



City of Kenora
Committee of the Whole
Minutes
Tuesday, March 9, 2021
9:00 a.m.
Virtual Attendance

Council met electronically as permitted by the City of Kenora Procedural bylaw. Citizens and our Media Partners are encouraged to view the public meeting via the Public Live Stream Event at:
<http://video.isilive.ca/kenora/2021-03-09-COTW.html>

Present: Mayor Daniel Reynard
Councillor Mort Goss
Councillor Rory McMillan
Councillor Andrew Poirier
Councillor Kirsi Ralko
Councillor Sharon Smith
Councillor Chris Van Wallegghem

Staff: Kyle Attanasio, CAO, Heather Pihulak, Manager of Administration/City Clerk, Stace Gander, Community Services Manager/Acting Operations & Infrastructure Manager, Adam Smith, Development Services Manager, Charlotte Edie, Manager of Finance/Treasurer, Roberta Marsh, HR Manager, Jon Ranger, Deputy Treasurer, Todd Skene, Fire Chief

Blessing & Land Acknowledgment – Councillor Smith

As we gather, we recognize that we are on Treaty Three Lands which are steeped in rich Indigenous history and home to many First Nations and Metis people today. We continue to be thankful for the partnerships with our Indigenous people.

We give thanks for the many blessings we enjoy in the City of Kenora. We seek wisdom in our minds, clearness in our thinking, truth in our speaking and always love in our hearts, so that we may try always to unite the Citizens of Kenora. Let these principles guide us in our decision making.

A. Public Information Notices

As required under Notice By-law #144 -2007, the public is advised of Council's intention to adopt the following at its March 16, 2021 meeting:-

- Establish tax ratios and tax rates for 2021
- Authorize budget amendments for the following:
 - \$90,000 to be funded through the Parkland Reserve to prepare the grounds, install fencing and develop trails in the park for the development of an off-leash dog park
 - \$3,600 to modify the scope of the Five Year Economic Development and Tourism

- planning project to allow for additional work related to monitoring and evaluation
- \$23,000 to be funded from the Roads Reserve to increase the funds for the 2021 Urban Street and Highway Line Painting works project

B. Declaration of Pecuniary Interest & the General Nature Thereof

- 1) On Today's Agenda
- 2) From a Meeting at which a Member was not in Attendance.

There were none declared.

C. Confirmation of Previous Committee Minutes

Resolution #1 - Moved by Councillor S. Smith, Seconded by K. Ralko & Carried:

That the Minutes from the last regular Committee of the Whole Meeting held February 9, 2021 and the Special Committee of the Whole meetings held January 29, 2021 and February 16, 2021 be confirmed as written and filed.

D. Deputations/Presentations

Carolyn Hudson, Kenora Seniors Coalition – Central Park Rezoning

Ms. Hudson represented the members of the Kenora Seniors Coalition regarding the Central Park Rezoning. The members of the Seniors Coalition understand that re-zoning the western half of Central Park as residential is just one step in a process, but they are hopeful that what emerges at the end of the process will benefit those who are over-housed and under-housed in our city.

Canada has a housing crisis. Only 9 per cent of Canadian cities have one-bedroom units that are affordable for minimum wage earners. Kenora has a housing crisis, too. In the last ten years, the waiting list for housing in the Kenora District has increased by 186%. Put another way, the City of Kenora has a housing shortfall of about 600 units. We take an economic hit because of this. In our City, the shortage of available housing stock creates a barrier to supporting the workforce required to sustain economic development and meet its professional needs. The shortage of housing limits the ability of our local economy to grow and respond to market demands. Kenora urgently needs more housing stock in order to be able to recruit the professionals required to grow its economy.

From a report titled The Positive Economic Impact of Residential Development: "When a family, or business, contemplates relocating to a new area, they evaluate their future success, to a large extent, on the availability and affordability of housing. Most communities want to provide for a diverse, economically stable population, with adequate infrastructure and resources for its citizens. In addition, housing construction is its own economic engine that simultaneously enhances a communities' ability to attract new business.

Money trickles into a community well before noticeable construction activity. Planning professionals, engineers, architects and designers are commissioned to develop preliminary designs. Financial models are prepared. Redevelopment plans are presented and local businesses strategize for their position in a growing economy.

A household moving into a new housing situation generally spends about three-fifths of its income on goods and services sold in the local economy, causing an economic ripple that permanently increases the level of economic activity for local business owners." Investment in

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affordable housing is a solution for many of our community's challenges offering exponential dividends that will pay off for decades.

In their group there are many individuals who would gladly sell their family homes to incoming professionals if an alternative, i.e., affordable rental accommodation, were available. It's difficult to estimate, but the economic implications of building a 50-unit multi-residential building would be substantial.

To quote from a TVO article about housing in Kenora dated August, 2019, "When we're hiring and someone is interested, the first thing we're looking for is housing for them. No housing? Then we can't keep them." And from the same article: "And that problem may soon get worse. The region is set to open a new hospital within 10 years, and the local government hopes that that will bring more professionals into the city. A new casino is also being discussed. If there isn't sufficient housing, workers will take their labour elsewhere."

From Kenora's 2018 State of Housing Report: "With the fastest-growing demographic in Kenora being people 65 years old and older and the increasing predominance of households with 1-2 people, multi-residential stock will be crucial in accommodating these interrelated trends." So, the seniors represented today were very excited to witness the Planning Advisory Committee's recent passing of a motion recommending to Council that the western half of Central Park be re-zoned as residential.

We also appreciate Mayor Reynard's forward thinking on this issue: Quoting from Kenora Online, February 5th, 2021: "Kenora Mayor Dan Reynard says the proposed development of the Central Park area could be the 'perfect' location for more multi-residential housing units in the community." Reynard says only half of Central Park would be developed, if passed and approved by City Councillors, and the Central Community Club location, rink and one of the two ball diamonds would remain. "The other section has been identified as a perfect location for multi-residential housing. It's perfect in terms of infrastructure. There are paved roads, sidewalks, sewer, water, hydro, natural gas. Everything's there and it's close to the downtown core."

Seniors are excited by the possibility of a new multi-residential development as another step along the path to dealing with Kenora's affordable housing crisis. The fact that the rink and baseball diamond will be adjacent to the new building means there is a great opportunity here for multi-generational socializing - residents will want to be able to access a courtyard or green space where they can visit and watch the activities going on to the east of them. Ideally, green spaces with walking paths would give them a safe place to walk. A report from the National Institutes of Health emphasizes the importance of urban green spaces: "When physical activity has a social aspect, it can be a great motivator. An accessible green space makes a great central meeting point, and encourages people to get outside during the day." You have to ask yourself the question, "Don't seniors deserve green spaces too?"

In addition to the socialization possibilities of the Central Park location, two recent studies showed that seniors prefer to live within walking distance of grocery stores, pharmacies, amenities and social activities in their community. And from the conclusion of a report on the housing needs of seniors: "What is needed is affordable housing located near services and amenities to reduce some of the accessibility and transportation barriers that currently exist."

We understand that there may be some citizens of Kenora who will be disappointed at the loss of one-half of Central Park. Thankfully, in our city, you don't have to go too far to find a bit of nature. Hopefully those who may not feel positively about this re-zoning recommendation will

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take into consideration the positive economic effect that a Central Park development would have on our community. Kenora's economy will not move forward if no attempt is made to alleviate our housing crisis.

We sincerely hope that Mayor and Council would agree with the Planning Advisory Committee's recommendation and proceed with the re-zoning of the western half of Central Park, enabling a much-needed multi-residential development to be built in that location.

Mayor Reynard thanked Ms. Hudson for her deputation and a copy was left with the Clerk.

Wes Manulak – Lake of the Woods Soccer Association – Financial Assistance

Mr. Manulak has been a member of the Lake of the Woods Soccer Association for about 26 years in several capacities. The LOW Soccer Association was associated in 1982. Back then it was for men's soccer and then played on school board facilities. The club formed and decided to build a dedicated soccer field and in 1990 the park was opened. They act as the governing body for all organized soccer in the area and operate the Tom Nabb Park for the area. They provide healthy recreation opportunities in our community on a completely volunteer basis. They recently partnered with the KPDSB in bring in the BBSS football team. Organized soccer and football in Kenora is played by over 1,000 adults and children. They employ only one seasonal worker to maintain the facility and work with the KACL program to offer other meaningful work. Their annual operating costs is over \$50,000 per year. Major capital funding is required. The LOW Soccer Association has no funding partners and relies only on user groups. The majority of the 2020 season was cancelled due to COVID-19 and is also projected that the 2021 season will also be cancelled. Facility rental income was down 90% in 2020 and is expected to be similar in 2021. To make financial matters worse, in 2018 the club undertook a major capital project and replaced a significant culvert that had deteriorated. In partnership with generous corporate donors and their only financial reserves, they completed the project in 2019 in the amount of \$80,000 with \$5,000 still outstanding. Given the current financials, the club is seeking a financial subsidy as they do not qualify for any of the federal or provincial pandemic programs.

Outdoor recreational programs are the cornerstone of the community and important for the community to restore to normalcy once this pandemic has ended. In the best case scenario, the LOW Soccer Association comes through this crisis with a reasonable debt load and can resume operation. Worst case scenario, they have to close the complex and/or sell the facility.

The Club is making a formal request to the City to offer some relief in the form of a grant on a regular basis or interim basis or have a significant property tax relief. By the time the Association sees any relief in income it will be 2022 and they will have accumulated unmanageable debt including the property taxes that will be due. The Association intends to follow up with a formal written request for their request.

Councillor Van Walleghem questioned if the Association lost any membership to the SportsPlex. It was clarified that soccer is only played so many months of the year outdoors, and many continue to play in the winter at the SportsPlex. The outdoor complex closes in the winter and the SportsPlex picks that up. The Club is also on metered City water and the water bills have topped out at \$8,000 to \$10,000 per year which is a huge portion of our operating budget and average is about \$5,000 per year.

Councillor Goss noted his passion about soccer and was involved in the project in 1989. He appreciates the value soccer brings to the community. The two tournaments the Association

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holds brings in a substantial amount of money and are essentially making a significant contribution to the City. The Club is a top notch outdoor recreation facility and anyone visiting from out of town is always impressed.

Councillor Smith encouraged Mr. Manulak to approach Eric Melillo's office as he may have suggestions for support.

Mayor Reynard encouraged Mr. Manulak to submit his request to Council and a recommendation will come forward to Council from administration. Mayor Reynard thanked Mr. Manulak for his deputation.

E. Reports:

1. Administration & Finance

1.1 2020 Capital & Unusual Spend

Recommendation:

That Council hereby accepts the 2020 Capital and Unusual Spending report.

Discussion: The report is completed three times per year at six month and nine month and then year end. It was noted several carry forward projects to 2021 and anticipating these can be completed in 2021.

1.2 January 2021 Financial Statements

Recommendation:

That Council hereby accepts the monthly Financial Statements of the Corporation of the City of Kenora at January 31, 2021.

Discussion: It is very early in the year to identify if we are on budget trend. It is noted that OPP expenses do not line up with prior year spend but actuals will be reflected in next month spend. Metered parking revenue is significantly down which is again related to COVID and lockdown measures.

1.3 2021 Tax Rates & Ratios

Recommendation:

That Council hereby adopts 2021 Starting Tax Ratios for 2021 as there was no re-assessment and Revenue Neutral Tax Ratios are not available; and

That Council hereby provides three readings to the following By-laws:

A By-law to set tax ratios and to set tax rate reductions for prescribed property classes and subclasses for municipal purposes for the year 2021; and

A By-law to adopt the estimates for all sums required for the year, to establish rates to be levied for same and to provide for penalty and interest in default of payment thereof for 2021; and further

That in accordance with Notice By-law #144-2007, public notice is hereby given of Council's intention to set tax ratios and tax rates for 2021 at its March 16, 2021 meeting.

Discussion: In the past the City has opted to adopt the revenue neutral ratios which factors

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in the assessment changes and maintains the tax burden by class. This reduces the tax burden onto the residential tax burden alone. In 2021 this was not an option as the government didn't allow the use of revenue neutral tax ratios. But because there were no reassessments in 2021 the starting ratios are very close to what the revenue neutrals ratios would have been. These ratios allow the City to maintain the higher ratios for the commercial and industrial classes tax ratios are the highest allowable for the municipality. Our commercial tax classes are under levy restrictions so only 50% of the increase in tax rates can be passed onto the commercial class taxes. The vacant land subclasses have been being reduced over the past three years and the tax reduction in 2021 this has been eliminated.

Jon will send Council the overall percentage of tax levy that is absorbed by the residential tax payer information.

2. Fire & Emergency Services

2.1 Closing Ontario Fire College Informational Report

Discussion:

On January 13, 2021, the Office of the Fire Marshal and Emergency Management (OFMEM) announced that the Ontario Fire College (OFC) campus was closing effective March 31, 2021, and that the provincial government planned to modernize firefighter training.

The Ontario Fire College's (OFC) primary responsibility is to develop and deliver academically sound educational/training programs to meet the needs of the fire service. Over the years, the OFFC assisted the OFMEM with time, resources, and the expertise required to review and update firefighter training in Ontario, ensuring courses help meet the prescribed standards for firefighters in Ontario.

This decision to close primarily affects fire departments to the east and in southern Ontario that can easily access the OFC in Gravenhurst. Kenora Fire and Emergency Services (KFES) and many of the northern fire departments do not regularly attend the campus due to distance travelled and funding.

The KFES has gained limited access to the OFC course content through the Northern Campus of the OFC which relies on instructors to travel the northern regions delivering the desired requested course content. The Chief feels the OFMEM should refocus these savings to expand the Northern Campus of the OFC and expand the availability to fire services.

Most fire departments in Ontario are funded municipally, other than those in unorganized areas, and those supported by the OFMEM in northern Ontario communities that lack municipal structure through the Northern Fire Protection Program. Since 1949 the provincial government has provided limited subsidized firefighter training at, and through the OFC campus in Gravenhurst.

The decision to close the OFC appears to be irreversible at this time with the current government and the building is already for sale.

Moving forward the OFC will be focusing on three methods of delivery: Learning Contracts which allow fire departments to enter into contracts with the OFC to obtain learning curriculums to instruct in house courses.

The establishment and use of Regional Training Centres (RTC) to obtain the necessary training. RTC utilize OFC curriculums and are run by municipalities on a cost recovery or profit bases and can be expensive to attend.

Delivery of certification course through the OFC Northern Campus travelling instructors and online programs. However, these programs are in high demand and additional instructors will be required to fulfill the demand.

The OAFM will be working diligently with OFMEM in modernization of training for the fire service that is based on a sustainable model for all fire departments with principles that includes affordability, accessibility, autonomy, standardized curriculum and testing, oversight, and with the intention to develop and maintain a supported system for all department sizes and types. Additionally, the Ontario Government must create a grant or subsidy program, similar to other emergency services, to ensure a standardized training system for all fire services.

In closing, it is disappointing that a long standing college that has served thousands of fire service personal since 1949 has closed its doors but as they move forward, the redirection of college resources and funding will further enhance OFC opportunities in northern Ontario. The KFES will continue to deliver high quality training to our firefighters and rely on the Northern Campus to deliver the required NFPA certification courses.

3. Operations & Infrastructure

3.1 2020 Kenora Drinking Water System Summary

Recommendation:

That the Council of the City of Kenora hereby receives the 2020 Kenora Drinking Water System Summary Report, for the period January 1st, 2020 to December 31st, 2020, as prepared by Ryan Peterson, Water Treatment Plant Chief Operator.

Discussion: Council is impressed with the system and the dedication of the staff in the water and wastewater system. Staff take a lot of pride in what they do and are very knowledgeable.

3.2 Budget Amendment & Tender Award – 2021 Line Painting

Recommendation:

That the tender submitted by North-West Lines Ltd. in the amount of \$214,050.00 (plus HST) with an hourly rate of \$200.00 (plus HST) for extra work for the 2021 Urban Street and Highway Line Painting works be hereby accepted; and further

That Council hereby approves a budget amendment in the amount of \$23,000 to be funded from the Roads Reserve to increase the funds for the 2021 Urban Street and Highway Line Painting works project; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2021 Operating Budget at its March 16, 2021 meeting for this purpose; and further

That three readings be given to a By-law to amend the 2021 operating budget for this purpose.

3.3 Repair Works Beggs Arch Culvert & Lajeunesse Bridge Tender

Recommendation:

That the tender submitted by KEM Construction, in the amount \$544,390.00 (plus HST) for repair works for the Beggs Arch Culvert and Lajeunesse Bridge be hereby accepted.

Discussion: It was noted that there is a significant difference in submitted tender pricing. It was questioned if staff is confident that the work has been validated that they aren't going to come back to us with additional costs that may have been missed during the tender submission. Council questioned if we have worked with them before and Stace will discuss with our Municipal Engineer and confirm with Council.

4. Community Services

4.1 Budget Amendment – Off Leash Dog Park

Recommendation:

That Council hereby authorizes the use of a portion of the Municipal lands adjacent to the A+W Ball Diamonds with the legal description Plan M44 Lot 1 to 60, Parcel Number PCL1371 as an off-leash dog park; and further

That Council hereby approves a budget amendment in the amount of \$90,000 to be funded through the Parkland Reserve to prepare the grounds, install fencing and develop trails in the park; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2021 Capital Budget at its March 16, 2021 meeting for this purpose; and further

That Council gives three readings to a By-law to amend the 2021 capital budget for this purpose.

Discussion: Council is supportive of this project and something that has been long requested by citizens in the community.

4.2 Kenora Condominium Corp No. 2 Lease Renewal

Recommendation:

That Council authorizes the Mayor and Clerk to enter into a five year lease renewal agreement between the Corporation of the City of Kenora and the Kenora Condominium Corporation No. 2 for the use of a portion of Colonization Road for parking purposes; and further

That the appropriate by-law be passed for this purpose.

Discussion: Council would like to see a map of the area we are leasing so can visualize the area. Will clarify the street names in the final agreement document.

5. Development Services

5.1 Agreement of Resolution LPAT File PL190146

Recommendation:

That the parties to LPAT Case File Number PL 190145 have reached an agreement of resolution on the appeal to Zoning By-law Amendment 41-2019 in the Area of 543 Lakeview Drive; and further

That Council hereby adopts the recommended settlement in the Area of 543 Lakeview Drive, LPAT Case File Number PL 190146.

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5.2 Application to Skills Development

Recommendation:

That Council approves an application to the Skills Development Fund in the amount of \$45,000 for the delivery of the Small Business STRONG Resiliency Series.

5.3 Budget Amendment Economic Development & Tourism Strategy

Recommendation:

That Council hereby approves a budget amendment in the amount of \$3,600 to modify the scope of the Five Year Economic Development and Tourism planning project to allow for additional work related to monitoring and evaluation; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2021 Operating & Capital Budget at its March 16, 2021 meeting to allocate funds from the Municipal Accommodation Tax (MAT) reserves; and further

That Council give three readings to a by-law to amend the 2021 capital budget for this purpose.

5.4 Municipal Modernization Funding

Recommendation:

That Council accepted the 2021 Service Delivery Review Report as prepared by Optimus SBR under the Municipal Modernization Funding Program Intake 1; and further

That Council has directed administration to continue to improve the data underlying the plan and strategies with which to manage the City's infrastructure; and further

That Council directs staff to apply for a grant opportunity under Intake 2 of the Municipal Modernization Program Intake 2, which may include the following project scope:

- CityWide Permits
- CityWide Route Patrol Advanced Functionality
- CityWide Asset Collector
- CityWide Citizen Request Portal

5.5 Waterpower Day Charter & Proclamation

Recommendation:

That waterpower has supported community development in Kenora and is an important source of clean, reliable energy for the region and across the Province; and further

That Council hereby signs the Ontario Waterpower Champions Charter recognizing the value and importance of waterpower.

5.6 D09-21-01 & D14-21-01 Official Plan Amendment & Zoning By-law Amendment

Recommendation:

That Official Plan Amendment and Zoning By-law Amendment, File Number D-09-21-01 and D14-19-07, to change the Official Plan Designation from Open Space to Established Area and change the zoning of the property from "OS" Open Space Zone to "R3" Residential - Third Density Zone, be hereby approved; and further

That three readings be given to two bylaws for this purpose.

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F. Proclamations

- None

G. Other

- Councillor Smith noted that she is excited about the mass vaccination program starting March 15th in our area. The Kenora Recreation Centre will be used. Keep practicing all safety measures.
- Councillor Ralko wished everyone Happy International Women's Day and a particular shout out to the robust business community who are women.
- Mayor Reynard noted the City strives on building a strong team and it is really important to continue to build that strong team. It has been a very difficult year and we have a lot to be proud of. Accolades to all our staff for their continued commitment.

H. Next Meeting

- Tuesday, April 13, 2020

I. Adjourn to Closed

Resolution #2 - Moved by Councillor R. McMillan, Seconded by S. Smith & Carried:

That Council now adjourn to a closed session at 10:15 a.m.; and further

That pursuant to Section 239 of the Municipal Act, 2001, as amended, authorization is hereby given for Committee to move into a Closed Session to discuss items pertaining to the following:-

- i) Educating & Training Members of Council (2 matters-Team Kenora Update, Wildlife Management Education)
- ii) Labour Relations (1 matter-CAO Performance Review)

J. Reconvene to Open Meeting

Council reconvenes to open session at 2:40 p.m. with the no reports from its closed session.

K. Close Meeting

Meeting adjourned at 2:40 p.m.