by way of Reference Plan, the ownership of the remainder of the subject lands, identified as Part 2 on Schedule "A", to the North Bay-Mattawa Conservation Authority."



## City of North Bay

### Report to Council

**Report No:** CSBU 2013-03

**Date:** January 2, 2013

**Originator:** Beverley Hillier, Manager, Planning Services

**Subject:** Supplemental Report: Proposed Zoning By-Law Amendment and Draft Plan of Condominium by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. (Ski Club Road)

**File No:** 48CDM-09102

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### RECOMMENDATIONS

1. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
2. That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL;
3. That the property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress and egress, building massing and location, parking, landscaping, lot grading, lot drainage and storm water management; and
4. That the Owner of the subject lands agrees to transfer, by way of Reference Plan, the ownership of the remainder of the subject lands, identified as Part 2 on Schedule 'A' attached hereto, to the North Bay-Mattawa Conservation Authority.

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### BACKGROUND

The Applicant is proposing to rezone the subject property from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone in order to permit the construction of a fifty (50) unit Standard Condominium complex.

During the Statutory Public Meeting held under the *Planning Act* on Monday, December 17, 2012, a number of neighbourhood residents made presentations or provided written submissions to Council regarding the aforementioned proposal.

Council requested a supplemental report regarding the public comments.

Neighbours expressed objections to the proposed rezoning, either in writing, by phone or by attending and making presentations at the Planning Advisory Committee in 2009 or during the Statutory Public Meeting held under the Planning Act on Monday, December 17, 2012 at the Committee Meeting of Council. There concerns are summarized, reviewed and addressed in detail as follows:

1. The type and form of housing is out of character with the existing neighbourhood. It doesn't fit. There are no apartment buildings in the immediate area.

*The neighbourhood is almost exclusively a low-to-medium density residential neighbourhood, however, within 500 metres of the subject lands there are higher density apartment buildings, namely the Woodlands Complex on Lindsay Street (off Johnston Road) and the large apartment towers on Hughes Road 250m. The proposed townhouse condominium units are classified as low-density in both the Official Plan and the Zoning By-law and are therefore in character with the surrounding low-density neighbourhood.*

2. The construction of 50 new units will increase both pedestrian and vehicular traffic. CFB traffic was minimal, at off-peak hours, and mostly pedestrian. Should do a traffic study.

*Through the circulation process, the Engineering Department, which among its mandates is the need to consider traffic implications of new developments, did not request a traffic study. When CFB North Bay was in full operation in the mid 1990's, there was a large number of personnel that used the south portal entrance. This use ceased in the last few years with the full shutdown of the underground facility. The addition of 50 houses should have no greater impact on the traffic network.*

3. There are no sidewalks in the area. The street is narrow and dangerous for pedestrians. There is a high level of pedestrian and cycling traffic, both on the street and accessing the trails.

*There are many streets in the City that do not have sidewalks on either side of the street and given the light vehicular traffic on this dead end street, the addition of fifty (50) condominium units would not trigger the need for sidewalk construction. The developer is proposing to dedicate to blocks at either end of the complex (marked as 'Parkland' on the Draft Plan) to ensure access to the existing trail network is maintained. In addition, the developer has agreed to transfer, by way of Reference Plan, the ownership of the remainder of the subject lands (identified as Part 2 on Schedule 'A' attached hereto) to the North Bay-Mattawa Conservation Authority in order to protect a large trail network that crosses this property along the escarpment above the identified toe of slope.*

- 
4. The rear yard of the units facing Ski Club Road would be used for outdoor storage and recreational areas, noise levels will increase and the enjoyment of the current resident's homes will be affected.

*This portion of what is referred to as 'rear yards' of the proposed condominium facing Ski Club Road is considered, by definition, the front yard in the Zoning By-law. The Zoning By-law does not permit accessory structures (sheds etc.) to be located in the front yard. In addition, the property would be regulated by Site Plan Control*

5. Parking. Two spaces are required per unit. One space per unit is not adequate and Ski Club Road will be turned into a parking lot as a consequence.

*As per section 3.26 of the Zoning By-law, all residential units are required to accommodate a minimum of two (2) vehicles. The applicants have not requested a variance to this requirement as part of the proposed rezoning. In addition, the developer has indicated the units will likely have a garage, with a second parking space being available in the driveway directly in front of the proposed garage.*

6. CFB release sewage twice daily. The addition of extra sewage will need to be addressed.

*The development will need to be on full municipal services, being sanitary and storm sewers and water. A service contract will be entered into with the City that will be adequately sized for the provision of all required municipal services. The Engineering and Public Works Department has indicated there is capacity for the development in the sanitary sewer system.*

7. Many residents would not have built or purchased homes in this area if they had known about the proposed development. They built according to the zoning and the applicant should have to as well. This should be built somewhere else in an area that is appropriately zoned for it.

*Any owner of property can apply to re-designate and/or rezone their lands at any time. This is a right as provided for under the Planning Act in Ontario. The City of North Bay does not have a readily available stock of lands that are zoned for this type of development and therefore when a project of this type is proposed, it reviews it on its planning merits and makes a recommendation to the Planning Advisory Committee and to Council as mandated.*

8. The introduction of townhouses will devalue their homes. The permitted 22 semi-detached units would not negatively impact the value of their homes.

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*There is no proof this type of development has any negative impact on the surrounding, established semi-detached neighbourhood.*

*The developer has indicated the proposed purchase price for these units could be expected to fall within the \$250,000 to \$300,000 range, which is on par or in excess of the values of most of the single detached and semi-detached homes in the immediate area.*

9. The development builds up the escarpment. The escarpment should be protected from development. If the development falls under the 2009 Official Plan, it should be a 'no-go'.

*The developer and a staff member from the North Bay-Mattawa Conservation Authority have been on site and have identified the toe of slope. The toe of slope is the line that represents the beginning of the 15% or greater slope that delineates the beginning of the escarpment. This number is quantified in the Official Plan and no development will be permitted above this line.*

10. The existing wetland is the filter for Delaney Bay. We may lose amphibians, migratory birds, etc. Need to consider the biological and social function of the wetland. The storm water management plan will have a negative impact on the area. It is not clear how much will be engineered and what will be natural. Deforestation of the area for the development will result in a loss of control of the water coming from the escarpment. Need research to determine if there is a problem (i.e. "maybe the beavers are doing a really good job.").

*There is an existing pocket of water with wetland features on adjacent lands on the south side of Ski Club Road that is in the same ownership as the lands proposed for development. These wet lands are bound by Ski Club Road, the Ontario Northland Railway embankment and Trout Lake Road/Highway 63. As such, the water has become trapped and stagnant in this area. There is an undersized culvert with no control mechanism the passes under the highway and outlets into an open ditch on the south side of Trout Lake Road/Highway 63. This ditch connects to other road side ditches in the area before ultimately making its way into Trout Lake via a small stream that borders Armstrong Park.*

*Public Works has identified this outlet has been a problem in the past. Not only must they access private property to clean out the culverts and ditches, but on occasion seasonal overloading of this area has resulted in localized flooding, wash outs and direct discharge directly into nearby Delaney Bay Trout Lake, the source of the City's drinking water supply. It has resulted in a boil water advisory for residents in the area drawing their water directly from the lake.*

*Improvement to the stormwater management system is required whether this development proceeds or not.*

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*Design of this facility is already underway with our Engineering and Public Works employees taking the lead.*

11. This is a close neighbourhood of families working together. It will change with the development of condominium townhouses.

*The City of North Bay does not zone for people. To suggest that people living in a condominium do not share the same values and ideals as those in the surrounding semi-detached or single detached neighbourhood is inappropriate and unsubstantiated.*

12. There is a significant difference between 22 units and 50 units.

*While there is no denying that fifty (50) units is higher in density than twenty-two (22) semi-detached homes, the footprint of the proposed units is approximately 111 sq.m. (1,200 sq. ft.) which is in character with the surrounding neighbourhood. In addition, the property will have controlled ingress and egress points, as opposed to 22 driveways backing onto Ski Club Road.*

13. The developer has a reputation for building sub-standard units and that these homes will devalue the area.

*The developer has built hundreds of units throughout the City of North Bay, including single detached, semi-detached, townhouse and apartment style units, some of which currently occupy lands in the surrounding neighbourhoods. New Era Homes, the proposed developer of the subject lands, has held a gold standard Tarion warranty as a new home builder in this City for more than twenty (20) years. Since 2003, 90 units have been built & sold by New Era Homes and Consolidated Homes Ltd. (an affiliated company) without any Tarion claims. Building Department inspections indicate these homes are as well built as any that are currently under construction. All home construction in the City are held to the same standards under the Ontario Building Code.*

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## **OPTIONS / ANALYSIS**

Normally a Staff Report is brought back before the Planning Advisory Committee (PAC) within two (2) to four (4) weeks of the PAC Public Meeting. In this instance, because of the number of issues that needed to be addressed, the planning report did not come back to PAC until the fall of 2012 – a full three (3) years later.

The proposal was carefully reviewed and considered by Planning Staff after all of the comments were received from the internal departments, external agencies and from members of the public who participated in the planning process. The development will be subject to Site Plan Control which will regulate lighting, ingress and egress, building massing, garbage, parking, landscaping and fencing, lot grading, lot drainage and storm water management.

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The Applicant has agreed to a combination of fencing, landscaping and tree planting to reduce any visual and/or noise impacts. Any lighting on the subject property will be required to be non-glare and directed away from the abutting residential uses.

In summary, Planning Staff has reviewed this application on its planning merits and believes it is supported by good planning principles. The subject property is designated "Residential" in the City's Official Plan, the proposed development in our opinion is in character with the neighbourhood and will result in an infill situation as encouraged by the Official Plan and the Provincial Policy Statement (PPS 2005). Planning Services advises we have no further concerns with regards to the proposed Zoning By-law Amendment or the Draft Plan of Condominium.

Option 1:

Approve the proposed development.

Option 2:

Deny the proposed development

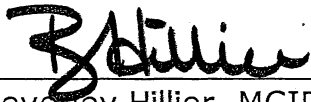
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**RECOMMENDED OPTION**

Option 1 is the recommend option.

1. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
2. That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL;
3. That the property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress and egress, building massing and location, parking, landscaping, lot grading, lot drainage and storm water management; and
4. That the Owner of the subject lands agrees to transfer, by way of Reference Plan, the ownership of the remainder of the subject lands, identified as Part 2 on Schedule 'A' attached hereto, to the North Bay-Mattawa Conservation Authority.

Respectfully submitted,



Beverley Hillier, MCIP, RPP  
Manager, Planning Services

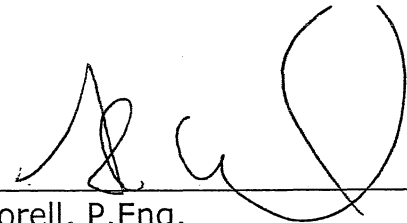
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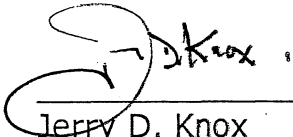
We concur with this report and recommendation:



Peter Chirico  
Managing Director, Community Services



Alan Korell, P.Eng.  
Managing Director, Public Works &  
Engineering



Jerry D. Knox  
Chief Administrative Officer

*Personal Designated for Continuance: Manager, Planning Services*

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2 2

INTER OFFICE

MEMO

City of North Bay  
Planning Services

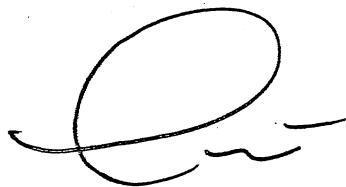
To: Cathy Conrad, City Clerk  
From: Steve McArthur - Senior Planner, Current Operations  
Subject: Resolution No. 6 - Planning Advisory Committee  
Date: September 11, 2012

Quoted below is Resolution No. 6 passed at the regular meeting of the Planning Advisory Committee held on Thursday, August 30<sup>th</sup>, 2012:

Resolution No. 6

"That the Planning Advisory Committee recommend the following to City Council:

1. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
2. That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL; and
3. That the property be placed under SITE PLAN CONTROL pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress, egress, building location, parking, landscaping, lot grading, lot drainage and storm water management."



Steve McArthur, MCIP, RPP  
Senior Planner, Current Operations



North Bay Planning Advisory Committee

Resolution No. 6

Date: August 30, 2012

Moved By: *D. Schube*

Seconded By: *Judy Kozlowski*

*[Signature]*

“That the Planning Advisory Committee recommend the following to City Council:

1. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a “Residential Third Density (R3)” zone to a “Residential Multiple Second Density (RM2)” zone, as shown on Schedule “A” attached hereto, BE APPROVED;
2. That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule “B” attached hereto, BE GRANTED DRAFT APPROVAL; and
3. That the property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress, egress, building location, parking, landscaping, lot grading, lot drainage and storm water management.”

“CARRIED”

*[Signature]*  
Chair

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**INTER OFFICE**

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**City of North Bay****MEMO**

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**To:** Chair and Members, Planning Advisory Committee

**From:** Steve McArthur - Senior Planner, Current Operations

**Subject:** Proposed Zoning By-Law Amendment and Draft Plan of Condominium by Miller & Urso Surveying Inc. o/b Golden Estates Ltd. (Ski Club Road)

**Date:** August 20, 2012

**Recommendation**

- 1) That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
- 2) That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL; and
- 3) That the property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress and egress, building massing and location, parking, landscaping, lot grading, lot drainage and storm water management.

**Site**

The subject lands are currently vacant and front on the north side of Ski Club Road.

The portion of the property subject to the proposed Zoning By-law Amendment and Draft Plan of Condominium is irregularly shaped and has an area of approximately 0.9445 hectares (2.33 acres) with a frontage of 210.9 meters (691.93 feet) on Ski Club Road. The subject lands lie within the limits of urban services and are designated "Residential" on Schedule 'B' of the Official Plan. The northern portion of the property forms part of the North Bay Escarpment and is outside the limits of urban services. The applicant is not proposing to develop these escarpment lands.

Adjacent uses include single detached dwellings, semi-detached dwellings, vacant lands and public utility facilities including a North Bay Hydro substation and a Union Gas transfer station. The eastern terminus of Ski Club Road was once home to the south portal (entrance) to the Canadian Forces Base North Bay underground complex which has been closed for many years. The subject lands are also within 200 meters of the active Ontario Northland Railway and some multi-residential (apartment) buildings fronting on Trout Lake Road.

## **Proposal**

The applicant is proposing to rezone the subject lands from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone in order to permit the construction of a fifty (50) unit townhouse development. As part of this development, the applicant has concurrently submitted an application for approval of a Draft Plan of Condominium.

## **Provincial Policy Statement**

This proposal has been reviewed in the context of the Provincial Policy Statement (PPS). The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.0 of the PPS, Building Strong Communities, provides for a wide variety of policies relating to wisely managing change and promoting efficient land use and development patterns.

Section 1.1.3.3 states that "Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs".

The subject property has access to existing municipal services as encouraged by Sections 1.6.2 and 1.6.4.2 of the PPS. The property is surrounded by various forms of low and medium density residential development. The proposed development will maintain the existing character of the neighbourhood and will result in an infilling situation which is encouraged by the PPS.

In reviewing the proposed Zoning By-law Amendment and Draft Plan of Condominium, I am of the professional opinion that all pertinent policies of the PPS have been applied in their entirety and the end use is consistent with Provincial Policy as set out in the Provincial Policy Statement (PPS) 2005.

## **Official Plan**

The City of North Bay received approval of our new Official Plan on January 6, 2012. The proposed Zoning By-law amendment and Plan of Condominium applications were received and deemed complete on June 10, 2009. As a result, the applications are being reviewed under the policies that were in place at the time of application.

The subject property is designated "Residential" in the City of North Bay's Official Plan. The proposed Zoning By-law Amendment and Draft Plan of Condominium complies with the residential policies contained within Section 2.2 of the Official Plan.

Section 2.2.2.1 of the Official Plan states that: *"in low density residential areas, the intent of this Plan is to provide for accommodation in relatively small buildings, in dwelling units generally suitable for families with children. In this regard, the dwelling types considered appropriate generally involve low profile buildings having an external access and outdoor privacy area associated with each dwelling unit"*.

Section 2.2.2.1 goes on to state that: *"dwelling units considered suitable in such low density areas are:*

- a) *single detached and semi-detached dwellings;*
- b) *duplexes, triplexes;*
- c) *rooming houses, boarding houses;*
- d) *maisonettes, townhouses and low profile apartments;*
- e) *mobile homes, and*
- f) *group homes."*

The Applicant is proposing to construct a townhouse-style condominium development which is considered "low density" in the Official Plan. The proposed development meets the density targets for low density developments of 230 square metres per dwelling unit.

In my professional opinion the proposed Zoning By-law Amendment and Draft Plan of Condominium complies with the residential policies contained in Section 2.2 and the proposed use is in conformity with the Official Plan for the City of North Bay.

### **Zoning By-law No. 28-80**

The subject property is currently zoned "Residential Third Density (R3)", which permits the following uses:

- Single Detached Dwelling;
- Semi-Detached Dwelling;
- Duplex Dwelling;
- Accessory Home based business;
- Parks, Playgrounds and Non-profit uses;
- Institutional uses

The applicant is proposing to rezone the subject property to a "Residential Multiple Second Density Zone (RM2)", which would permit the following uses:

- Duplex Dwelling
- Semi-Detached dwelling
- Triplex
- Double Duplex
- Maisonette Dwelling
- Townhouses
- Boarding or rooming house or Group home type 1
- Multiple Dwellings
- Accessory Home based businesses
- Parks, Playgrounds & Non-profit uses
- Institutional uses

The applicant is proposing to rezone the subject lands from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone in order to permit the construction of a fifty (50) unit townhouse development. As part of this development, the applicant has concurrently submitted an application for approval of a Draft Plan of Condominium. The proposed development would meet all other regulations of the City of North Bay's Zoning By-Law No. 28-80.

### Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and other agencies that may have an interest in this matter.

In terms of the correspondence received, the Secretary-Treasurer of the Municipal Heritage Committee, the Mayor's Office of Economic Development, and the Chief Building Official offered no objections to the proposal.

The Fire Prevention Officer advised that the Fire Department has no objection to the application. The department further advises that the developer will be required to install water mains and fire hydrants as part of this development.

The North Bay-Mattawa Conservation Authority advised that the proposal does fall within the 220-280 escarpment elevation "guidelines" as prepared as part of an escarpment Study in 1997. This review also went on to state that the Escarpment is made of slopes that are 15% or greater. There are flat areas as well as steep slopes. The Conservation Authority requested that the toe of the slope be clearly marked and identified on-site prior to submitting further comments with regard to this proposal. A condition to this effect has been added to the Conditions of Draft Approval attached as Appendix 'A' to this report. No development will be permitted above the identified toe of the escarpment.

The subject property is in an area that is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulations 97/04 and 177/06. These regulations are pursuant to Section 28 of the Conservation Authorities Act of Ontario. Following a detailed stormwater management study, a Development, Interference with Wetlands & Alteration to Shorelines & Watercourses Permit will be required prior to any excavation work being done or any placement of fill on the subject property.

The Director of Parks, Recreation and Leisure Services stated that in addition to the two (2) Parkland parcels identified as 'Park Land' on the attached Draft Plan of Condominium, totalling approximately one (1) acre in size and located on the extreme east and west ends of the development, the applicant will be required to construct and equip a 'tot lot' as part of this proposed development. The Director further commented that the transfer of the identified parkland to the City of North Bay "*will assist in the future access to the North Bay Escarpment and the future transfer of escarpment lands to the Conservation Authority will help to implement the policies of the 2009 Parks Plan Update.*"

The City's Engineering Department offered the following comments:

- *Watermain is accessible across frontage of property.*
- *Limited access to Sanitary Sewer adjacent to property. Will likely require short extension trunk piping along Ski Club Road.*
- *No Storm Sewer available.*
- *City Capital Budget forecast includes relocation of trunk water services from existing easement to Ski Club Road. Limited Watermain Works may be in area of the Sanitary Sewer extension required for the development. Coordinated Works and Cost Sharing may be possible.*
- *Internal Watermains must remain looped.*
- *Internal islands should be removed or have a proper Round-A-Bout installed.*
- *Full Storm Water Management Report is required.*
- *Overland Storm flows from escarpment will be blocked by townhouse units 6 to 26. Detailed consideration of surface water routing is required. We are concerned that the 3*

*meter spacing between units is insufficient for water flow and other uses such as pedestrian or maintenance vehicle access. Concentrated flows from this area will need to be transported in a controlled manner to outlets on Ski Club Road. Upgrading of road side ditches may be required due to upgraded flows.*

- *Roadway accesses from Ski Club Road may require roadway upgrading.*
- *It is our understanding that units 35 to 50 front Northward onto Condominium roadway. The rear yards of these units backing onto Ski Club Road will not be permitted access to Ski Club Road. Consideration of rear lot fencing and one foot reserve across these units may be required."*

A number of circulated neighbours expressed objection to the proposed rezoning, either in writing, by phone or by presenting at the Planning Advisory Committee. In addition, a petition with 79 signatures in opposition to this development was submitted.

The neighbourhoods concerns can be summarized as follows:

- Townhouses are not in character with the existing neighbourhood;
- Effect of the development on local traffic;
- Devaluation of all other adjacent properties;
- Impact on the natural drainage of the Escarpment; and
- Increase in Crime in the area.

In response to the neighbourhood's concerns regarding drainage of the escarpment, the City of North Bay's Engineering Department is working with the applicant to establish a stormwater management pond on an adjacent parcel on the south side of Ski Club Road. A full stormwater management plan must be approved by the City of North Bay and the North Bay Mattawa Conservation Authority prior to development and final approval of the Plan of Condominium. The Applicant is working with the City of North Bay and North Bay Mattawa Conservation Authority to identify the toe of the North Bay Escarpment. As part of this application, the applicant will dedicate 0.3897 hectares to the City for parkland and 1.9468 hectares to the Conservation Authority for protection of the Escarpment.

The Engineering Department has noted that some roadway upgrades may be required on Ski Club Road. However, these are not anticipated to be a major issue and the Engineering Department believes that traffic will remain within normal levels.

Planning staff have previously researched the impact of this type of development on neighbouring property values. The results of this research have indicated that development of this type of housing either has no impact, or even a positive impact, on neighbouring properties. In the absence of research demonstrating that townhouse developments have a negative impact, Planning staff does not agree with neighbours concerns regarding property values and a potential increase in crime.

The Engineering Department advises that traffic volumes should remain within normal parameters. Local traffic was once much heavier when the south portal to CFB North Bay was open and military personal were coming and going from this location. The addition of fifty (50) new townhouse units should not have a significant impact on the traffic volumes on this underutilized dead end street.

### Summary

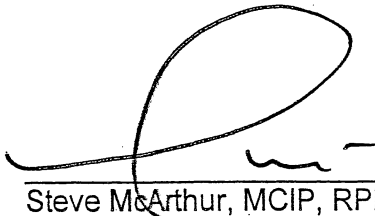
Townhouses are considered a form of low density development, similar to the single detached and semi-detached dwelling units that are currently found in the immediate vicinity of the subject property. The portion of the property that will be developed is designated "Residential" in the City's Official Plan.

The proposed "Residential Multiple Second Density (RM2)" zone and subsequent townhouse development is compatible with the existing uses in the surrounding area, which features variety of low, medium and high density residential uses. Areas to the south of the subject lands are occupied by townhouses and apartment buildings off Johnston and Trout Lake Roads.

The subject property will be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate landscaping, parking, lighting, garbage facilities, fencing, stormwater management, lot grading and drainage.

The proposal is consistent with the PPS as it results in the development of an existing property (infill opportunity). In reviewing the proposed Zoning By-law Amendment and Draft Plan of Condominium Planning Services is of the opinion that the end use is consistent with the Provincial Policy Statement (PPS 2005) and the general intent and purpose of the Official Plan and Zoning By-law are being maintained.

Respectfully submitted,



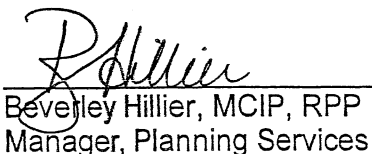
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Steve McArthur, MCIP, RPP  
Senior Planner, Current Operations

attach.

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I concur with the recommendations contained in this report.



---

Beverley Hillier, MCIP, RPP  
Manager, Planning Services

City of North Bay  
File No. 48CDM-09102

### APPENDIX "A" – STANDARD CONDOMINIUM - UNITS 1 TO 50

The City of North Bay's Conditions to Final Approval for registration of the Condominium File No. 48CDM-09102, are as follows:

- | <u>No.</u> | <u>Conditions</u>  |
|------------|--|
| 1)         | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> .   |
| 2)         | That this approval applies to the Draft Condominium Plan prepared by R. D. Miller, OLS, dated May 12, 2009 including fifty (50) townhouse style units and two parts for trail/parkland purposes identified as Units 1 to 50 and "Park Land" on the attached Schedule "A".  |
| 3)         | That prior to the signing of the Final Plan by the Municipality, the proposed Condominium conform with the Zoning By-law in effect for the Municipality.   |
| 4)         | That no removal of trees be undertaken prior to final approval except for survey purposes around the boundary of the Draft Approved Lands and for exploratory soils investigations for the purpose of estimating servicing costs.  |
| 5)         | That such easements as may be required for utility, water, sanitary and drainage purposes shall be granted to the appropriate authority.   |
| 6)         | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision and installation of services and drainage easements.   |
| 7)         | That the Condominium Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ol style="list-style-type: none"><li>The Owner agrees that a Stormwater Management Plan shall be undertaken by the Owner, and the Owner shall hire a professional engineer with respect to the Condominium describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction;</li><li>The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development; and</li><li>Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Condominium site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.</li></ol> |



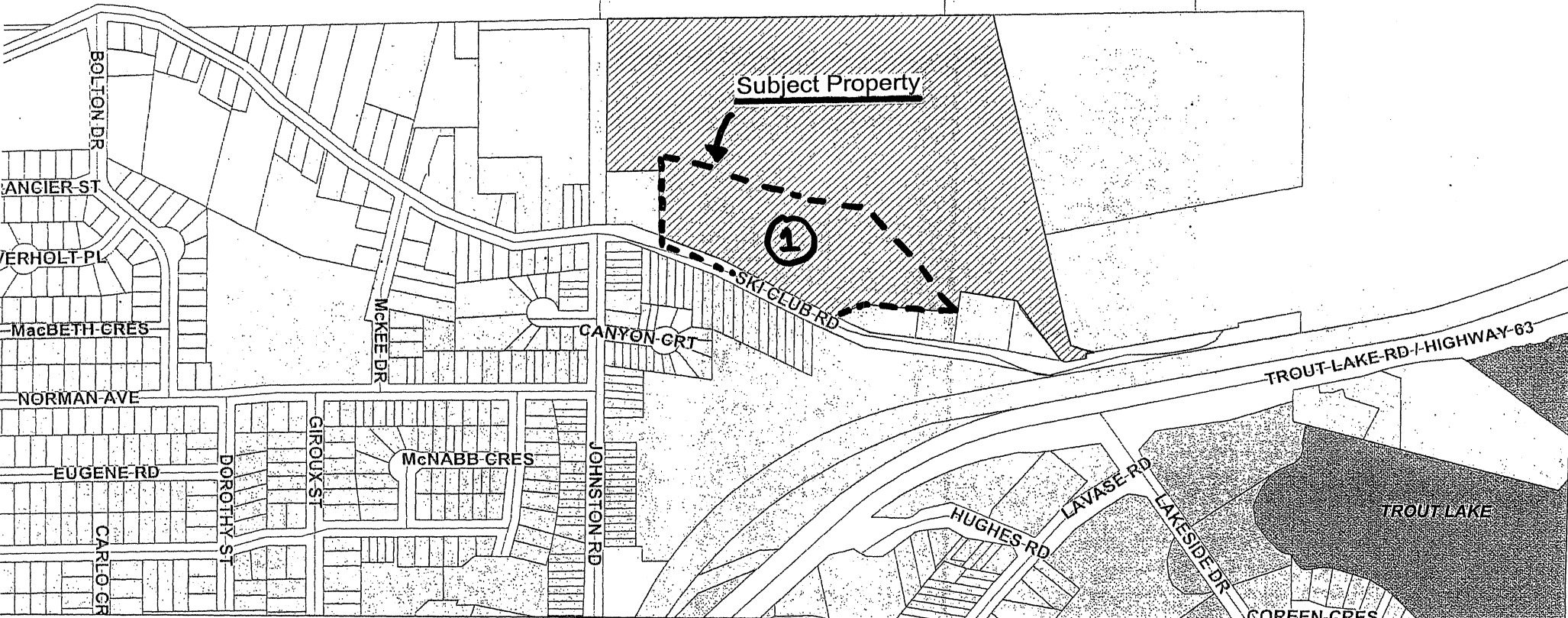
- 8) That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to the City of North Bay.
- 9) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes, including the area marked as 'Park Land' as shown on the Draft Condominium Plan prepared by R. D. Miller, OLS, dated May 13, 2009, and to construct and equip a 'tot lot' to the satisfaction of the City of North Bay.
- 10) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 11) That the Condominium Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Condominium has been registered prior to any encumbrances.
- 12) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 13) The Condominium agreement for the subject Condominium application shall include a statement informing the first purchaser of a lot within the subject Plan of Condominium that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 14) That the developer agrees to identify (via a survey prepared by an OLS), to mark the toe of escarpment and to entertain on-site the City of North Bay and the North Bay-Mattawa Conservation Authority in order to arrive at an agreed to limit of construction for the proposed development. No development, site alteration or final approval of the Draft Plan of Condominium will be permitted until this condition is fulfilled.

NOTES:

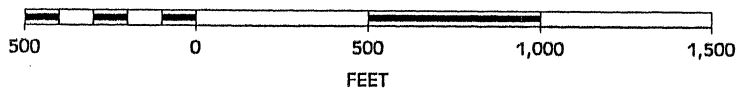
1. We suggest you make yourself aware of the following:
  - o Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
  - o Section 143(2) allows certain exceptions.
2. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

3. The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.
  
4. The property is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulations 97/04 and 177/06. These regulations are pursuant to Section 28 of the Conservation Authorities Act of Ontario. A Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit is required from this office prior to undertaking any site alteration activities and/or any construction or renovation work on the subject property. Site alteration activities would include: the placement or removal of fill material of any kind, and/or the alteration of existing grades on the subject property.

# SCHEDULE A



SCALE 1 : 6,807



Proposed Zoning By-law Amendment &  
Draft Plan of Standard Condominium (50 Units)  
From: "Residential Third Density (R3)"  
To: "Residential Multiple Second Density (RM2)"



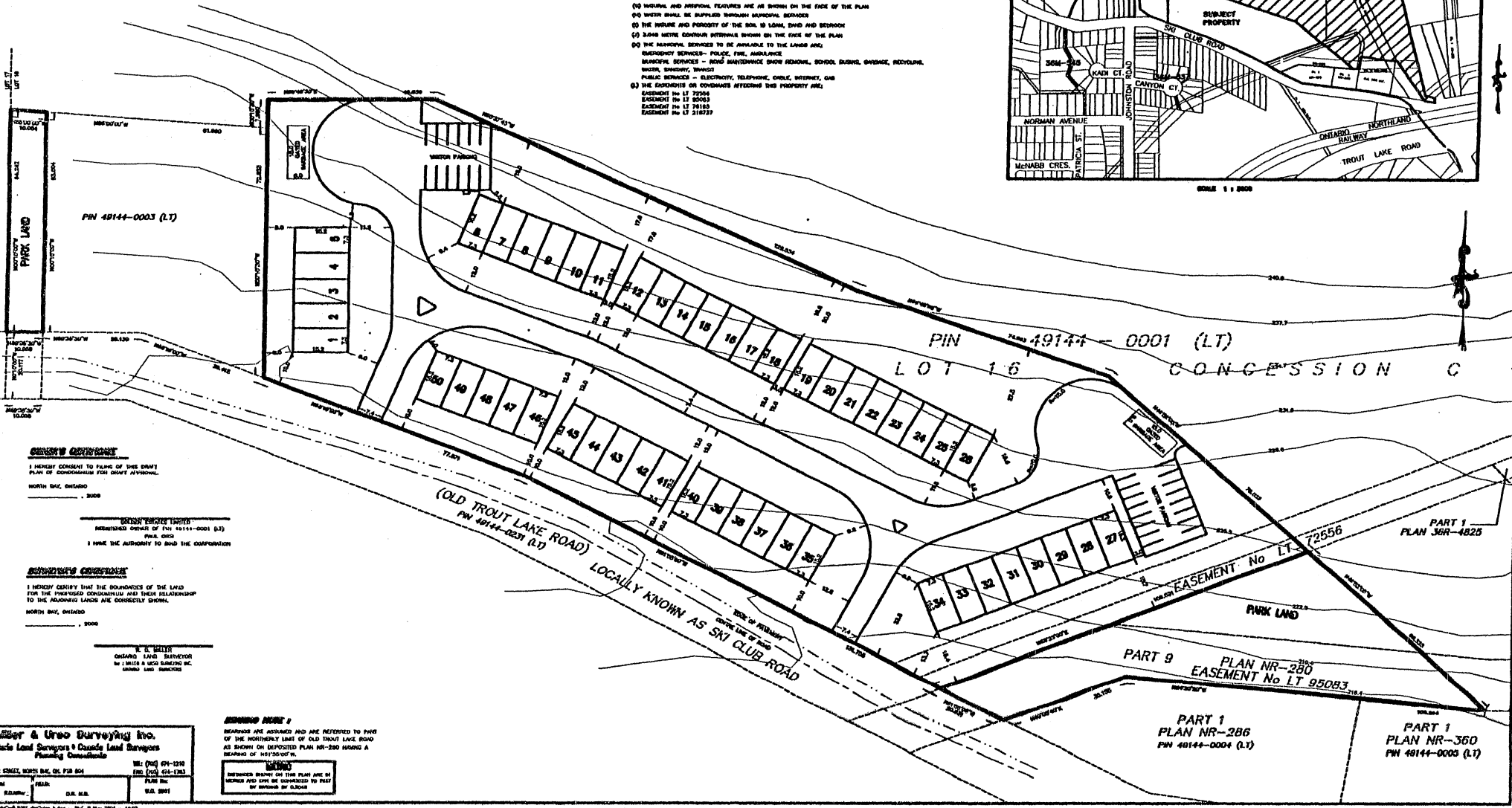
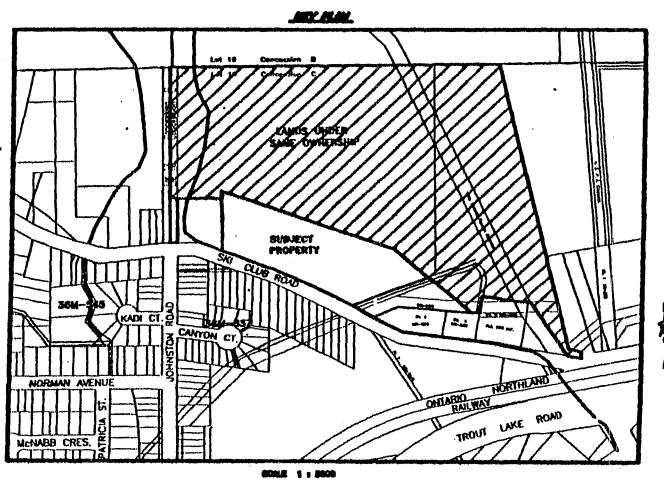
# SCHEDULE B

**WET PLAN OF STANDARD CONDOMINIUM**  
**PART OF LOT 16**  
**CONCESSION C**  
**MUNICIPALITY OF WOODFIELD**  
**CITY OF NORTH BAY**  
**DISTRICT OF NIPISSING**

**LAND UNIT ANALYSIS**

UNIT	UNITED USE	FPA	AREA
UNIT 1 TO 50	RES	RS	0.2640
PARK LAND	PARK LAND	P	0.2047
COMMON ELEMENTS			1.2440
			<b>TOTAL: 2.8127</b>

- GENERAL NOTES:**
- THE BOUNDARIES OF THE LAND PROPOSED FOR A CONDOMINIUM ARE AS CERTIFIED ON THE FACE OF THE PLAN OR LOCATION, NOTES AND INDEX OF PROPOSED HERETOBY WITHIN THE PROPOSED CONDOMINIUM ARE AS SHOWN ON THE FACE OF THE PLAN.
  - A KEY PLAN IS SHOWN ON THE FACE OF THE PLAN.
  - THE PURPOSE FOR WHICH THE UNITS ARE TO BE USED ARE:
    - UNITS 1 TO 50 - RESIDENTIAL.
  - THE EXISTING LINES OF THE ADJOINING PROPERTIES ARE:
    - NORTH - HEIGHT LAND
    - EAST - RESIDENTIAL
    - SOUTH - RESIDENTIAL
    - WEST - RESIDENTIAL
  - THE PROPOSED BUILDINGS AND LAYOUT OF THE PROPOSED UNITS ARE AS SHOWN ON THE FACE OF THE PLAN.
  - NATURAL AND ARTIFICIAL FEATURES ARE AS SHOWN ON THE FACE OF THE PLAN.
  - WATER SHALL BE SUPPLIED THROUGH MUNICIPAL SERVICES.
  - THE NATURE AND PORTION OF THE SOIL IS LOAM, SAND AND BEDROCK.
  - 3.048 METRE EDITIONARY INTERVALS SHOWN ON THE FACE OF THE PLAN.
  - THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
    - ESSENTIAL SERVICES - POLICE, FIRE, SANITATION
    - MANAGEMENT SERVICES - ROAD MAINTENANCE, SNOW REMOVAL, SCHOOL BUSING, GARBAGE, RECYCLING, WATER, SEWERAGE, WASTE
    - PUBLIC SERVICES - ELECTRICITY, TELEPHONE, CABLE, INTERNET, GAS
  - THE EASEMENTS OR COVENANTS AFFECTING THIS PROPERTY ARE:
    - EASEMENT No. LT 72556
    - EASEMENT No. LT 95083
    - EASEMENT No. LT 78155
    - EASEMENT No. LT 31823



**OWNER'S CERTIFICATE**

I HEREBY CONSENT TO THE DRAFT PLAN OF CONDOMINIUM FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND FOR THE PROPOSED CONDOMINIUM AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND FOR THE PROPOSED CONDOMINIUM AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND FOR THE PROPOSED CONDOMINIUM AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO

**GENERAL NOTES:**

REMARKS ARE ASSUMED AND ARE REFERRED TO THIS OF THE NORTHERLY LINE OF OLD TROUT LAKE ROAD AS SHOWN ON DEPOSITED PLAN NR-280 HAVING A BEARING OF 181°50'00" N.

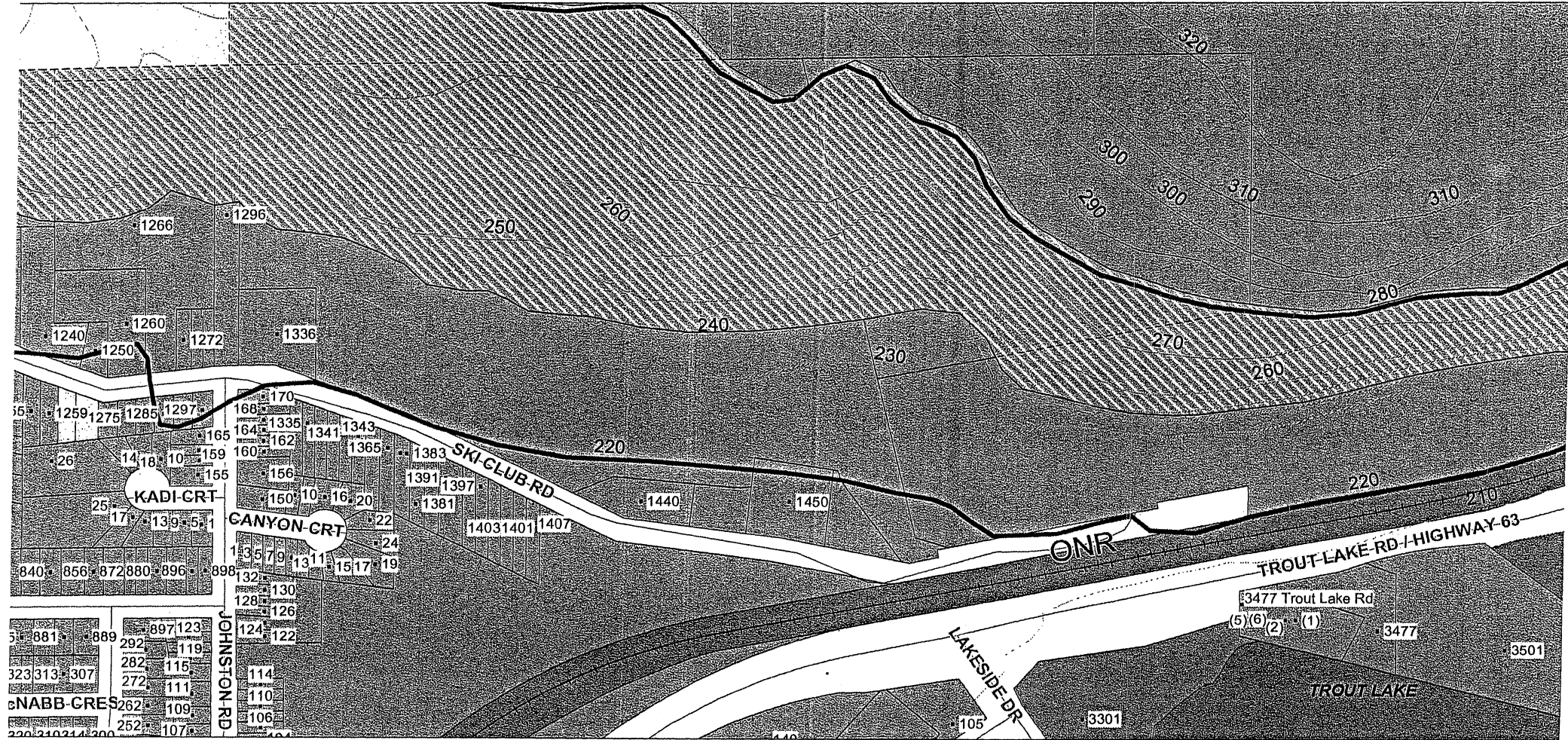
**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND FOR THE PROPOSED CONDOMINIUM AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

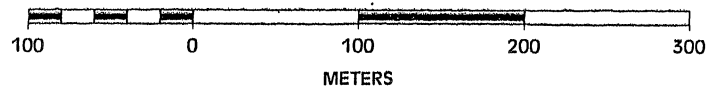
NORTH BAY, ONTARIO

**Miller & Ure Surveying Inc.**  
 Ontario Land Surveyors & Canadian Land Surveyors  
 Planning Consultants

1000 SHEPPARD AVE. E. SUITE 204  
 SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1210  
 FAX: (416) 291-1211  
 E-MAIL: info@mlu.ca  
 WWW: www.mlu.ca



SCALE 1 : 4,631



# CS-2012-23

Draft Recommendation:

"That Council authorize the City Clerk to amend By-Law No. 2011-129, to amend the user fees to be charged by North Bay Fire & Emergency Services effective January 1, 2013, as outlined in Report to Council No. CSBU 2012-85 dated November 28, 2012."

**CITY OF NORTH BAY**

**REPORT TO COUNCIL**

**Report No:** CSBU 2012-85

**Date:** November 28, 2012

**Originator:** Grant J. Love, Fire Chief

**Subject:** North Bay Fire & Emergency Services – Proposed User Fees

---

**RECOMMENDATION**

That Council authorize the City Clerk to amend By-law No. 2011-129, to amend the user fees to be charged by North Bay Fire & Emergency Services effective January 1, 2013 as outlined in Report No. CSBU 2012-85 dated November 28, 2012.

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**BACKGROUND**

The user fees and charges currently being charged by North Bay Fire & Emergency Services were reviewed during the 2011 budget process. In order to allow for long-term financial planning fee increases are recommended for the years 2013 and 2014 in accordance with the Schedule attached.

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**OPTIONS ANALYSIS**

Option # 1:

The user fees charged by North Bay Fire & Emergency Services be increased as outlined in Report No. CSBU 2012-85.

Option # 2:

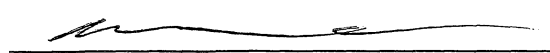
The user fees charged by North Bay Fire & Emergency Services not be changed.

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**RECOMMENDED OPTION**

That Council authorize the City Clerk to amend By-law No. 2011-129, to amend the user fees to be charged by North Bay Fire & Emergency Services effective January 1, 2013 as outlined in Report No. CSBU 2012-85 dated November 28, 2012.

Respectfully submitted,

  
Grant J. Love, Fire Chief

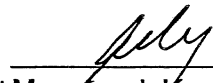
GJL/CM/dlb

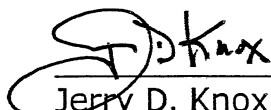
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attach. Schedule for Proposed User Fees

We concur in this report and recommendation.

*for*   
\_\_\_\_\_  
Margaret Karpenko, CMA  
Chief Financial Officer / Treasurer

  
\_\_\_\_\_  
Jerry D. Knox  
Chief Administrative Officer

Personnel designated for continuance: . City Clerk



Schedule for proposed user fees to be charged by  
**North Bay Fire & Emergency Services**

Service	2012	2013	2014
<b>Permits and Inspection Fees</b>			
Permit Inspections: Including residential, commercial, care and treatment facilities, malls/plazas, hotel/motel, real estate transactions, retrofit, industrial, liquor license, trade shows/home shows/special functions, and any other request for inspection not listed below	\$125 for 1 <sup>st</sup> hour/inspect or plus \$90 per additional hour/inspect or	\$130 for 1 <sup>st</sup> hour/inspect or plus \$95 per additional hour/inspect or	\$135 for 1 <sup>st</sup> hour/inspector plus \$100 per additional hour/inspector
In Home Day Care & Foster Care Homes	\$90/hr	Up to \$95/hr	Up to \$100/hr
Mobile Food Vendors	\$90/hr	Up to \$95/hr	Up to \$100/hr
<b>Emergency Response</b>			
False Automatic Monitored Alarms (time period resets every January)	1 <sup>st</sup> - No charge 2 <sup>nd</sup> - \$205 3 <sup>rd</sup> - \$410 4 <sup>th</sup> - \$615 Each additional false alarm shall result in an additional charge of \$205 (unlimited)	1 <sup>st</sup> - No charge 2 <sup>nd</sup> - \$410 (MTO rate) 3 <sup>rd</sup> - \$410 per apparatus responding per hour or part hour	1 <sup>st</sup> - No charge 2 <sup>nd</sup> - current MTO rate for 1 apparatus 3 <sup>rd</sup> - current MTO rate per apparatus responding per hour or part hour
Vehicles fires; Rescues, Fires, Accidents involving MVC for non-residents (MTO rates. Minimum 2 fire vehicles)	1 <sup>st</sup> hour / apparatus - \$410 \$205 for each additional ½ hour	Current MTO rate	Current MTO rate
Technical Responses: CBRNE/HAZMAT, confined space, hazardous environments, ice/water, snowmobile rescue, Transportation of Dangerous Goods Incident	\$1,180 for first hour \$590 for each additional ½ hour Plus consumable materials and administrative overhead charge.	\$2,000 for first hour \$1,000 for each additional ½ hour Plus consumable materials, replacement staff and including 25% administrative overhead charge	\$2,200 for first hour \$1,100 for each additional ½ hour Plus consumable materials, replacement staff and including 25% administrative overhead charge
Exceptional use items (foam, chemical suits, etc)	Cost of consumable materials plus administrative overhead charge	Cost of consumable materials plus 25% administrative overhead charge	Cost of consumable materials plus 25% administrative overhead charge

Emergency response to utilities as a result of others actions (natural gas line struck by contractor, contractor influenced calls, etc.)		Actual costs plus 25% administrative overhead charge Minimum: Captain (1) and Firefighter (3)	Actual costs plus 25% administrative overhead charge Minimum: Captain (1) and Firefighter (3)
Non-emergency assistance calls; elevator out of service, etc. (except when assisting another agency). (MTO rates)	1 <sup>st</sup> hour / apparatus - \$410 \$205 for each additional ½ hour	Current MTO rate	Current MTO rate
Fire Watch: Post Fire Property Security/Safety	Actual costs plus 25% Minimum: Captain (1) and Firefighter (1)	Actual costs plus 25% administrative overhead charge Minimum: Captain (1) and Firefighter (1)	Actual costs plus 25% administrative overhead charge Minimum: Captain (1) and Firefighter (1)
Fires on or beside the Railroad, as a result of the Railroad left unattended in tie burning or otherwise, out of control fires, and failure to attempt to extinguish those fires that impinge on private or public properties	Actual costs plus 25% Minimum: Captain (1) and Firefighter (3)	Actual costs plus 25% administrative overhead charge Minimum: Captain (1) and Firefighter (3)	Actual costs plus 25% administrative overhead charge Minimum: Captain (1) and Firefighter (3)
Emergency Control/protection costs such as demolition, boarding, fencing, making area safe, security, other agencies cost (ie MNR)		Actual costs plus 25% administrative overhead charge	Actual costs plus 25% administrative overhead charge
Illegal Burning of Hazardous Materials or Burning regarding Open Air Burning Permits under the Ontario Fire Code	1 <sup>st</sup> hour / apparatus - \$410 \$205 for each additional ½ hour plus any additional clean up costs	Current MTO rate plus any additional clean up costs including 25% administrative overhead charge	Current MTO rate plus any additional clean up costs including 25% administrative overhead charge
Indemnification Technology		Current MTO rate per truck and personnel/hr plus any additional cost to	Current MTO rate per truck and personnel/hr plus any additional cost to

		NBFES or CNB for each and every call	NBFES or CNB for each and every call
<b>Open Burning Permits (issued by North Bay Fire &amp; Emergency Services)</b>			
Residential / Campground Burning Permits	Annual - \$80 Weekly - \$20	Annual - \$80 Weekly - \$20	Annual - \$80 Weekly - \$20
Commercial Site Burning Permits (per site)	Annual - \$225 Monthly - \$12 Weekly - \$100	Annual - \$230 Monthly - \$130 Weekly - \$105	Annual - \$235 Monthly - \$135 Weekly - \$110
Responding to Burning Complaint & Permit Not Found	Current MTO rate	Current MTO rate	Current MTO rate
<b>Fire Apparatus Stand-by</b>			
Shows, Exhibitions, Demonstrations, Assistance to Other Agencies	Overtime rate. Minimum per vehicle: Captain (1) and Firefighter (1)	Overtime rate. Minimum per vehicle: Captain (1) and Firefighter (1)	Overtime rate. Minimum per vehicle: Captain (1) and Firefighter (1)
<b>Fire Prevention / Education Fees</b>			
Fire Safety Plan Review / signature for a building without an alarm system	\$175/hr	\$130	\$140
Fire Safety Plan Review / signature for a building with an alarm system	\$175/hr	\$300	\$320
Fire Safety Plan Review / signature for a complex building with an alarm system	\$175/hr	\$300 plus \$95 per additional hour/inspect or	\$320 plus \$100 per additional hour/inspector
Fire Route processing and approval if not on building permit	\$175	\$180	\$185
Copies of Fire Reports, Information from Files, Legal Inquiry, Fire Inspection Reports, et.	\$125	\$125	\$130
Smoke Alarm/CO Alarm kept and not returned	\$25 Fire Alarm \$50 CO Alarm	\$25 Fire Alarm \$50 CO Alarm	\$25 Fire Alarm \$50 CO Alarm
<b>Training</b>			
Training of outside Agencies, public, etc (including fire extinguisher training)	\$105/hr per instructor/trainer plus expenses	\$110hr per instructor/trainer plus expenses	\$115/hr per instructor/trainer plus expenses

**ENGINEERING & WORKS COMMITTEE**

Monday, January 28, 2013

Page 1

**Chairperson: Councillor Vrebosch**  
**Vice-Chair: Councillor Koziol**  
**Member: Councillor Campbell**  
**Ex-Officio: Mayor McDonald**

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

► **EW-2012-07 Report from John Severino dated December 4, 2012 re Merrick Landfill Tipping Fee Increase (E07/2012/MERRI/TIPPING).**

# EW-2012-19

Draft Recommendation:

- "That
- 1) City Council approve the increase in tipping fees for solid waste from the industrial, commercial and institutional sources to \$81.00 per metric tonne effective April 1, 2013 and \$84.00 per metric tonne effective January 1, 2014;
  - 2) other Waste Management user fees remain the same and are stated for the public record; and
  - 3) the City Clerk prepare the necessary Waste Management User Fee By-Law and hold a Public Meeting for these changes to take effect as planned."

**CITY OF NORTH BAY**

**REPORT TO COUNCIL**

**Report No.:** EESW-2012-053

**Date:** December 4, 2012

**Originator:** John Severino, Manager - Environmental Services

**Subject:** Merrick Landfill Tipping Fee Increase

**File No:** E07 - Merrick Landfill Operations

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**RECOMMENDATION**

- That 1) City Council approve the increase in tipping fees for solid waste from the industrial, commercial and institutional sources to \$81.00 per metric tonne effective April 1, 2013 and \$84.00 per metric tonne effective January 1, 2014;
- 2) other Waste Management user fees remain the same and are stated for the public record; and
- 3) the City Clerk prepare the necessary Waste Management User Fee By-Law and hold a public meeting for these changes to take effect as planned.

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**BACKGROUND**

This report has been prepared for the increasing of tipping fees for waste management purposes for 2013 and 2014 as required by the Municipal Act, R.S.O. 2001, as amended. Pursuant to By-Law No. 2007-190 Section 16, Waste Management Rates; the manner and form of notice set out in Sections 2 and 4 shall apply to user fees for existing waste management rates. Since the Act does not provide a prescribed time frame to notify the public of the intention of the municipality to change or alter fees, information shall be provided no less than 21 days prior to the proposed action being taken pursuant to By-Law No. 2007-190 Section 16(ii).

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**ANALYSIS/OPTIONS**

Tipping fee rates for solid waste can be set based on costs for the entire Waste Management Program which includes capital costs to establish the landfill site, capital costs for upgrades and improvements to landfill site, annual operating costs and can also consider costs for ancillary services such as Recycling and Waste Reduction Programs. Landfill costs will increase in 2013 primarily due to higher contractor costs and from increasing costs to manage and treat leachate.

In 2012, Council increased general solid waste tipping fees from \$75 to \$78 per metric tonne. Tipping fees were originally established in 1990 and have gradually increased over time. The City of North Bay's tipping fees for general solid waste are comparable to other northern and central Ontario's communities as listed below.

<b>Community</b>	<b>2012 General ICI Tipping Fee</b>
Timmins	\$ 65 / tonne
Sudbury	\$ 63 / tonne
Sault Ste. Marie	\$ 70 / tonne
Peterborough	\$ 90 / tonne
Orillia	\$120 / tonne
Barrie	\$125 / tonne

It is proposed that tipping fees be increased effective April 1, 2013 from \$78.00 to \$81.00 and to \$84 effective January 1, 2014. For every dollar that solid waste tipping fees are increased, the City would expect to see an increase in annual revenues of approximately \$30,000. Fee increases are justified when long-term operating, maintenance and capital costs are considered. The City completed Cell 6 expansion in 2011 and will need to begin the design of Cell 7 in 2014; completed the landfill gas capture infrastructure expansion in the spring of 2012 and is in the design phase of implementing a leachate treatment system. The leachate treatment system is anticipated to be in operation by 2014.

#### Option 1

City Council can choose to increase tipping fee as recommended. If approved, general tipping fees would rise from \$78.00 to \$81.00 per tonne on April 1, 2013 and to \$84 per tonne on January 1, 2014. Public notice and a public meeting is required for the change to be implemented. Public feedback for the proposed change would be received through this process.

#### Option 2

City Council can opt to set fees at different rates than what is proposed. Public notice and a public meeting would be required for any changes.

#### Option 3

City Council can opt not to make any changes to tipping fees and no public meeting would be required.

**RECOMMENDED OPTION/FINANCIAL IMPLICATIONS**

Option 1 is recommended.

- That 1) City Council approve the increase in tipping fees for solid waste from the industrial, commercial and institutional sources to \$81.00 per metric tonne effective April 1, 2013 and \$84.00 per metric tonne effective January 1, 2014;
- 2) other Waste Management user fees remain the same and are stated for the public record; and
  - 3) the City Clerk prepare the necessary Waste Management User Fee By-Law and hold a public meeting for these changes to take effect as planned.

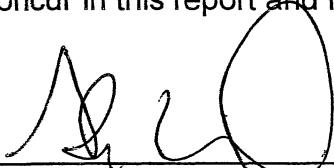
Respectfully submitted,



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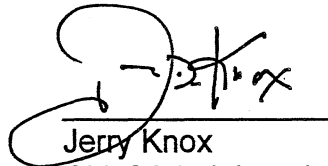
John Severino, P. Eng., M.B.A.  
Manager – Environmental Services

We concur in this report and recommendation.



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Alan Korell, P. Eng., R.R.P., M.C.I.P.  
Managing Director of Engineering,  
Environmental Services & Works



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Jerry Knox  
Chief Administrative Officer

Personnel designated for continuance: John Severino, P.Eng.

Copy to: J. Miller  
A. Tomek



## GENERAL GOVERNMENT COMMITTEE

Monday, January 28, 2013

Page 1

**Chairperson:** Councillor Lawlor  
**Vice-Chair:** Councillor Anthony  
**Members:** Councillors Bain, Maroosis  
**Ex-Officio:** Mayor McDonald

- GG-2011-16 Report from C.M. Conrad dated August 2, 2011 re Election campaign signs (C07/2011/ELECT/GENERAL).
- GG-2012-06 Report from Margaret Karpenko dated August 29, 2012 re 2013 Operating Budget Timelines and Process (F05/2012/OPEBE/GENERAL).
- ▶ **GG-2012-09 Report from Margaret Karpenko / Laura Boissonneault dated November 6, 2012 re 2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget, with the 2014 to 2022 Ten-Year Capital Forecasts, Long-Term Capital Funding Policy and Capital Reserves (F05/2012/CAPBU/GENERAL).**
- GG-2012-10 Report from Laura Boissonneault / Margaret Karpenko dated November 21, 2012 re 2013 Administration Recommended Operating Budget (F05/2012/2013/OPEBU/GENERAL).
- GG-2013-03 Report from Christina Murphy dated January 7, 2013 re *Provincial Offences Act* – Conflict of Interest Policy (P16/2013/POA/COIPOLCY).

# GG-2012-09

## Draft Recommendation:

- "That 1a) City Council adopt the 2013 General Capital Budget as presented in Schedule "A", attached to Report to Council CORP 2013-08 dated January 24, 2013 for General Capital Projects to be funded from Debentures, Capital Levy, Development Charges, Federal and Provincial Government Grant Programs, Reserves and other contributions totaling \$22,851,860;
- b) City Council authorize the Chief Financial Officer to review and sign each Report to Council that requests approval of a Capital Project to ensure the approvals do not exceed the General Capital Proposed Capital Funding Policy Expenditure Limit of \$22,461,744;
- c) City Council adopt the Capital Forecast (2014-2022) for Capital Projects as presented in Schedule "A", save and except for: Project 3900RD (Cedar Heights Road - City Share of Cost);
- d) City Council adopt the 2013 Sewer and Water Capital Budget as presented in Schedule "B", attached to Report to Council CORP 2013-08 dated January 24, 2013 for Sewer and Water Capital Projects to be funded from and Sanitary Sewer and Water Rates, Debentures, Development Charges, Federal and Provincial Government Grant Programs, Reserves and other contributions totaling \$11,026,000, save and except for: Project 2803WS (Cedar Heights: Phase 1 - BPS & Main);
- e) City Council authorize the Chief Financial Officer to review and sign each Report to Council that requests approval of a Capital Project to ensure the approvals do not exceed the Sewer and Water Proposed Capital Funding Policy Expenditure Limit of \$11,111,158;
- f) City Council adopt the Sewer and Water Capital Forecast (2014-2022) for Capital Projects as presented in Schedule "B", save and except for: Project 2803WS – Cedar Heights: Phase 1 - BPS and Main; Project 3607WS Cedar Heights: Phase 2 – Larocque Standpipe and Main Extension; Project 3904WS - Cedar Heights: Phase 3 – Larocque BPS;
- g) City Council authorize the required transfers to and from the various funds in accordance with the 2013 Adopted Capital Budget; and
- h) City Council authorize the Chief Financial Officer to process the budget transfers during the year, which do not change the overall approved Net Capital Budget."

# GG-2012-09

## Draft Recommendation:

- "That 2a) City Council adopt the General Capital Forecast (2014-2022) for Project 3900RD being the Cedar Heights Road - City Share of Cost project as contained in Schedule "A", attached to Report to Council CORP 2013-08 dated January 24, 2013 to the General Capital Budget;
- b) City Council adopt the 2013 Sewer and Water Capital Budget for Project 2803WS being the Cedar Heights: Phase 1 - BPS & Main project in the amount of \$4,100,000 as contained in Schedule "B", attached to Report to Council CORP 2013-08 dated January 24, 2013 to the Sewer and Water Capital Budget;
- c) City Council adopt the Sewer and Water Capital Forecast (2014-2022) for Project 2803WS – Cedar Heights: Phase 1 - BPS and Main project as contained in Schedule "B" to the Sewer and Water Capital Budget;
- d) City Council adopt the Sewer and Water Capital Forecast (2014-2022) for Project 3607WS – Cedar Heights: Phase 2 – Larocque Standpipe and Main Extension project as contained in Schedule "B" to the Sewer and Water Capital Budget; and
- e) City Council adopt the Sewer and Water Capital Forecast (2014-2022) for Project 3904WS - Cedar Heights: Phase 3 – Larocque BPS project as contained in Schedule "B" to the Sewer and Water Capital Budget."

# CITY OF NORTH BAY

## Report to Council

Report No: CORP 2013-08

Date: January 24, 2013

Originator: Margaret Karpenko

Subject: **Supplemental Report - 2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget**, with the 2014 to 2022 Ten-Year Capital Forecasts, Long-Term Capital Funding Policy and Capital Reserves

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### RECOMMENDATIONS:

That City Council receive the 2013 General Capital Budget (Schedule A) and the 2013 Water and Sanitary Sewer Capital Budget (Schedule B).

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### BACKGROUND:

The 2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget were tabled with Council in November 2012. Since that time changes have been made to the 2013 Water and Sanitary Sewer Capital Budget as a result of the water and sanitary sewer budget deliberations. Council approved an additional reduction of \$270,000 from the water and sanitary sewer capital levy with the adjustment representing reduced funding for capital project 6149WS Membrane Module Replacement in 2013. Attached as Schedule A and B are the current 2013 General Capital Budget (Schedule A) and the 2013 Water and Sanitary Sewer Capital Budget (Schedule B). Note that the capital levy in operating budget (PAYGO) amounts have changed in future years affecting the longer term balancing of the capital projects. As it is far into the future the capital projects are subject to change and therefore, will be reprioritize as part of future year budget deliberations.

### Capital Reserves & On-going Project Funding Status

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

Reserve Policy – Capital Reserve Target Level for 2013:

General Capital Expenditure Limit	\$22,461,744
Water and Sanitary Sewer Capital Expenditure Limit	\$11,111,158
	\$33,572,902
	_____ X 40%
<b>Reserve Policy - Capital Reserve Target</b>	<b>\$13,429,161</b>

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Estimated Capital Reserve balance as at December 30, 2012:

Capital Completed Project Reserves	\$2,106,880
Water Completed Project Reserves	\$1,176,461
Sanitary Sewer Completed Project Reserves	\$ 438,067
	\$3,721,408
Other Capital Reserves	\$4,474,576
<b>Total Capital Reserves as at December 30, 2012</b>	<b>\$8,195,984</b>

**Reserve Policy - Capital Reserve Target Deficit** **\$5,233,177**

**Proposed 2013 Capital Spending**

The following summary outlines funding for the 2013 **General Capital Projects:**  
(Schedule A)

<b>Capital Budget</b>	<b>\$22,851,860</b>
<b>Less Other Funding Sources</b>	<b>(\$508,200)</b>
Grants, developers, partners' contributions, reserves, land sales, etc...	
<b>Net Construction / Acquisition Total</b>	<b>\$22,343,660</b>
<b>Target Funding Policy</b>	<b>\$22,461,744</b>
Debt, Pay-as-you-go Levy, Federal Gas Tax, Development Charges, etc...	
<b>Estimated Required / (Available) Funding</b>	<b>( \$118,084)</b>

The following summary outlines funding for the 2013 **Water and Sanitary Sewer Capital Projects: (Schedule B)**

<b>Water &amp; Sanitary Sewer Capital Budget</b>	<b>\$14,126,000</b>
<b>Less Other Funding Sources</b>	<b>(\$3,100,000)</b>
Grants, developers, partners' contributions, reserves, etc...	
<b>Net Construction / Acquisition Total</b>	<b>\$11,026,000</b>
<b>Target Funding Policy</b>	<b>\$11,111,158</b>
Debt, Pay-as-you-go Levy, Development Charges, etc...	
<b>Estimated Required / (Available) Funding</b>	<b>(\$85,158)</b>

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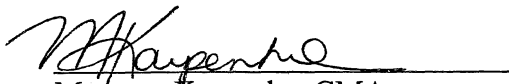
The above 2013 approved dollars are included in the attached proposed 2013 General Capital and 2013 Water and Sanitary Sewer Capital Budgets.

**OPTIONS:**

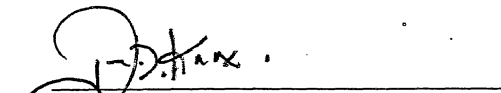
1. That City Council receive the proposed 2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget as presented in Schedules A and B, and refers the documents to the General Government Committee.

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2. Do not receive the proposed 2013 General Capital and 2013 Water and Sanitary Sewer Capital Budgets as presented in Schedules A and B. This option is not recommended and may affect the capital work schedule for the 2013 construction season and/or increase projected costs.
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Respectfully submitted,

  
Margaret Karpenko, CMA  
Chief Financial Officer/Treasurer

I concur in this report and recommendation.

  
Jerry Knox  
Chief Administrative Officer

Personnel designated for continuance: Chief Financial Officer

Attached: Capital Budgets (Schedules A and B)

X:/Finserv/LauraB/Budgets - Capital/Capital Budget 2013/2013 Capital Budget Report



2013 GENERAL CAPITAL BUDGET SUMMARY

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
3400RD - LAKESHORE DR. (ONR OVERPASS)	\$0	\$70,000	\$2,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
3401RD - LAMORIE BRIDGE NEEDS STUDY & REHAB	\$0	\$100,000	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3402RD - AIRPORT RD RESURFACING PROGRAM (O'BRIEN TO CARMICHAEL)	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3403RD - FOUR MILE LAKE ROAD EXTENSION TO HWY 11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3404ST - LAKESHORE DRIVE TRUNK STORMSEWER REHAB	\$0	\$600,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3407GD - LEACHATE MANAGEMENT-FUTURE CELLS-NEW	\$0	\$200,000	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$0
3409RD - RESURFACING LAKESHORE - JESSUPS CREEK TO SPORTSCOMPLEX	\$0	\$2,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3500RD - LAKESHORE RESURFACING (JUDGE AVE TO MULLIGAN ST)	\$0	\$0	\$0	\$1,000,000	\$3,000,000	\$1,500,000	\$0	\$0	\$0	\$0
3501RD - ROADSIDE SAFETY INSPECTION & UPGRADES	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
3502RD - SEYMOUR EXTENSION PHASE II - SOUTH BLOCK	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3503RD - STREET RECON - JANE ST	\$0	\$0	\$0	\$750,000	\$750,000	\$0	\$0	\$0	\$0	\$0
3504RD - PRINCE EDWARD DR. & GEORGIAN CRES.	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
3505ST - GORMAN ST - STORMWATER OUTFALL REHAB	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3506ST - STORMWATER MANAGEMENT - OVERLAND FLOW CONTROL STUDY	\$0	\$0	\$200,000	\$0	\$0	\$200,000	\$0	\$0	\$200,000	\$1,000,000
3600RD - DOWNTOWN COLLECTOR ROADS RESURFACING-MCINTYRE & WORTHINGTON	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000
3601RD - ANN ST (LANSDOWNE AVE TO HIGH)	\$0	\$0	\$0	\$0	\$200,000	\$900,000	\$900,000	\$0	\$0	\$0
3602RD - COLLEGE DR. - PATHWAY FROM HOSPITAL TO UNIVERSITY	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3606RD - O'BRIEN STREET RECONSTRUCTION - AIRPORT TO 3700RD - SEYMOUR WIDENING & SIGNALS-STATION TO WALLACE PHASE II	\$0	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3701RD - NORMAN / CHAPAIS CONNECTION WATERMAIN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$1,500,000	\$0
3800RD - CASSELLS - KING ST. TO HWY 11/17	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$2,000,000	\$1,500,000	\$0	\$0
3801RD - MCKEOWN AVE. (GORMANVILLE RD. TO FIRE 3802RD - TRAFFIC SIGNALS/INTERSECTION IMPROVEMENTS(MULLIGAN & LAKESHORE)	\$0	\$200,000	\$0	\$0	\$0	\$3,000,000	\$3,500,000	\$4,000,000	\$0	\$0
3900RD - CEDAR HEIGHTS RD. - CITY SHARE OF COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,500,000
3901RD - CLARENCE STREET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
3902RD - ROAD REALIGNMENT SOUTH TERMINAL(OAK AT FERRIS OVERPASS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000	\$0
3903RD - TRAFFIC STUDY/CONSTRUCTION-2ND ACCESS TO 6099RD - CITY SHARE OF NEW DEVELOPMENT COSTS 2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
6100FL - VEHICLE & EQUIPMENT REPLACEMENT PROGRAM 2013 ON-GO	\$215,000	\$225,000	\$240,000	\$255,000	\$270,000	\$285,000	\$300,000	\$309,000	\$318,000	\$328,000
6101RD - ASPHALT RESURFACING 2013 ON-GO	\$1,000,000	\$1,000,000	\$824,000	\$849,000	\$874,000	\$900,000	\$927,000	\$955,000	\$984,000	\$1,014,000
6102RD - ASPHALT SHEETING 2013 ON-GO	\$2,300,000	\$2,900,000	\$3,200,000	\$4,000,000	\$4,100,000	\$4,400,000	\$4,400,000	\$4,700,000	\$5,000,000	\$5,300,000
6103RD - RESIDENTIAL STREET REHAB 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6104RD - PEDESTRIAN SAFETY PROGRAM 2013 ON-GO	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000	\$357,000
6105RD - ROAD CULVERT REPLACEMENT/REHAB 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6106RD - RURAL ROAD REHAB 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6107SL - TRAFFIC CONTROL SIGNAL UPGRADE 2013 ON-GO	\$600,000	\$562,000	\$579,000	\$596,000	\$614,000	\$632,000	\$651,000	\$671,000	\$691,000	\$712,000
6108RD - SIDEWALK REPLACEMENT PROGRAM 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6109RD - BRIDGE REHAB 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6110RD - DOWNTOWN ROADS MAINTENANCE 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6147RD - DESIGN WORK NEXT YEAR'S PROJECTS 2013 ON-	\$81,000	\$83,000	\$85,000	\$88,000	\$91,000	\$94,000	\$97,000	\$100,000	\$103,000	\$106,000
	\$56,000	\$58,000	\$60,000	\$62,000	\$64,000	\$66,000	\$68,000	\$70,000	\$72,000	\$74,000
<b>TOTAL</b>	<b>\$15,683,000</b>	<b>\$15,876,000</b>	<b>\$17,198,000</b>	<b>\$14,643,000</b>	<b>\$16,042,000</b>	<b>\$17,595,000</b>	<b>\$18,201,000</b>	<b>\$24,403,000</b>	<b>\$22,306,000</b>	<b>\$29,662,000</b>
<b>FIRE DEPARTMENT PROJECTS</b>										
3603FD - FIRE DEPARTMENT FACILITIES	\$0	\$0	\$0	\$400,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0
6061FD - FIRE BUNKER GEAR REPLACEMENT PROGRAM	\$0	\$0	\$110,000	\$110,000	\$110,000	\$0	\$0	\$0	\$0	\$0
6062FD - FIRE FACILITIES MANAGEMENT PROGRAM 2013 ON-	\$55,000	\$55,000	\$55,000	\$55,000	\$50,000	\$50,000	\$60,000	\$60,000	\$65,000	\$65,000
6113FD - FIRE VEHICLE & EQUIPMENT REPLACEMENT 2013	\$515,000	\$400,000	\$1,100,000	\$0	\$0	\$300,000	\$680,000	\$80,000	\$0	\$0
<b>TOTAL</b>	<b>\$570,000</b>	<b>\$455,000</b>	<b>\$1,265,000</b>	<b>\$565,000</b>	<b>\$4,160,000</b>	<b>\$350,000</b>	<b>\$740,000</b>	<b>\$140,000</b>	<b>\$65,000</b>	<b>\$65,000</b>
<b>GENERAL GOVERNMENT PROJECTS</b>										
3216GG - CAPITAL FINANCING (2% of Total Capital Financing)	\$449,235	\$460,242	\$473,826	\$492,304	\$509,958	\$528,518	\$548,266	\$573,131	\$598,723	\$627,188
3516GG - CASSELLHOLME EXPANSION	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
4101GG - ACCESSIBILITY BUILDING REHABILITATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$449,235</b>	<b>\$460,242</b>	<b>\$1,473,826</b>	<b>\$1,492,304</b>	<b>\$1,509,958</b>	<b>\$1,528,518</b>	<b>\$1,548,266</b>	<b>\$1,573,131</b>	<b>\$2,598,723</b>	<b>\$1,627,188</b>



## 2013 GENERAL CAPITAL BUDGET SUMMARY

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>LOCAL BOARDS AND COMMISSIONS PROJECTS</b>										
61350C - CAPITOL CENTRE 2013 ON-GO	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
6136CA - NORTH BAY MATTAWA CONSERVATION AUTHORITY 2013 ON-GO	\$552,880	\$561,440	\$550,000	\$771,000	\$788,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
6137PD - NORTH BAY POLICE SERVICES 2013 ON-GO	\$347,795	\$348,600	\$479,850	\$446,250	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000
6138LB - NORTH BAY PUBLIC LIBRARY 2013 ON-GO	\$280,400	\$200,000	\$200,000	\$500,000	\$500,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
<b>TOTAL</b>	<b>\$1,340,075</b>	<b>\$1,289,040</b>	<b>\$1,408,850</b>	<b>\$1,896,250</b>	<b>\$1,761,000</b>	<b>\$769,000</b>	<b>\$769,000</b>	<b>\$769,000</b>	<b>\$769,000</b>	<b>\$769,000</b>
<b>TOTAL GROSS GENERAL CAPITAL BUDGET</b>	<b>\$22,851,860</b>	<b>\$24,168,372</b>	<b>\$26,847,016</b>	<b>\$25,522,194</b>	<b>\$29,812,898</b>	<b>\$26,479,983</b>	<b>\$29,142,606</b>	<b>\$35,234,070</b>	<b>\$36,790,208</b>	<b>\$38,693,973</b>

<b>GRANTS &amp; OTHER FUNDING SOURCES</b>										
2802RD - TROUT LAKE ROAD (ONR OVERPASS)	\$0	\$0	(\$1,350,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2934ST - CHIPPEWA CREEK/AIRPORT HEIGHTS STORMWATER RETENTION	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3301RD - MTO EXPRESSWAY RELATED ROAD WORKS	\$0	\$0	\$0	\$0	\$0	(\$250,000)	(\$500,000)	(\$500,000)	(\$600,000)	(\$500,000)
3403RD - FOUR MILE LAKE ROAD EXTENSION TO HWY 11	\$0	\$0	\$0	\$0	(\$2,000,000)	\$0	\$0	\$0	\$0	\$0
3407GD - LEACHATE MANAGEMENT-FUTURE CELLS-NEW	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
3602RD - SEYMOUR EXTENSION PHASE II - SOUTH BLOCK	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
3602RD - COLLEGE DR. - PATHWAY FROM HOSPITAL TO UNIVERSITY	\$0	(\$266,670)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3603FD - FIRE DEPARTMENT FACILITIES	\$0				(\$1,280,000)					
3700RD - SEYMOUR WIDENING & SIGNALS-STATION TO WALLACE PHASE II	\$0	(\$500,000)	(\$500,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6130AT - NORTH BAY JACK GARLAND AIRPORT 2013	\$0	(\$433,333)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6131TR - TRANSIT BUILDING CAPITAL PROGRAM 2013 ON-	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0
6132TR - TRANSIT COACH REPLACEMENT PROGRAM 2013										
<b>TOTAL GRANTS &amp; OTHER FUNDING SOURCES</b>	<b>(\$508,200)</b>	<b>(\$1,689,003)</b>	<b>(\$3,473,800)</b>	<b>(\$596,400)</b>	<b>(\$3,846,400)</b>	<b>(\$838,000)</b>	<b>(\$1,642,000)</b>	<b>(\$6,684,600)</b>	<b>(\$6,795,138)</b>	<b>(\$7,295,138)</b>

<b>TOTAL NET GENERAL CAPITAL BUDGET</b>	<b>\$22,343,660</b>	<b>\$22,479,369</b>	<b>\$23,373,216</b>	<b>\$24,925,794</b>	<b>\$25,966,498</b>	<b>\$25,641,983</b>	<b>\$27,500,606</b>	<b>\$28,549,470</b>	<b>\$29,995,070</b>	<b>\$31,398,835</b>
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<b>REVISED CAPITAL FUNDING POLICY - One time, base adjustment of \$1,000,000</b>										
New Capital Levy in Operating Budget	(\$9,460,930)	(\$9,901,271)	(\$10,556,479)	(\$11,455,377)	(\$12,313,084)	(\$13,215,096)	(\$14,175,510)	(\$15,390,731)	(\$16,641,663)	(\$18,035,601)
Debtenture/Long-Term Debt	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)
Federal Gas Tax	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)
Development Charges	(\$700,000)	(\$800,000)	(\$824,000)	(\$849,000)	(\$874,000)	(\$900,000)	(\$927,000)	(\$955,000)	(\$983,660)	(\$1,013,000)
<b>TARGET POLICY FOR NET EXPENDITURES</b>	<b>(\$22,461,744)</b>	<b>(\$23,012,085)</b>	<b>(\$23,691,293)</b>	<b>(\$24,615,191)</b>	<b>(\$25,497,898)</b>	<b>(\$26,425,910)</b>	<b>(\$27,413,324)</b>	<b>(\$28,656,545)</b>	<b>(\$29,936,147)</b>	<b>(\$31,359,415)</b>

<b>(\$ AVAILABLE) \$FUNDING NEEDED</b>	<b>(\$118,084)</b>	<b>(\$532,716)</b>	<b>(\$318,077)</b>	<b>\$310,603</b>	<b>\$468,600</b>	<b>(\$783,927)</b>	<b>\$87,282</b>	<b>(\$107,075)</b>	<b>\$58,923</b>	<b>\$39,420</b>
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2013 SEWER & WATER CAPITAL BUDGET SUMMARY

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>SEWER PROJECTS</b>										
3061SS - MAIN ST. (GORMANVILLE TO MEMORIAL DR.)	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000	\$0	\$0	\$0	\$0
3206SS - ELIMINATE METCALFE AVE PUMPING STATION	\$0	\$0	\$0	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0
3212SS - FRANCIS ST SEWER UPSIZING	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3304SS - EXTENSION OF SANITARY SEWER TO PINWOOD PARK DR. AREA	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3307SS - WWTP - RETURN SLUDGE PUMPS AND CONTROLS - REPLACEMENT	\$75,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3308SS - WWTP - ELECTRICAL UPGRADES	\$175,000	\$175,000	\$200,000	\$200,000	\$175,000	\$0	\$0	\$0	\$0	\$0
3309SS - WWTP - RAW SEWAGE PUMPING STATION	\$225,000	\$100,000	\$225,000	\$500,000	\$200,000	\$0	\$0	\$0	\$0	\$0
3310SS - WWTP - UPGRADE AERATION SYSTEM	\$100,000	\$150,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3311SS - WWTP - METHANE GAS SYSTEM UPGRADES	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3312SS - WWTP - REDUNDANT TRANSFORMER SWITCH GEAR AND FEEDS	\$50,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3313SS - WWTP - MAJOR VALVE REPLACEMENT PROGRAM	\$30,000	\$30,000	\$40,000	\$40,000	\$30,000	\$0	\$0	\$0	\$0	\$0
3314SS - WWTP - STRUCTURAL REPAIRS	\$50,000	\$50,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$0	\$100,000	\$300,000
3315SS - WWTP - ASTHETICS, FENCING, BRICK VANEER	\$15,000	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3316SS - WWTP - BOILER ROOM UPGRADES	\$100,000	\$100,000	\$100,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0
3317SS - WWTP - BACKUP GENERATION	\$750,000	\$1,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3318SS - MARSHALL - SEWAGE LIFT STATION	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3406SS - SANITARY SEWER UPSIZE - GERTRUDE / WHITNEY	\$75,000	\$1,700,000	\$1,700,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0
3411SS - INFILTRATION REDUCTION/ FLOW MONITORING PROGRAM 2014 (Phase II)	\$0	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
3510SS - SANITARY SEWER SKI HILL TRUNK SEWER EXTENSION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3513SS - WWTP - GRIT REMOVAL AT FRONT END	\$3,000,000	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3514SS - HILLVIEW TRUNK REHAB	\$0	\$0	\$0	\$0	\$0	\$500,000	\$3,500,000	\$0	\$0	\$0
3604SS - WWTP FACILITY CONDITION ASSESSMENT & 4001SS - SEWAGE TREATMENT PLANT REHAB	\$200,000	\$200,000	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000
6139SS - DIGESTER & GRIT REMOVAL 2013 ON-GO	\$81,000	\$83,000	\$85,000	\$88,000	\$91,000	\$94,000	\$97,000	\$100,000	\$103,000	\$106,000
6140SS - SEWAGE PLANT & PUMP STATION 2013 ON-GO	\$75,000	\$150,000	\$150,000	\$150,000	\$350,000	\$350,000	\$325,000	\$300,000	\$300,000	\$300,000
6142SS - WATER & SEWER REHAB 2013 ON-GO	\$54,500	\$56,000	\$57,500	\$59,000	\$61,000	\$63,000	\$65,000	\$67,000	\$69,000	\$107,000
<b>TOTAL</b>	<b>\$5,530,500</b>	<b>\$7,479,000</b>	<b>\$6,467,500</b>	<b>\$5,287,000</b>	<b>\$6,157,000</b>	<b>\$6,007,000</b>	<b>\$6,487,000</b>	<b>\$467,000</b>	<b>\$3,072,000</b>	<b>\$4,477,000</b>
<b>WATER PROJECTS</b>										
2803WS - CEDAR HEIGHTS: PHASE 1 BPS & MAIN	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2919WS - PEARCE (FRANCIS-GREENHILL) PHASE II	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0
3104WS - FERGUSON ST. (MCINTYRE TO CHIPPEWA)	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3207WS - WATERMAIN LOOPING - SAGE RD/LAKESIDE DR TO SABLE CR.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
3301WS - MTO EXPRESSWAY RELATED ROAD WORKS	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000	\$1,750,000	\$2,250,000	\$3,000,000
3319WS - ELLENDALE UPGRADES AS PER CONDITION ASSESSMENT	\$150,000	\$250,000	\$250,000	\$250,000	\$500,000	\$0	\$0	\$0	\$0	\$0
3410WS - ASSET MANAGEMENT 2014	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3412WS - WATERMAIN REPLACEMENT PROGRAM	\$0	\$200,000	\$0	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0
3500WS - LAKESHORE RESURFACING (JUDGE AVE TO MULLIGAN ST)	\$0	\$0	\$0	\$500,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0
3503WS - STREET RECON - JANE ST	\$0	\$0	\$600,000	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0
3504WS - PRINCE EDWARD DR. & GEORGIAN CRES.	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0
3511WS - SANITARY & WATERMAIN-GOLF CLUB RD(COLLINS INDUSTRIAL AREA)	\$0	\$0	\$0	\$900,000	\$2,350,000	\$4,000,000	\$0	\$0	\$0	\$0
3512WS - WATERMAIN LOOPING - FERRIS TRUNK (MEMORIAL DR. & LEE PARK)	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3515WS - WATERMAIN - CATHODIC PROTECTION PROGRAM 2015	\$0	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0
3517WS - STANDPIPE MAINTENANCE AND REHAB	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$3,000,000
3601WS - ANN ST (LANSDOWNE AVE TO HIGH)	\$0	\$0	\$0	\$200,000	\$1,300,000	\$0	\$0	\$0	\$0	\$0
3605WS - WATERMAIN LOOPING - ELLENDALE RESERVOIR SECOND FEED	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0
3607WS - CEDAR HEIGHTS: PHASE 2 - LAROCQUE STANDPIPE & MAIN EXTENSION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3700WS - SEYMOUR WIDENING & SIGNALS-STATION TO WALLACE PHASE II	\$0	\$500,000	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3701WS - NORMAN / CHAPAIS CONNECTION WATERMAIN	\$0	\$0	\$0	\$0	\$150,000	\$1,000,000	\$1,000,000	\$0	\$0	\$0
3800WS - CASSELLS - KING ST. TO HWY 11/17	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0
3802WS - TRAFFIC SIGNALS/INTERSECTION IMPROVEMENTS(MULLIGAN & LAKESHORE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0
3901WS - CLARENCE STREET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0
3904WS - CEDAR HEIGHTS: PHASE 3 - LAROCQUE BPS	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800,000	\$0	\$0	\$0

2013 SEWER & WATER CAPITAL BUDGET SUMMARY

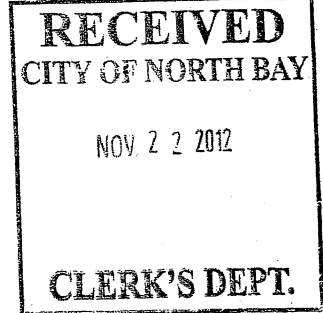
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
4002WS - WATERMAIN LOOPING-MARSHALL PARK TO	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$500,000	\$0
6099WS - CITY SHARE OF NEW DEVELOPMENT COSTS 2013 ON-	\$160,000	\$180,000	\$200,000	\$220,000	\$240,000	\$260,000	\$280,000	\$300,000	\$320,000	\$340,000
6100WS - VEHICLE & EQUIPMENT REPLACEMENT PROGRAM	\$800,000	\$600,000	\$618,000	\$637,000	\$656,000	\$676,000	\$696,000	\$717,000	\$739,000	\$761,000
6101WS - ASPHALT RESURFACING 2013 ON-GO	\$218,000	\$225,000	\$232,000	\$239,000	\$246,000	\$253,000	\$261,000	\$269,000	\$277,000	\$285,000
6103WS - RESIDENTIAL STREET REHAB 2013 ON-GO	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000	\$2,357,000
6134WS - SYSTEMS TECHNOLOGY PROGRAM 2013 ON-GO	\$99,000	\$102,000	\$105,000	\$108,000	\$111,000	\$114,000	\$117,000	\$121,000	\$125,000	\$129,000
6141WS - HYDRANT & VALVE REHAB 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6142WS - WATER & SEWER REHAB 2013 ON-GO	\$54,500	\$58,000	\$57,500	\$59,000	\$61,000	\$63,000	\$65,000	\$67,000	\$69,000	\$71,000
6143WS - FLUSH WATERMAINS 2013 ON-GO	\$218,000	\$225,000	\$232,000	\$239,000	\$246,000	\$253,000	\$261,000	\$269,000	\$277,000	\$285,000
6144WS - WATER PLANT MAINTENANCE 2013 ON-GO	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000	\$357,000
6145WS - WATERMAIN REPLACE/REAM/RELIN 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6146WS - WATERMAIN LOOPING 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6147WS - DESIGN WORK NEXT YEAR'S PROJECTS 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6149WS - MEMBRANE MODULE REPLACEMENT		\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000
<b>TOTAL</b>	<b>\$8,595,500</b>	<b>\$7,736,000</b>	<b>\$7,224,500</b>	<b>\$13,366,000</b>	<b>\$8,860,000</b>	<b>\$9,407,000</b>	<b>\$9,758,000</b>	<b>\$14,861,000</b>	<b>\$13,315,000</b>	<b>\$12,319,000</b>
<b>TOTAL WATER &amp; SEWER CAPITAL BUDGET</b>	<b>\$14,126,000</b>	<b>\$15,215,000</b>	<b>\$13,692,000</b>	<b>\$18,653,000</b>	<b>\$15,017,000</b>	<b>\$15,414,000</b>	<b>\$16,245,000</b>	<b>\$15,328,000</b>	<b>\$16,387,000</b>	<b>\$16,796,000</b>

<b>GRANTS &amp; OTHER FUNDING SOURCES</b>										
2803WS - CEDAR HEIGHTS: PHASE 1 BPS & MAIN			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3317SS - WWTP - BACKUP GENERATION	(\$200,000)	(\$300,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3510SS - SANITARY SEWER SKI HILL TRUNK SEWER EXTENSION	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
3604SS - WWTP FACILITY CONDITION ASSESSMENT &	\$0	\$0	\$0	(\$1,670,000)	(\$1,670,000)	(\$1,670,000)	(\$1,670,000)	\$0	\$0	\$0
3607WS - CEDAR HEIGHTS: PHASE 2 - LAROCQUE STANDPIPE & MAIN EXTENSION	\$0	\$0	\$0	(\$3,870,000)	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL GRANTS &amp; OTHER FUNDING SOURCES</b>	<b>(\$3,100,000)</b>	<b>(\$3,200,000)</b>	<b>(\$1,150,000)</b>	<b>(\$5,540,000)</b>	<b>(\$1,670,000)</b>	<b>(\$1,670,000)</b>	<b>(\$1,670,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>NET CAPITAL BUDGET TOTAL</b>	<b>\$11,026,000</b>	<b>\$12,015,000</b>	<b>\$12,542,000</b>	<b>\$13,113,000</b>	<b>\$13,347,000</b>	<b>\$13,744,000</b>	<b>\$14,575,000</b>	<b>\$15,328,000</b>	<b>\$16,387,000</b>	<b>\$16,796,000</b>
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<b>REVISED CAPITAL FUNDING POLICY - One-time base reduction of \$311,576 &amp; \$270,000</b>										
Capital Levy In Operating Budget	(\$7,699,158)	(\$8,225,060)	(\$8,473,211)	(\$8,772,263)	(\$9,124,997)	(\$9,534,174)	(\$10,201,083)	(\$10,922,659)	(\$11,430,701)	(\$12,017,652)
Debt/Long-Term Debt	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)
Development Charges	(\$412,000)	(\$424,000)	(\$437,000)	(\$450,000)	(\$464,000)	(\$478,000)	(\$492,000)	(\$507,000)	(\$522,000)	(\$538,000)
<b>TARGET POLICY FOR NET EXPENDITURES</b>	<b>(\$11,111,158)</b>	<b>(\$11,649,060)</b>	<b>(\$11,910,211)</b>	<b>(\$12,222,263)</b>	<b>(\$12,588,997)</b>	<b>(\$13,012,174)</b>	<b>(\$13,693,083)</b>	<b>(\$14,429,659)</b>	<b>(\$14,952,701)</b>	<b>(\$15,555,652)</b>

<b>(\$ AVAILABLE) FUNDING NEEDED</b>	<b>(\$85,158)</b>	<b>\$365,940</b>	<b>\$631,789</b>	<b>\$890,737</b>	<b>\$758,003</b>	<b>\$731,826</b>	<b>\$881,917</b>	<b>\$808,341</b>	<b>\$1,434,299</b>	<b>\$1,240,348</b>
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**CITY OF NORTH BAY**

**Report to Council**

Report No: CORP 2012-142

Date: November 06, 2012

Originator: Margaret Karpenko and Laura Boissonneault

Subject: **2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget**, with the 2014 to 2022 Ten-Year Capital Forecasts, Long-Term Capital Funding Policy and Capital Reserves

**RECOMMENDATIONS:**

That City Council receive the 2013 General Capital Budget (Schedule A) and the 2013 Water and Sanitary Sewer Capital Budget (Schedule B), and refer the documents to the General Government Committee.

**BACKGROUND:**

The attached proposed 2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget, with the 2014 to 2022 Ten-Year Capital Forecasts, have been prepared after Senior Management Team meetings and are recommended for adoption by City Council.

The annual Capital Budget review meeting of the aforementioned budgets is scheduled to take place at the Committee Meeting on December 3, 2012. The proposed agenda is as follows:

- Presentation of Capital Project Highlights by Business Unit staff
- Review of projects requested by Mayor and Councillors
  - Please contact Margaret Karpenko to identify the projects you wish to have discussed in greater detail. There will not be a line-by-line review of the capital projects; only those requested for review will be discussed. At the start of the meeting, the Deputy Mayor will ask if there are any additions to the list of projects to be reviewed.

**Long-Term Capital Funding Policies approved amendments**

Report to Council CORP 2012-137 dated October 17, 2012, adopted by Council recommended the following changes to the Long-Term Capital Funding Policy:

- City Council approves a one million (\$1,000,000) one-time baseline adjustment to the pay as you go amount in the 2013 Capital and Operating Budgets; and
- City Council approves the Long-Term Capital Funding Policy amended with annual new debt being held at nine million (\$9,000,000).

The Water and Sanitary Sewer Operating Budget being forwarded to City Council after reviews with the General Government Committee and the Engineering, Environmental Services and Works Committee recommends a one time reduction of \$311,000 in the Pay-as-you-go amount in the 2013 Water and Sanitary Sewer Capital and Operating Budgets.

These recommended changes in the Long-Term Capital Funding Policies have been used to develop the 2013 Capital Budgets.

**Capital Reserves & On-going Project Funding Status**

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

Reserve Policy – Capital Reserve Target Level for 2013:

General Capital Expenditure Limit	\$22,461,744
Water and Sanitary Sewer Capital Expenditure Limit	\$11,381,158
	\$33,842,902
	X 40%
<b>Reserve Policy - Capital Reserve Target</b>	<b>\$13,537,161</b>

Estimated Capital Reserve balance as at September 30, 2012:

Capital Completed Project Reserves	\$1,326,469
Water & Sewer Completed Project Reserves	\$1,125,326
	\$2,451,795
Other Capital Reserves	\$5,185,750
<b>Total Capital Reserves as at September 30, 2012</b>	<b>\$7,637,545</b>

**Reserve Policy - Capital Reserve Target Deficit** **\$5,899,616**

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

On-going capital project funding has been moving towards a balance between 'committed project' balances and 'funded project' balances as reported in the Semi-Annual Capital Project Status Reports. We have made a great effort over the past years to achieve this goal. As per the June 30, 2012 Capital Project Status Report, committed projects yet to be funded amount to \$4,660,528. These projects will be completed and funded in future years. Any projects initiated after June 30, 2012 and unfunded until future years will affect this amount. The primary goals of the aforementioned policy amendments are to reduce this amount of committed versus funded to a level below two million.

**Presentation of Capital Project Highlights by Business Unit Staff**

City staff will be making a presentation summarizing the most significant capital projects included in 2013 and the forecasted ten-year period. Following the presentation, questions identified by the Mayor and Council will be addressed.

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**Concerns and Issues**

A 2012 State of the Infrastructure Report filed with City Council on October 15, 2012 (EW 2012-04) outlined the required level of funding to replace, rehabilitate and maintain the existing infrastructure networks at a sustainable level for a timeframe more than one typical lifecycle. Sustainability means having sufficient funding available to ensure that assets can be managed over the long-term. The report documented that the City of North Bay currently has an estimated 'annual' funding shortfall of \$ 13.3 Million (based on 2012 figures) for the City's water, sewer, water and sewer plants and roadway 'linear' infrastructure. This figure does not include any capital investment gap for buildings, facilities, parks, parking lots, trails, vehicles, and equipment.

This report is an update of the original report prepared in 2008. Since then it shows that the annual funding shortfall has been reduced, an indication that the City's plan to invest more in infrastructure has moved the City a little closer to sustainability. Council resolved that the report be accepted and to work towards maintaining increased capital budgets over time through further development of an Asset Management Program. Council recognized by not making a commitment, there would be a requirement to dramatically increase future operating budgets in order to react to more frequent emergency repairs and/or increased regular maintenance on fully depreciated infrastructure.

**Proposed 2013 Capital Spending**

The following is a summary of the funding of the City Capital Projects for 2013: (Schedule A)

<b>Capital Budget</b>	<b>\$22,851,860</b>
<b>Less Other Funding Sources</b>	<b>(\$508,200)</b>
Grants, developers, partners' contributions, reserves, land sales, etc...	_____
<b>Net Construction / Acquisition Total</b>	<b>\$22,343,660</b>
<b>Target Funding Policy</b>	<b>\$22,461,744</b>
Debt, Pay-As-You-Go Levy, Federal Gas Tax, Development Charges, etc...	_____
<b>Estimated Required / (Available) Funding</b>	<b>( \$118,084)</b>

The following is a summary of the funding of the Water and Sanitary Sewer Capital Projects for 2013: (Schedule B)

<b>Water &amp; Sanitary Sewer Capital Budget</b>	<b>\$14,396,000</b>
<b>Less Other Funding Sources</b>	<b>(\$3,100,000)</b>
Grants, developers, partners' contributions, reserves, etc...	_____
<b>Net Construction / Acquisition Total</b>	<b>\$11,296,000</b>
<b>Target Funding Policy</b>	<b>\$11,381,158</b>
Debt, Pay-as-You-Go Levy, Development Charges, etc...	_____
<b>Estimated Required / (Available) Funding</b>	<b>(\$85,158)</b>

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### **Pre-Committed Capital Projects**

Throughout 2012, Council has received and approved reports to council requesting for the pre-commitment of 2013 capital funds. These projects were deemed having high priority or requiring schedule advancements, while others did not have sufficient funds within their current budget allowance. The following is a summary of the pre-committed and by-lawed 2013 capital dollars:

- By-law 2012-165 – July 3, 2012 – Street Reconstruction - Airport Road Resurfacing Program (O'Brien to Carmichael) – Project #3402RD - \$176,191
- By-law 2012-166 – July 3, 2012 – Street Reconstruction - College Drive, New Climbing Lane Widening & Pathway – Project #3602RD - \$133,333
- By-law 2012-216 – October 29, 2012 – Fire-Vehicle & Equipment Replacement Program (On-going) – Project #6113FD - \$110,024
- By-law 2012-217 – October 29, 2012 – Replacement of Lakeshore Drive Bridge over Lavase River – Project #3001RD - \$2,000,000
- By-law 2012-224 – November 12, 2012 – Street Reconstruction - Ferguson St. - McIntyre to Chippewa – Project #3104WS - \$1,700,000

The above 2013 approved dollars are included in the attached proposed 2013 General Capital and 2013 Water and Sanitary Sewer Capital Budgets.

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### **OPTIONS:**

1. That City Council receives the proposed 2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget as presented in Schedules A and B, and refers the documents to the General Government Committee.
2. Do not receive the proposed 2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget as presented in Schedules A and B. This option is not recommended and may affect the capital work schedule for the 2013 construction season and/or increase projected costs.

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### **RECOMMENDED OPTIONS:**

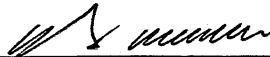
That City Council receives the 2013 General Capital Budget (Schedule A) and the 2013 Water and Sanitary Sewer Capital Budget (Schedule B), and refer the documents to the General Government Committee.


If the proposed 2013 General Capital Budget and 2013 Water and Sanitary Sewer Capital Budget are recommended for adoption at the Committee Meeting on December 3, 2012, it will provide the authority for capital by-law preparation and the tendering and awarding of contracts. Earlier tendering should allow for better competitive bidding and scheduling of work for the 2013 construction season.

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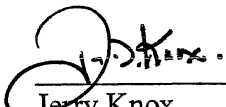
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Respectfully submitted,

*col:*   
\_\_\_\_\_  
Laura Boissonneault, CGA  
Supervisor of Budgets & Financial Reporting

  
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Margaret Karpenko, CMA  
Chief Financial Officer/Treasurer

I concur in this report and recommendation.

  
\_\_\_\_\_  
Jerry Knox  
Chief Administrative Officer

Personnel designated for continuance: Chief Financial Officer

Attached: Capital Budgets (Schedules A and B)

Finserv/RonM/2013 Capital Budget Report -3



2013 GENERAL CAPITAL BUDGET SUMMARY

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Community Services</b>										
3405PK - PARKING PROPERTY ACQUISITION PROGRAM	\$0	\$400,000	\$0	\$0	\$0	\$0	\$200,000	\$200,000	\$0	\$0
3508PR - PARKS & PLAYGROUNDS - NEW NEIGHBORHOOD PARKS	\$0	\$0	\$200,000	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0
3509PZ - OFFICIAL PLAN, COMMERCIAL STUDY & DEVELOPMENT CHARGES UPDATES	\$0	\$0	\$0	\$150,000	\$0	\$0	\$100,000	\$0	\$0	\$0
3702PR - WATERFRONT BUILDING REHAB & DEVELOPMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0
6114PK - PARKING VEHICLE & EQUIPMENT PROGRAM 2013 ON-GO	\$100,000	\$0	\$0	\$100,000	\$0	\$200,000	\$100,000	\$0	\$0	\$100,000
6115RF - MEMORIAL GARDENS REHAB PROGRAM 2013 ON-GO	\$300,000	\$250,000	\$250,000	\$250,000	\$250,000	\$400,000	\$400,000	\$1,100,000	\$400,000	\$300,000
6116RF - PALANGIO/WEST FERRIS REHAB PROGRAM 2013 ON-GO	\$350,000	\$250,000	\$300,000	\$1,100,000	\$200,000	\$250,000	\$200,000	\$650,000	\$250,000	\$900,000
6117MR - KINGS LANDING & MARINA REHAB PROGRAM 2013 ON-GO	\$150,000	\$150,000	\$125,000	\$200,000	\$150,000	\$150,000	\$80,000	\$80,000	\$80,000	\$150,000
6118PR - PARKS BUILDING REHAB 2013 ON-GO	\$305,000	\$300,000	\$310,000	\$300,000	\$350,000	\$400,000	\$300,000	\$315,000	\$325,000	\$350,000
6119RF - RECREATION FACILITIES REHAB & DEVELOPMENT 2013 ON-GO	\$345,000	\$375,000	\$415,000	\$475,000	\$500,000	\$550,000	\$600,000	\$650,000	\$700,000	\$750,000
6120PR - SPORTSFIELD COMPLEX DEVELOPMENT & REHAB 2013 ON-GO	\$60,000	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000	\$700,000	\$800,000	\$100,000
6121PR - PARK & PLAYGROUND REHAB PROGRAM 2013 ON-GO	\$224,000	\$231,000	\$238,000	\$245,000	\$252,000	\$260,000	\$268,000	\$276,000	\$284,000	\$293,000
6122PR - WATERFRONT REHAB PROGRAM 2013 ON-GO	\$54,000	\$102,000	\$105,000	\$108,000	\$111,000	\$114,000	\$117,000	\$121,000	\$125,000	\$129,000
6123PR - CENTRAL CITY REHAB PROGRAM 2013 ON-GO	\$64,000	\$66,000	\$68,000	\$70,000	\$72,000	\$74,000	\$76,000	\$78,000	\$80,000	\$82,000
6124PR - CITY HALL GROUNDS REHAB PROGRAM 2013 ON-GO	\$64,000	\$66,000	\$68,000	\$70,000	\$72,000	\$74,000	\$76,000	\$78,000	\$80,000	\$82,000
6125PR - TRAIL SYSTEM DEVELOPMENT PROGRAM 2013 ON-GO	\$0	\$0	\$0	\$0	\$425,000	\$425,000	\$1,000,000	\$0	\$0	\$0
6126PR - TRAIL & SUPPORTING HARD SURFACES REHAB 2013 ON-GO	\$195,000	\$200,000	\$205,000	\$211,000	\$217,000	\$223,000	\$229,000	\$235,000	\$242,000	\$249,000
6127PR - PARKS VEHICLE & EQUIPMENT REPLACEMENT PROGRAM 2013 ON-GO	\$262,000	\$270,000	\$278,000	\$286,000	\$295,000	\$304,000	\$313,000	\$322,000	\$332,000	\$342,000
6128PR - AQUATIC CENTRE REHAB PROGRAM 2013 ON-GO	\$65,000	\$70,000	\$75,000	\$80,000	\$200,000	\$90,000	\$95,000	\$100,000	\$150,000	\$105,000
6129PK - PARKING LOT MAINTENANCE & IMPROVEMENT PROGRAM 2013 ON-GO	\$20,000	\$280,000	\$100,000	\$0	\$100,000	\$0	\$100,000	\$0	\$4,500,000	\$0
6130AT - NORTH BAY JACK GARLAND AIRPORT 2013	\$326,550	\$1,730,000	\$246,100	\$267,500	\$418,000	\$375,725	\$241,000	\$241,000	\$346,500	\$346,500
6131TR - TRANSIT BUILDING CAPITAL PROGRAM 2013 ON-GO	\$26,250	\$0	\$0	\$26,250	\$498,750	\$26,250	\$120,750	\$26,250	\$26,250	\$26,250
6132TR - TRANSIT COACH REPLACEMENT PROGRAM 2013 ON-GO	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000
6148PR - TOURIST INFORMATION CENTRE & DIONNE HOME REHAB 2013 ON-GO	\$60,000	\$100,000	\$75,000	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000
<b>Total Community Services Budget</b>	<b>\$4,241,300</b>	<b>\$5,437,500</b>	<b>\$3,992,600</b>	<b>\$5,479,750</b>	<b>\$5,651,750</b>	<b>\$5,485,975</b>	<b>\$7,472,250</b>	<b>\$7,933,849</b>	<b>\$10,483,595</b>	<b>\$6,117,595</b>
<b>Corporate Services</b>										
3205GG - INTEGRATED SOFTWARE SOLUTION	\$50,000	\$50,000	\$900,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
3320GG - SAN STORAGE MIRROR	\$110,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3321GG - CORPORATE DOCUMENT MANAGEMENT SYSTEM	\$26,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3414GG - SECOND FLOOR PUBLIC WASHROOM UPGRADE	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3706GG - CITY HALL - ROOF REPLACEMENT	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0
6133GG - CITY HALL BUILDING REHAB 2013 ON-GO	\$87,000	\$90,000	\$93,000	\$96,000	\$99,000	\$102,000	\$105,000	\$108,000	\$111,000	\$114,000
6134GG - SYSTEMS TECHNOLOGY PROGRAM 2013 ON-GO	\$294,250	\$360,590	\$515,740	\$349,890	\$339,190	\$649,490	\$307,090	\$307,090	\$456,890	\$339,190
<b>Total Corporate Services Budget</b>	<b>\$568,250</b>	<b>\$650,590</b>	<b>\$1,508,740</b>	<b>\$1,445,890</b>	<b>\$688,190</b>	<b>\$751,490</b>	<b>\$412,090</b>	<b>\$415,090</b>	<b>\$567,890</b>	<b>\$453,190</b>
<b>Engineering, Environmental &amp; Works</b>										
2802RD - TROUT LAKE ROAD (ONR OVERPASS)	\$0	\$150,000	\$1,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2919RD - PEARCE (FRANCIS-GREENHILL) Phase II	\$0	\$0	\$0	\$1,600,000	\$0	\$0	\$0	\$0	\$0	\$0
2934ST - CHIPPEWA CREEK/AIRPORT HEIGHTS STORMWATER RETENTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3001RD - LAKESHORE BRIDGE-LAVASE RIVER-STUDY & REPAIRS	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3002RD - HAMMOND & STANLEY ST. BRIDGES - EA AND REMOVAL	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3102RD - FACILITIES MANAGEMENT - ROADS	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3104RD - FERGUSON ST. (MCINTYRE TO CHIPPEWA)	\$3,400,000	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3108GD - LANDFILL SITE (MERRICK) - LEACHATE TREATMENT	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3110ST-2 - SKI CLUB ROAD STORM SEWER	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3203RD - TRAFFIC SIGNALIZED PEDESTRIAN CROSSINGS-VARIOUS LOCATIONS	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3209RD - TRAFFIC COUNT DATA / TRAFFIC NEEDS STUDY	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3210ST - TRUNK SEWER REHAB - EASTVIEW TRIBUTARY SYSTEM	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
3300RD - JOHN ST - (JOHN ST. BRIDGE WATERMAIN CROSSING)	\$0	\$1,300,000	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3301RD - MTO EXPRESSWAY RELATED ROAD WORKS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3302ST - TRUNK SEWER REHAB - PINWOOD FINGERS CREEK	\$0	\$0	\$0	\$0	\$300,000	\$1,500,000	\$1,500,000	\$0	\$0	\$0
3305RD - MAIN ST PAVING STONE REPLACEMENT	\$0	\$0	\$50,000	\$750,000	\$50,000	\$750,000	\$50,000	\$750,000	\$50,000	\$0
3306GD - MARSH DRIVE LEACHATE PUMPING STATION	\$85,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3322SL - STREET LIGHTING UPGRADES	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**2013 GENERAL CAPITAL BUDGET SUMMARY**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
3400RD - LAKESHORE DR. (ONR OVERPASS)	\$0	\$70,000	\$2,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
3401RD - LAMORIE BRIDGE NEEDS STUDY & REHAB	\$0	\$100,000	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3402RD - AIRPORT RD RESURFACING PROGRAM (O'BRIEN TO CARMICHAEL)	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3403RD - FOUR MILE LAKE ROAD EXTENSION TO HWY 11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3404ST - LAKESHORE DRIVE TRUNK STORMSEWER REHAB	\$0	\$800,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3407GD - LEACHATE MANAGEMENT-FUTURE CELLS-NEW METHANE	\$0	\$200,000	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$0
3409RD - RESURFACING LAKESHORE - JESSUPS CREEK TO SPORTSCOMPLEX	\$0	\$2,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3500RD - LAKESHORE RESURFACING (JUDGE AVE TO MULLIGAN ST)	\$0	\$0	\$0	\$1,000,000	\$3,000,000	\$1,500,000	\$0	\$0	\$0	\$0
3501RD - ROADSIDE SAFETY INSPECTION & UPGRADES	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
3502RD - SEYMOUR EXTENSION PHASE II - SOUTH BLOCK	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3503RD - STREET RECON - JANE ST	\$0	\$0	\$0	\$750,000	\$750,000	\$0	\$0	\$0	\$0	\$0
3504RD - PRINCE EDWARD DR. & GEORGIAN CRES.	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
3505ST - GORMAN ST - STORMWATER OUTFALL REHAB	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3506ST - STORMWATER MANAGEMENT - OVERLAND FLOW CONTROL STUDY	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3507ST - STORMWATER OUTFALL MAINTENANCE	\$0	\$0	\$200,000	\$0	\$0	\$200,000	\$0	\$0	\$200,000	\$1,000,000
3600RD - DOWNTOWN COLLECTOR ROADS RESURFACING-MCINTYRE & WORTHINGTON	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000
3601RD - ANN ST (LANSDOWNE AVE TO HIGH)	\$0	\$0	\$0	\$0	\$200,000	\$900,000	\$900,000	\$0	\$0	\$0
3602RD - COLLEGE DR. - PATHWAY FROM HOSPITAL TO UNIVERSITY	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3606RD - O'BRIEN STREET RECONSTRUCTION - AIRPORT TO HIGH	\$0	\$0	\$0	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0
3700RD - SEYMOUR WIDENING & SIGNALS-STATION TO WALLACE PHASE II	\$0	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3701RD - NORMAN / CHAPAIS CONNECTION WATERMAIN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$1,500,000	\$0
3800RD - CASSELLS - KING ST. TO HWY 11/17	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$2,000,000	\$1,500,000	\$0	\$0
3801RD - MCKEOWN AVE. (GORMANVILLE RD. TO FIRE STATION)	\$0	\$200,000	\$0	\$0	\$0	\$3,000,000	\$3,500,000	\$4,000,000	\$0	\$0
3802RD - TRAFFIC SIGNALS/INTERSECTION IMPROVEMENTS(MULLIGAN & LAKESHORE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
3900RD - CEDAR HEIGHTS RD. - CITY SHARE OF COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,500,000
3901RD - CLARENCE STREET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
3902RD - ROAD REALIGNMENT SOUTH TERMINAL(OAK AT FERRIS OVERPASS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000	\$0
3903RD - TRAFFIC STUDY/CONSTRUCTION-2ND ACCESS TO FERRIS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
6099RD - CITY SHARE OF NEW DEVELOPMENT COSTS 2013 ON-GO	\$215,000	\$225,000	\$240,000	\$255,000	\$270,000	\$285,000	\$300,000	\$309,000	\$318,000	\$328,000
6100FL - VEHICLE & EQUIPMENT REPLACEMENT PROGRAM 2013 ON-GO	\$1,000,000	\$1,000,000	\$824,000	\$849,000	\$874,000	\$900,000	\$927,000	\$955,000	\$984,000	\$1,014,000
6101RD - ASPHALT RESURFACING 2013 ON-GO	\$2,300,000	\$2,900,000	\$3,200,000	\$4,000,000	\$4,100,000	\$4,400,000	\$4,400,000	\$4,700,000	\$5,000,000	\$5,300,000
6102RD - ASPHALT SHEETING 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6103RD - RESIDENTIAL STREET REHAB 2013 ON-GO	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000	\$357,000
6104RD - PEDESTRIAN SAFETY PROGRAM 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6105RD - ROAD CULVERT REPLACE/REHAB 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6106RD - RURAL ROAD REHAB 2013 ON-GO	\$600,000	\$562,000	\$579,000	\$596,000	\$614,000	\$632,000	\$651,000	\$671,000	\$691,000	\$712,000
6107SL - TRAFFIC CONTROL SIGNAL UPGRADE 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6108RD - SIDEWALK REPLACEMENT PROGRAM 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6109RD - BRIDGE REHAB 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6110RD - DOWNTOWN ROADS MAINTENANCE 2013 ON-GO	\$81,000	\$83,000	\$85,000	\$88,000	\$91,000	\$94,000	\$97,000	\$100,000	\$103,000	\$106,000
6147RD - DESIGN WORK NEXT YEAR'S PROJECTS 2013 ON-GO	\$56,000	\$58,000	\$60,000	\$62,000	\$64,000	\$66,000	\$68,000	\$70,000	\$72,000	\$74,000
<b>Total Engineering, Environmental &amp; Works Budget</b>	<b>\$15,683,000</b>	<b>\$15,876,000</b>	<b>\$17,198,000</b>	<b>\$14,643,000</b>	<b>\$16,042,000</b>	<b>\$17,595,000</b>	<b>\$18,201,000</b>	<b>\$24,403,000</b>	<b>\$22,306,000</b>	<b>\$29,662,000</b>
<b>Fire Department</b>										
3603FD - FIRE DEPARTMENT FACILITIES	\$0	\$0	\$0	\$400,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0
6061FD - FIRE BUNKER GEAR REPLACEMENT PROGRAM	\$0	\$0	\$110,000	\$110,000	\$110,000	\$0	\$0	\$0	\$0	\$0
6062FD - FIRE FACILITIES MANAGEMENT PROGRAM 2013 ON-GO	\$55,000	\$55,000	\$55,000	\$55,000	\$50,000	\$50,000	\$60,000	\$60,000	\$65,000	\$65,000
6113FD - FIRE VEHICLE & EQUIPMENT REPLACEMENT 2013 ON-GO	\$515,000	\$400,000	\$1,100,000	\$0	\$0	\$300,000	\$680,000	\$80,000	\$0	\$0
<b>Total Fire Department Budget</b>	<b>\$570,000</b>	<b>\$455,000</b>	<b>\$1,265,000</b>	<b>\$565,000</b>	<b>\$4,160,000</b>	<b>\$350,000</b>	<b>\$740,000</b>	<b>\$140,000</b>	<b>\$65,000</b>	<b>\$65,000</b>
<b>General Government</b>										
3216GG - CAPITAL FINANCING (2% of Total Capital Financing Policy)	\$449,235	\$460,242	\$473,826	\$492,304	\$509,958	\$528,518	\$548,266	\$573,131	\$598,723	\$627,188
3516GG - CASSELLHOLME EXPANSION	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
4101GG - ACCESSIBILITY BUILDING REHABILITATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
<b>Total General Government Budget</b>	<b>\$449,235</b>	<b>\$460,242</b>	<b>\$1,473,826</b>	<b>\$1,492,304</b>	<b>\$1,509,958</b>	<b>\$1,528,518</b>	<b>\$1,548,266</b>	<b>\$1,573,131</b>	<b>\$2,598,723</b>	<b>\$1,627,188</b>

**2013 GENERAL CAPITAL BUDGET SUMMARY**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Local Boards &amp; Commissions</b>										
6135OC - CAPITOL CENTRE 2013 ON-GO	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
6136CA - NORTH BAY MATTAWA CONSERVATION AUTHORITY 2013 ON-GO	\$552,880	\$561,440	\$550,000	\$771,000	\$788,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
6137PD - NORTH BAY POLICE SERVICES 2013 ON-GO	\$347,795	\$348,600	\$479,850	\$446,250	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000
6138LB - NORTH BAY PUBLIC LIBRARY 2013 ON-GO	\$260,400	\$200,000	\$200,000	\$500,000	\$500,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
<b>Total Local Boards</b>	<b>\$1,340,075</b>	<b>\$1,289,040</b>	<b>\$1,408,850</b>	<b>\$1,896,250</b>	<b>\$1,761,000</b>	<b>\$769,000</b>	<b>\$769,000</b>	<b>\$769,000</b>	<b>\$769,000</b>	<b>\$769,000</b>
<b>TOTAL GENERAL CAPITAL BUDGET</b>	<b>\$22,851,860</b>	<b>\$24,108,372</b>	<b>\$26,847,016</b>	<b>\$25,522,104</b>	<b>\$29,812,898</b>	<b>\$26,479,983</b>	<b>\$20,142,606</b>	<b>\$35,234,070</b>	<b>\$36,700,208</b>	<b>\$38,693,973</b>

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>GRANTS &amp; OTHER FUNDING SOURCES</b>										
2802RD - TROUT LAKE ROAD (ONR OVERPASS)	\$0	\$0	(\$1,350,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2934ST - CHIPPEWA CREEK/AIRPORT HEIGHTS STORMWATER RETENTION	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3301RD - MTO EXPRESSWAY RELATED ROAD WORKS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3403RD - FOUR MILE LAKE ROAD EXTENSION TO HWY 11	\$0	\$0	\$0	\$0	(\$2,000,000)	\$0	\$0	\$0	\$0	\$0
3407GD - LEACHATE MANAGEMENT-FUTURE CELLS-NEW METHANE	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
3502RD - SEYMOUR EXTENSION PHASE II - SOUTH BLOCK	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
3602RD - COLLEGE DR. - PATHWAY FROM HOSPITAL TO UNIVERSITY	\$0	(\$266,670)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3603FD - FIRE DEPARTMENT FACILITIES	\$0	(\$500,000)	(\$500,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3700RD - SEYMOUR WIDENING & SIGNALS STATION TO WALLACE PHASE II	\$0	(\$433,333)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6130AT - NORTH BAY JACK GARLAND AIRPORT 2013	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0
6131TR - TRANSIT BUILDING CAPITAL PROGRAM 2013 ON-GO	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0
6132TR - TRANSIT COACH REPLACEMENT PROGRAM 2013 ON-GO	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL GRANTS &amp; OTHER FUNDING SOURCES</b>	<b>(\$508,200)</b>	<b>(\$1,689,003)</b>	<b>(\$3,473,800)</b>	<b>(\$596,400)</b>	<b>(\$3,846,400)</b>	<b>(\$838,000)</b>	<b>(\$1,642,000)</b>	<b>(\$6,684,600)</b>	<b>(\$6,795,138)</b>	<b>(\$7,295,138)</b>
<b>NET CAPITAL BUDGET TOTAL</b>	<b>\$22,343,660</b>	<b>\$22,479,369</b>	<b>\$23,373,216</b>	<b>\$24,925,704</b>	<b>\$25,966,498</b>	<b>\$25,641,983</b>	<b>\$27,500,606</b>	<b>\$28,549,470</b>	<b>\$29,995,070</b>	<b>\$31,398,835</b>

<b>CAPITAL FUNDING POLICY - SCENARIO 2 (DEBT HELD AT \$9M, ONE-TIME LEVY REDUCTION OF \$1M)</b>										
Capital Levy In Operating Budget	(\$9,450,930)	(\$9,901,271)	(\$10,556,479)	(\$11,455,377)	(\$12,313,084)	(\$13,215,096)	(\$14,175,510)	(\$15,390,731)	(\$16,641,683)	(\$18,035,601)
Debtenture/Long-Term Debt	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)	(\$9,000,000)
Federal Gas Tax	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)
Development Charges	(\$700,000)	(\$800,000)	(\$824,000)	(\$849,000)	(\$874,000)	(\$900,000)	(\$927,000)	(\$956,000)	(\$983,650)	(\$1,013,000)
<b>TARGET POLICY FOR NET EXPENDITURES</b>	<b>(\$22,461,744)</b>	<b>(\$23,012,085)</b>	<b>(\$23,691,293)</b>	<b>(\$24,615,191)</b>	<b>(\$25,497,898)</b>	<b>(\$26,425,910)</b>	<b>(\$27,413,324)</b>	<b>(\$28,656,545)</b>	<b>(\$29,936,147)</b>	<b>(\$31,359,415)</b>
<b>(\$ AVAILABLE) \$FUNDING NEEDED</b>	<b>(\$118,084)</b>	<b>(\$532,716)</b>	<b>(\$318,077)</b>	<b>\$310,803</b>	<b>\$468,600</b>	<b>(\$783,927)</b>	<b>\$87,282</b>	<b>(\$107,075)</b>	<b>\$58,923</b>	<b>\$39,420</b>

**2013 SEWER & WATER CAPITAL BUDGET SUMMARY**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Sewer</b>										
3061SS - MAIN ST. (GORMANVILLE TO MEMORIAL DR.)	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000	\$0	\$0	\$0	\$0
3206SS - ELIMINATE METCALFE AVE PUMPING STATION	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0
3212SS - FRANCIS ST SEWER UPSIZING	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3304SS - EXTENSION OF SANITARY SEWER TO PINWOOD PARK DR. AREA	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3307SS - WWTP - RETURN SLUDGE PUMPS AND CONTROLS - REPLACEMENT	\$75,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3308SS - WWTP - ELECTRICAL UPGRADES	\$175,000	\$175,000	\$200,000	\$200,000	\$175,000	\$0	\$0	\$0	\$0	\$0
3309SS - WWTP - RAW SEWAGE PUMPING STATION	\$225,000	\$100,000	\$225,000	\$500,000	\$200,000	\$0	\$0	\$0	\$0	\$0
3310SS - WWTP - UPGRADE AERATION SYSTEM	\$100,000	\$150,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3311SS - WWTP - METHANE GAS SYSTEM UPGRADES	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3312SS - WWTP - REDUNDANT TRANSFORMER SWITCH GEAR AND FEEDS	\$50,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3313SS - WWTP - MAJOR VALVE REPLACEMENT PROGRAM	\$30,000	\$30,000	\$40,000	\$40,000	\$30,000	\$0	\$0	\$0	\$0	\$0
3314SS - WWTP - STRUCTURAL REPAIRS	\$50,000	\$50,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$0	\$100,000	\$300,000
3315SS - WWTP - ASTHETICS, FENCING, BRICK VANEER	\$15,000	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3316SS - WWTP - BOILER ROOM UPGRADES	\$100,000	\$100,000	\$100,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0
3317SS - WWTP - BACKUP GENERATION	\$750,000	\$1,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3318SS - MARSHALL - SEWAGE LIFT STATION	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3406SS - SANITARY SEWER UPSIZE - GERTRUDE / WHITNEY	\$75,000	\$1,700,000	\$1,700,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0
3411SS - INFILTRATION REDUCTION/ FLOW MONITORING PROGRAM	\$0	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
2014 (Phase II)										
3510SS - SANITARY SEWER SKI HILL TRUNK SEWER EXTENSION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3513SS - WWTP - GRIT REMOVAL AT FRONT END	\$3,000,000	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3514SS - HILLVIEW TRUNK REHAB	\$0	\$0	\$0	\$0	\$0	\$500,000	\$3,500,000	\$0	\$0	\$0
3604SS - WWTP FACILITY CONDITION ASSESSMENT & EXPANSION	\$0	\$0	\$0	\$215,000	\$215,000	\$450,000	\$1,500,000	\$0	\$2,500,000	\$2,500,000
4001SS - SEWAGE TREATMENT PLANT REHAB	\$200,000	\$200,000	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0
6139SS - DIGESTER & GRIT REMOVAL 2013 ON-GO	\$81,000	\$83,000	\$85,000	\$88,000	\$91,000	\$94,000	\$97,000	\$100,000	\$103,000	\$106,000
6140SS - SEWAGE PLANT & PUMP STATION 2013 ON-GO	\$75,000	\$150,000	\$150,000	\$150,000	\$350,000	\$350,000	\$325,000	\$300,000	\$300,000	\$300,000
6142SS - WATER & SEWER REHAB 2013 ON-GO	\$54,500	\$56,000	\$57,500	\$59,000	\$61,000	\$63,000	\$65,000	\$67,000	\$69,000	\$1,071,000
<b>Total Sewer Budget</b>	<b>\$5,530,500</b>	<b>\$7,479,000</b>	<b>\$6,467,500</b>	<b>\$5,287,000</b>	<b>\$6,157,000</b>	<b>\$6,007,000</b>	<b>\$6,487,000</b>	<b>\$4,677,000</b>	<b>\$3,072,000</b>	<b>\$4,477,000</b>
<b>Water</b>										
2803WS - CEDAR HEIGHTS: PHASE 1 BPS & MAIN	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2919WS - PEARCE (FRANCIS-GREENHILL) PHASE II	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0
3104WS - FERGUSON ST. (MCINTYRE TO CHIPPEWA)	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3207WS - WATERMAIN LOOPING - SAGE RD/LAKESIDE DR TO SABLE CR.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
3301WS - MTO EXPRESSWAY RELATED ROAD WORKS	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000	\$1,750,000	\$2,250,000	\$3,000,000
3319WS - ELLENDALE UPGRADES AS PER CONDITION ASSESSMENT	\$150,000	\$250,000	\$250,000	\$250,000	\$500,000	\$0	\$0	\$0	\$0	\$0
3410WS - ASSET MANAGEMENT 2014	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3412WS - WATERMAIN REPLACEMENT PROGRAM	\$0	\$200,000	\$0	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0
3500WS - LAKESHORE RESURFACING (JUDGE AVE TO MULLIGAN ST)	\$0	\$0	\$0	\$500,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0
3503WS - STREET RECON - JANE ST	\$0	\$0	\$600,000	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0
3504WS - PRINCE EDWARD DR. & GEORGIAN CRES.	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0
3511WS - SANITARY & WATERMAIN-GOLF CLUB RD(COLLINS INDUSTRIAL AREA)	\$0	\$0	\$0	\$900,000	\$2,350,000	\$4,000,000	\$0	\$0	\$0	\$0
3512WS - WATERMAIN LOOPING - FERRIS TRUNK (MEMORIAL DR. & LEE PARK)	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3515WS - WATERMAIN - CATHODIC PROTECTION PROGRAM 2015	\$0	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0
3517WS - STANDPIPE MAINTENANCE AND REHAB	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$3,000,000
3601WS - ANN ST (LANSDOWNE AVE TO HIGH)	\$0	\$0	\$0	\$200,000	\$1,300,000	\$0	\$0	\$0	\$0	\$0
3605WS - WATERMAIN LOOPING - ELLENDALE RESERVOIR SECOND FEED	\$0	\$0	\$0	\$0	\$100,000	\$0	\$1,250,000	\$1,750,000	\$5,500,000	\$750,000
3607WS - CEDAR HEIGHTS: PHASE 2 - LAROCQUE STANDPIPE & MAIN EXTENSION	\$0	\$0	\$0	\$5,800,000	\$0	\$0	\$0	\$0	\$0	\$0
3700WS - SEYMOUR WIDENING & SIGNALS-STATION TO WALLACE PHASE II	\$0	\$500,000	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3701WS - NORMAN / CHAPAS CONNECTION WATERMAIN	\$0	\$0	\$0	\$0	\$150,000	\$1,000,000	\$1,000,000	\$0	\$0	\$0
3800WS - CASSELLS - KING ST. TO HWY 11/17	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0
3802WS - TRAFFIC SIGNALS/INTERSECTION IMPROVEMENTS(MULLIGAN & LAKESHORE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0
3901WS - CLARENCE STREET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0
3904WS - CEDAR HEIGHTS: PHASE 3 - LAROCQUE BPS	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800,000	\$0	\$0	\$0
4002WS - WATERMAIN LOOPING-MARSHALL PARK TO GERTRUDE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$500,000	\$0

**2013 SEWER & WATER CAPITAL BUDGET SUMMARY**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
6099WS - CITY SHARE OF NEW DEVELOPMENT COSTS 2013 ON-GO	\$160,000	\$180,000	\$200,000	\$220,000	\$240,000	\$260,000	\$280,000	\$300,000	\$320,000	\$340,000
6100WS - VEHICLE & EQUIPMENT REPLACEMENT PROGRAM 2013 ON-GO	\$800,000	\$600,000	\$618,000	\$637,000	\$656,000	\$676,000	\$696,000	\$717,000	\$739,000	\$761,000
6101WS - ASPHALT RESURFACING 2013 ON-GO	\$218,000	\$225,000	\$232,000	\$239,000	\$246,000	\$253,000	\$261,000	\$269,000	\$277,000	\$285,000
6103WS - RESIDENTIAL STREET REHAB 2013 ON-GO	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000	\$357,000
6134WS - SYSTEMS TECHNOLOGY PROGRAM 2013 ON-GO	\$99,000	\$102,000	\$105,000	\$108,000	\$111,000	\$114,000	\$117,000	\$121,000	\$125,000	\$129,000
6141WS - HYDRANT & VALVE REHAB 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6142WS - WATER & SEWER REHAB 2013 ON-GO	\$54,500	\$56,000	\$57,500	\$59,000	\$61,000	\$63,000	\$65,000	\$67,000	\$69,000	\$71,000
6143WS - FLUSH WATERMAINS 2013 ON-GO	\$218,000	\$225,000	\$232,000	\$239,000	\$246,000	\$253,000	\$261,000	\$269,000	\$277,000	\$285,000
6144WS - WATER PLANT MAINTENANCE 2013 ON-GO	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000	\$357,000
6145WS - WATERMAIN REPLACE/REAM/RELINE 2013 ON-GO	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000	\$215,000
6146WS - WATERMAIN LOOPING 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6147WS - DESIGN WORK NEXT YEAR'S PROJECTS 2013 ON-GO	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000	\$142,000
6149WS - MEMBRANE MODULE REPLACEMENT	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000
<b>Total Water Budget</b>	<b>\$8,865,000</b>	<b>\$7,736,000</b>	<b>\$7,224,500</b>	<b>\$13,366,000</b>	<b>\$8,860,000</b>	<b>\$9,407,000</b>	<b>\$9,758,000</b>	<b>\$14,861,000</b>	<b>\$13,315,000</b>	<b>\$12,319,000</b>
<b>TOTAL WATER &amp; SEWER CAPITAL BUDGET</b>	<b>\$14,398,000</b>	<b>\$15,215,000</b>	<b>\$13,692,000</b>	<b>\$18,653,000</b>	<b>\$15,017,000</b>	<b>\$15,414,000</b>	<b>\$18,245,000</b>	<b>\$15,328,000</b>	<b>\$18,387,000</b>	<b>\$18,796,000</b>

<b>GRANTS &amp; OTHER FUNDING SOURCES</b>										
2803WS - CEDAR HEIGHTS: PHASE 1 BPS & MAIN			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3317SS - WWTP - BACKUP GENERATION	(\$200,000)	(\$300,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3510SS - SANITARY SEWER SKI HILL TRUNK SEWER EXTENSION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3604SS - WWTP FACILITY CONDITION ASSESSMENT & EXPANSION	\$0	\$0	\$0	(\$1,670,000)	(\$1,670,000)	(\$1,670,000)	(\$1,670,000)	\$0	\$0	\$0
3607WS - CEDAR HEIGHTS: PHASE 2 LAROCQUE STANDPIPE & MAIN EXTENSION	\$0	\$0	\$0	(\$3,870,000)	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL GRANTS &amp; OTHER FUNDING SOURCES</b>	<b>(\$3,100,000)</b>	<b>(\$3,200,000)</b>	<b>(\$1,150,000)</b>	<b>(\$5,540,000)</b>	<b>(\$1,670,000)</b>	<b>(\$1,670,000)</b>	<b>(\$1,670,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>NET CAPITAL BUDGET TOTAL</b>	<b>\$11,298,000</b>	<b>\$12,015,000</b>	<b>\$12,542,000</b>	<b>\$13,113,000</b>	<b>\$13,347,000</b>	<b>\$13,744,000</b>	<b>\$14,575,000</b>	<b>\$15,328,000</b>	<b>\$18,387,000</b>	<b>\$18,796,000</b>

<b>CAPITAL FUNDING POLICY - SCENARIO 1 (STATUS QUO)</b>										
Capital Levy in Operating Budget	(\$7,969,158)	(\$8,644,000)	(\$9,038,000)	(\$9,474,000)	(\$9,955,000)	(\$10,485,000)	(\$11,264,000)	(\$12,090,000)	(\$12,782,000)	(\$13,820,000)
Debt/Long-Term Debt	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)
Development Charges	(\$412,000)	(\$424,000)	(\$437,000)	(\$450,000)	(\$464,000)	(\$478,000)	(\$492,000)	(\$507,000)	(\$522,000)	(\$538,000)
<b>TARGET POLICY FOR NET EXPENDITURES</b>	<b>(\$11,381,158)</b>	<b>(\$12,068,000)</b>	<b>(\$12,475,000)</b>	<b>(\$12,924,000)</b>	<b>(\$13,419,000)</b>	<b>(\$13,963,000)</b>	<b>(\$14,758,000)</b>	<b>(\$15,597,000)</b>	<b>(\$16,304,000)</b>	<b>(\$17,358,000)</b>

<b>(\$ AVAILABLE) \$FUNDING NEEDED</b>	<b>(\$85,158)</b>	<b>(\$53,000)</b>	<b>\$67,000</b>	<b>\$189,000</b>	<b>(\$72,000)</b>	<b>(\$219,000)</b>	<b>(\$181,000)</b>	<b>(\$289,000)</b>	<b>\$83,000</b>	<b>(\$562,000)</b>
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## ITEMS REFERRED BY COUNCIL FOR A REPORT

<u>DATE</u>	<u>ITEM</u>
March 29, 2005	Backflow Prevention Program survey of all industrial, commercial and institutional buildings <b>(due September 2005)</b> .
September 21, 2009	Review, update and consolidation of Noise By-Law <b>(due June 30, 2010)</b> .
March 8, 2010	Comprehensive Long-Term Financial Plan <b>(due April 30, 2010)</b> .
May 3, 2010	Track the net financial benefits created through increased assessment as a result of the Airport Industrial Community Improvement Plan sites being developed.
January 24, 2011	Comprehensive review of City owned Lake Nipissing accesses.
July 4, 2011	Comprehensive Status Report relating to BCIP <b>(due July 2014)</b> .
August 2, 2011	Review of smoking at City facilities and commercial establishment patios.
August 15, 2011	Effectiveness of the Residential Rental Housing By-Law <b>(due May 2013)</b> .
July 16, 2012	Review of water and sewage rates for the dispensing facility on Patton Road <b>(due March 2013)</b> .