

AGENDA

REGULAR MEETING OF CITY COUNCIL

2008 05 12

4:30 P.M.

COUNCIL CHAMBERS

1. **ADOPTION OF MINUTES**

Mover - Councillor F. Fata

Seconder - Councillor S. Myers

Resolved that the Minutes of the Regular Council Meeting of 2008 04 28 and Budget Meeting of 2008 04 30/2008 05 01 be approved.

2. **QUESTIONS AND INFORMATION ARISING OUT OF MINUTES AND NOT OTHERWISE ON AGENDA**

3. **APPROVE AGENDA AS PRESENTED**

Mover - Councillor F. Fata

Seconder - Councillor T. Sheehan

Resolved that the Agenda for the 2008 05 12 City Council Meeting as presented be approved.

4. **DELEGATIONS/PROCLAMATIONS**

(a) Diana Guido and Chris Dunn, Community Living Algoma will be in attendance concerning Proclamation - Community Living Awareness Week.

(b) Jody Rebek, Managing Director, Destiny Sault Ste. Marie will be in attendance concerning agenda item 5.(dd).

PART ONE – CONSENT AGENDA

5. **COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES**

Mover - Councillor D. Celetti

Seconder - Councillor S. Myers

Resolved that all the items listed under date 2008 05 12 - Part One - Consent Agenda be approved as recommended.

5. (a) Correspondence from AMO is attached for the information of Council.
- (b) The FONOM/MMAH 2008 Conference Agenda (May 14-16 hosted by the City of Sault Ste. Marie) is attached for the information of Council.
- (c) Correspondence from the Township of Tiny (concerning 400th Anniversary - Arrival of Samuel de Champlain); City of Kingston [concerning Zenn (electric) automobiles on Ontario Roads]; and Municipality of Brockton (concerning consultations between mining companies and First Nations) is attached for the information of Council.
- (d) Correspondence concerning requests for permission to hold Special Occasion permit events at outdoor municipal facilities is attached for the consideration of Council.

Mover - Councillor D. Celetti

Seconder - Councillor T. Sheehan

Resolved that the following requests to hold Special Occasion permit events at municipal facilities on the stated dates and times be endorsed by City Council:

Roberta Bondar Pavilion

Elettra Marconi Society - Italian Festival

July 27 - 9:00 a.m. to 1:00 a.m.

Roberta Bondar Pavilion

MacArthur & Murray Wedding Reception

May 17 - 4:30 p.m. to 1:00 a.m.

- (e) A letter from the Ministry of Finance concerning Bill 35 the proposed Investing in Ontario Act, 2008 is attached for the information of Council.
- (f) A letter from the Ukrainian Cultural Centre of Sault Ste. Marie thanking City Council for its assistance and approval of a memorial plaque commemorating the internment of Ukrainians and other Europeans from 1914 to 1920 is attached for the information of Council.
- (g) A letter from the Chief Executive Officer, OLG in response to a Council resolution dated March 17, 2008 is attached for the information of Council. Also attached is a letter from Councillor Terry Sheehan in response to OLG's letter for the consideration of Council.

5. (h) **Council Travel**

Mover - Councillor F. Fata
Seconders - Councillor S. Myers

Resolved that Mayor John Rowsell be authorized to travel to the Federation of Canadian Municipalities 71st Annual Conference and Municipal Expo being held in Quebec City (3 days in June) at an estimated cost to the City of \$3,500.00 be approved.

(i) **Staff Travel Requests**

A report of the Chief Administrative Officer is attached for the consideration of Council.

Mover - Councillor F. Fata
Seconders - Councillor T. Sheehan

Resolved that the Staff Travel Requests contained in the report of the Chief Administrative Officer dated 2008 05 12 be approved as requested.

(j) **Tender for One (1) Trommel Screening Plant**

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover - Councillor D. Celetti
Seconders - Councillor S. Myers

Resolved that the report of the Manager of Purchasing dated 2008 05 12 be endorsed and that the tender for the supply and delivery of One (1) Trommel Screening Plant, required by the Public Works and Transportation Department, be awarded as recommended.

(k) **Tender for Seasonal Security**

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover - Councillor D. Celetti
Seconders - Councillor T. Sheehan

Resolved that the report of the Manager of Purchasing dated 2008 05 12 be endorsed and that the tender for Seasonal Security Service, required by Various City Departments, be awarded as recommended.

(l) **Tender for the Purchase of Five (5) Compact Cars**

A report of the Manager of Purchasing is attached for the consideration of Council.

5. (l) Mover - Councillor F. Fata
Second - Councillor S. Myers
Resolved that the report of the Manager of Purchasing dated 2008 05 12 be endorsed and that the tender for the supply and delivery of Five (5) Compact Cars, required by the Public Works and Transportation Department, be awarded as recommended.
- (m) **Queenstown Board of Management (O/A The Downtown Association) 2008 Budget Estimates and 2007 Audit Report**
A report of the Commissioner of Finance and Treasurer is attached for the consideration of Council. The 2007 Annual Report - Downtown Association, Sault Ste. Marie, Ontario, Canada is appended under separate cover.
- Mover - Councillor F. Fata
Second - Councillor T. Sheehan
Resolved that City Council acknowledge receipt of the Queenstown Board of Management (O/A The Downtown Association) Audit for the year 2007, as prepared by KPMG LLP Chartered Accountants, and that Council approve the Downtown Association Budget Estimates for the year 2008.
- (n) **Seniors Centres Grant**
A report of the Manager of Recreation and Culture is attached for the consideration of Council.
- Mover - Councillor D. Celetti
Second - Councillor S. Myers
Resolved that the report of the Manager of Recreation and Culture dated 2008 05 12 concerning Senior Centres Grant be accepted and the recommendation that Council approve the expenditure of \$22,500.00 from the Seniors Centres Grant Reserve for the purchase of items for the Senior Citizens Drop-In Centre and Steelton Senior Citizens Centre be approved.
- (o) **Financial Assistance Request from Theatre S.M.C.**
A report of the Manager of Recreation and Culture is attached for the consideration of Council.
- Mover - Councillor D. Celetti
Second - Councillor T. Sheehan
Resolved that the report of the Manager of Recreation and Culture dated 2008 05 12 concerning Financial Assistance Request from Theatre SMC be accepted and the recommendation to provide a Provincial/National/International Cultural Competitions Grant in the amount of \$1,000.00 to Theatre SMC for their production of "Rosencrantz and Guildenstern are Dead" and their participation in the Theatre Ontario Festival being held in North Bay, Ontario on May 14, 2008 be approved.

5. (p) **Bellevue Marina – Boat Launch**

A report of the Commissioner of Community Services is attached for the consideration of Council.

Mover - Councillor F. Fata
Second - Councillor S. Myers

Resolved that the report of the Commissioner of Community Services dated 2008 05 12 concerning Bellevue Marina Boat Launch be accepted and the recommendation that Porpealia Repair be awarded the contract for the Bellevue Marina Boat Launch improvements in the amount of \$38,620. plus GST and further that the additional costs (over the budgeted amount of \$40,000.) which is estimated at \$9,632. be funded from the Facility Reserve account, be approved.

(q) **Committee Travel - Community Heritage Ontario Conference**

A report of the Manager of Recreation and Culture is attached for the consideration of Council.

Mover - Councillor F. Fata
Second - Councillor T. Sheehan

Resolved that the report of the Manager of Recreation and Culture dated 2008 05 12 concerning Community Heritage Ontario Conference be accepted and the recommendation from the Municipal Heritage Committee that committee member Roger Kinghorn be authorized to travel to the Annual CHO/ACO/CAPHC Conference being held in Collingwood, Ontario from May 30 to June 1, 2008 at a cost of \$700.00 with funds to come from the travel and training budget of the Municipal Heritage Committee, be approved.

(r) **Contract 2008-3E - Reconstruction of Retta Street (Mark Street to Wellington Street)**

A report of the Design and Construction Engineer is attached for the consideration of Council. The relevant By-law 2008-100 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

(s) **Contract 2008-4E - Reconstruction of Franklin Street (Wallace Terrace to Henrietta Street)**

A report of the Design and Construction Engineer is attached for the consideration of Council. The relevant By-law 2008-102 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

(t) **Insurance Renewal for June 1, 2008 – May 31, 2009**

A report of the City Solicitor is attached for the consideration of Council.

5. (t) Mover - Councillor D. Celetti
Second - Councillor S. Myers
Resolved that the report of the City Solicitor dated 2008 05 12 concerning Insurance Renewal for June 1, 2008 – May 31, 2009 be accepted and the recommendation that:
1. the City's insurance coverage for the period June 1, 2008 to May 31, 2009 be placed with Frank Cowan Company Limited through local broker Algoma Insurance Brokers Limited;
 2. that Council apply the premium saving to increase the liability limit from \$15,000,000.00 to \$20,000,000.00; and
 3. depending on the market situation, look at issuing a tender or proposal for the City's insurance either for the 2009 renewal or the 2010 renewal at the latest, be approved.

(u) **City Sale of Gravel Pit at North End of Carpin Beach Road**

A report of the City Solicitor is attached for the consideration of Council. The relevant By-law 2008-97 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

Mover - Councillor D. Celetti
Second - Councillor T. Sheehan

Resolved that the report of the City Solicitor dated 2008 05 12 concerning City Sale of Gravel Pit at North End of Carpin Beach Road be accepted and the recommendation that Council authorize the sale of the Carpin Beach Road gravel pit property to Norm Pestka (or to a company as directed by Mr. Pestka) for \$180,000.00 and further that the proceeds from the sale be directed towards the cost of doing work for asbestos removal or covering at the Department of Public Works main garage or the former pipe plant be approved.

(v) **Municipal Fish Hatchery – Use by Department of Fisheries and Oceans, Sea Lamprey Control Centre**

A report of the City Solicitor is attached for the consideration of Council. The relevant By-law 2008-73 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item

(w) **Engineering Services: Hub Trail Construction; Black Road to Pine Street (Finn Hill area)**

A report of the Planning Director is attached for the consideration of Council. The relevant By-law 2008-96 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

(x) **Site Plan Control Designation - 197 and 227 Trunk Road**

A report of the Planning Director is attached for the consideration of Council.

5. (x) Mover - Councillor F. Fata
Second - Councillor S. Myers
Resolved that the report of the Planning Division dated 2008 05 12 concerning Site Plan Control Designation – 197 and 227 Trunk Road be accepted and the Planning Director's recommendation that City Council designate the lands at 197 and 227 Trunk Road and the closed portion of the Nicolas Avenue road allowance as being subject to Site Plan Control as per Section 41 of the Planning Act be endorsed.

(y) **Intersection of Second Line and Goulais Avenue**

A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council. This is in response to a Council resolution dated 2008 01 28.

Mover - Councillor F. Fata
Second - Councillor T. Sheehan

Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2008 05 12 concerning Intersection of Second Line and Goulais Avenue (in response to January 23, 2008 letter from Tony Mancuso requesting improved signage) be accepted and the recommendation that epoxy line markings be installed at the Second Line/Goulais Avenue intersection with the work being funded from the Line Painting account, be approved.

(z) **Proposed Contracting Out of the City's Refuse Collection**

A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council.

Mover - Councillor D. Celetti
Second - Councillor S. Myers

Resolved that the report of the Deputy Commissioner Public Works and Transportation dated 2008 05 12 concerning Proposed Contracting Out of the City's Refuse Collection be accepted and the recommendations that Council:

1. investigate options of contracting out refuse collection based on a RFP;
2. hire a consultant to prepare an RFP;
3. based on previous experience of preparing the RFP for the Yellow Box Recycling Program, that TSH be hired to prepare the RFP;
4. that the upset limit for carrying out the engineering work be set at \$10,000.00 and be funded from the Landfill Reserve account; and
5. that a report to Council with recommendation be provided after the proposals have been analyzed be approved.

(aa) **Public Works Equipment Needs - 2008**

A report of the Deputy Commissioner of Public Works and Transportation Department is attached for the consideration of Council.

5. (aa) Mover - Councillor D. Celetti
Seconded - Councillor T. Sheehan
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2008 05 12 concerning Public Works Equipment Needs – 2008 be accepted and the recommendation to prepare specifications and to tender for the various pieces of equipment listed in the report be approved.
- (bb) **Municipalities of Algoma Use of Household Special Waste Facility**
A report of the Waste Diversion Supervisor is attached for the consideration of Council.

Mover - Councillor F. Fata
Seconded - Councillor S. Myers
Resolved that the report of the Waste Diversion Supervisor dated 2008 05 12 concerning Municipalities of Algoma – Use of Household Special Waste Facility be accepted and the recommendation that Council authorize staff to extend the existing agreements with the outlying municipalities for use of the City Household Special Waste Facility for one year at the current price of \$7.00 per permanent household be approved.
- (cc) **Asbestos Removal – Public Works**
A report of the Commissioner of Public Works and Transportation is attached for the consideration of Council.

Mover - Councillor F. Fata
Seconded - Councillor T. Sheehan
Resolved that the report of the Commissioner of Public Works and Transportation dated 2008 05 12 concerning Asbestos Removal – Public Works be accepted and the recommendation that Council authorize the tendering and completion of the asbestos removal program for Public Works at 128 Sackville Road at an estimated cost of \$47,000.00 with funds to come from the Property Reserve account be approved.
- (dd) **Destiny Sault Ste. Marie Update**
A report of the Managing Director of Destiny Sault Ste. Marie entitled EDC Update May 2008 is attached for the consideration of Council.

Mover - Councillor D. Celetti
Seconded - Councillor S. Myers
Resolved that the report of the Managing Director of Destiny Sault Ste. Marie entitled EDC Update May 2008 be accepted as information.

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES

6. (8) BOARDS AND COMMITTEES

(a) Boniferro Mill Works (BMW) Economic Development Fund (EDF) Loan Extension

A report of the C.E.O., Economic Development Corporation is attached for the consideration of Council. Note: John Febraro, Director, Industrial Marketing and Jim Boniferro, President and C.E.O., Boniferro Mill Works will be in attendance for any questions from Council.

Mover - Councillor D. Celetti

Seconder - Councillor T. Sheehan

Resolved that the report of the C.E.O., Economic Development Corporation dated 2008 05 08 concerning Boniferro Mill Works (BMW) Economic Development Fund (EDF) Loan Extension be accepted and the recommendation that Council approve contract amendments to include:

1. a six-month extension to Boniferro Mill Works \$60,000.00 interest free loan;
2. a plan to pay a principal reduction of \$1,500.00 per month for six months commencing June 14, 2008 to reduce the total loan amount and the balance of \$51,000.00 to be repaid in full no later than November 30, 2008 be approved.

7. UNFINISHED BUSINESS, NOTICE OF MOTIONS AND RESOLUTIONS PLACED ON AGENDA BY MEMBERS OF COUNCIL

(a) Mover - Councillor S. Butland

Seconder - Councillor J. Caicco

Be it resolved that the Corporation adopt a policy of not purchasing bottled water for the Civic Centre as presently provided for Council, Public or Committee meetings.

(b) Mover - Councillor S. Butland

Seconder - Councillor J. Caicco

Be it resolved that the Engineering and Planning Department prepare a report for the information of the Environmental Initiatives Committee (a.k.a. Green Committee) and City Council on how new legislation pertaining to "clotheslines" will be implemented and comment on the practicality, feasibility, advisability and legality of removing a ban presently in place for previously-approved subdivisions.

7. (c) Mover - Councillor S. Butland
Second - Councillor J. Caicco
Be it resolved that the Engineering and Planning Department be requested to comment on the topics "Green Canopy" and "Ecco-friendly Parking Lots" for the information of the Environmental Initiatives Committee and City Council.

- (d) Mover - Councillor J. Caicco
Second - Councillor S. Butland
Whereas the Corporation of the City of Sault Ste. Marie often bases decisions on policy dependent upon comparing itself with other cities in areas such as user fees, taxes, wages, policies, by-laws, etc.;
- Now therefore be it resolved that the CAO in consultation with appropriate staff prepare a report to Council on a specific set of comparator cities which can be used in a consistent manner rather than utilizing a different set for different considerations.

8. **COMMITTEE OF THE WHOLE FOR THE PURPOSE OF SUCH MATTERS AS ARE REFERRED TO IT BY THE COUNCIL BY RESOLUTION**

9. **ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE**

10. **CONSIDERATION AND PASSING OF BY-LAWS**

By-laws before Council for THREE readings which do not require more than a simple majority.

AGREEMENTS

- (a) 2008-73 A by-law to authorize a Letter of Agreement to lease the Municipal Fish Hatchery for use by the Department of Fisheries and Oceans as a Sea Lamprey Control Centre and that the expenses to operate the building will be netted out of the rent paid by the Department of Fisheries and Oceans and the balance of the proceeds will be put in the Parks and Recreation Reserve account.

A report from the City Solicitor is on the agenda.

- (b) 2008-96 A by-law to authorize an agreement between the City and Kresin Engineering Corporation for professional engineering services for the construction of the Hub Trail through the Finn Hill area between Black Road and Pine Street.

A report from the Planning Director is on the agenda.

10. (c) 2008-100 A by-law to authorize an agreement between the City and Ellwood Robinson Limited for the reconstruction of Retta Street from Mark Street to Wellington Street (Contract 2008-3E).
- A report from the Design and Construction Engineer is on the agenda.
- (d) 2008-102 A by-law to authorize an agreement between the City and J. Provost Contracting Limited for the reconstruction of Franklin Street from Wallace Terrace to Henrietta Street (Contract 2008-4E).
- A report from the Design and Construction Engineer is on the agenda.

OFFICIAL PLAN AMENDMENT

- (e) 2008-98 A by-law to adopt Amendment No. 148 to the Official Plan (713771 Ontario Limited).

PROPERTY SALE

- (f) 2008-97 A by-law to authorize the sale of the Carpin Beach Road gravel pit to Norm Pestka or as directed by him.
- A report from the City Solicitor is on the agenda.

STREET ASSUMPTION

- (g) 2008-81 A by-law to assume for public use and establish as public streets various parcels of land conveyed to the City.

TAXES

- (h) 2008-75 A by-law to provide for the adoption of taxation transition ratios.
- (i) 2008-76 A by-law to provide for the adoption of property tax rates for 2008.
- (j) 2008-77 A by-law to provide for the adoption of Education Taxation Rates as established by the Province of Ontario.
- (k) 2008-78 A by-law to provide for the adoption of property tax rates for 2008 for both Municipal and Education.

10. **TEMPORARY STREET CLOSING**

- (l) 2008-101 A by-law to permit the temporary street closing of Retta Street from Mark Street to Wellington Street to facilitate the reconstruction of Retta Street commencing May 26, 2008 to October 30, 2008.

A report from the Design and Construction Engineer is on the agenda.

- (m) 2008-103 A by-law to permit the temporary street closing of Franklin Street from Wallace Terrace to Henrietta Street to facilitate the reconstruction of Franklin Street commencing May 26, 2008 to October 30, 2008.

A report from the Design and Construction Engineer is on the agenda.

ZONING

- (n) 2008-99 A by-law to amend Sault Ste. Marie Zoning By-law 2005-150 and 2005-151 concerning lands located at 480 Pim Street.

A report from the Planning Department is on the agenda.

11. **QUESTIONS BY, NEW BUSINESS FROM, OR ADDRESSES BY MEMBERS OF COUNCIL CONCERNING MATTERS NOT OTHERWISE ON AGENDA**

12. **ADDENDUM TO THE AGENDA**

13. **ADJOURNMENT**

Mover - Councillor F. Fata
Seconder - Councillor S. Myers
Resolved that this Council shall now adjourn.

MAYOR

CLERK

MINUTES

REGULAR MEETING OF CITY COUNCIL

2008 04 28

4:30 P.M.

COUNCIL CHAMBERS

PRESENT: Mayor J. Rowswell, Councillors J. Caicco, L. Turco, B. Hayes, D. Celetti, O. Grandinetti, S. Myers, L. Tridico, F. Fata, S. Butland, P. Mick

ABSENT: Councillors T. Sheehan (out of town); F. Manzo (illness)

OFFICIALS: J. Fratesi, M. White, L. Bottos, D. Elliott, P. McAuley, J. Dolcetti, D. McConnell, B. Freiburger, N. Apostle

1. **ADOPTION OF MINUTES**

Moved by Councillor L. Turco

Seconded by Councillor B. Hayes

Resolved that the Minutes of the Regular Council Meeting of 2008 04 14 be approved. CARRIED.

2. **QUESTIONS AND INFORMATION ARISING OUT OF MINUTES AND NOT OTHERWISE ON AGENDA**

3. **APPROVE AGENDA AS PRESENTED**

Moved by Councillor L. Turco

Seconded by Councillor B. Hayes

Resolved that the Agenda for the 2008 04 28 City Council Meeting as presented be approved. CARRIED.

4. **DELEGATIONS/PROCLAMATIONS**

(a) Patty Moore, Member Independent Order of Foresters and Volunteer Committee Member of the Super Cities Walk for M.S. was in attendance concerning Proclamation - Multiple Sclerosis Month.

(b) Dr. Lynn Ryan MacKenzie, Executive Director, Algoma Family Services was in attendance concerning Proclamation - Children's Mental Health Week.

4. (c) Mildred Brodie, Family Services Worker, Salvation Army was in attendance concerning Proclamation - Salvation Army Red Shield Month.
- (d) Margaret Nicholson, representative of Royal Purple was in attendance concerning Proclamation - Hearing and Speech and Hearing Awareness Month.
- (e) Marc Baril, Chairperson, Child Find Sault Ste. Marie Chapter was in attendance concerning Proclamation - Missing Children's Month.
- (f) Chief Bob Davies was in attendance concerning Proclamations - Emergency Preparedness Week and National Police Week.
- (g) Craig Perdue, resident of 73 Muriel Drive and Doug Godfrey were in attendance concerning agenda item 5.(g).
- (h) Mary Borowicz and Veronica Refcio were in attendance concerning agenda item 5.(p).
- (i) John Smale was in attendance concerning agenda item 5.(v).
- (j) Bryan Haigh, Larry Jackson and Derrick Lavallee were in attendance concerning agenda item 5.(x).
- (k) Bob Paciocco and Anna Boyonoski were in attendance concerning agenda item 6.(6)(b).
- (l) Mike Wozny and John Chomniak were in attendance concerning agenda item 6.(8)(a).
- (m) Peter McLarty and Frank Provenzano were in attendance concerning agenda item 7.(b).

PART ONE – CONSENT AGENDA

5. **COMMUNICATIONS AND ROUTINE REPORTS OF
CITY DEPARTMENTS; BOARDS AND COMMITTEES**

Moved by Councillor L. Tridico

Seconded by Councillor B. Hayes

Resolved that all the items listed under date 2008 04 28 - Part One - Consent Agenda be approved as recommended. CARRIED.

- (a) Correspondence from AMO was received by Council.

5. (b) Correspondence from Tay Valley Township (concerning resolution regarding provincial funding - Evaluation and Approval Process) was received by Council.
- (c) Correspondence from the Minister of Natural Resources (concerning Boniferro Millworks resolution) was received by Council.
- (d) Correspondence from Ontario Lottery and Gaming advising that the quarterly payment of the 5% allocation from January 1, 2008 to March 31, 2008 is \$352,418.00 was received by Council.
- (e) The letter from the Airport Manager, Sault Ste. Marie Airport Development Corporation requesting an exemption to the Noise By-law for events at the Airport Fairgrounds for the summer season was accepted by Council. The relevant By-law 2008-74 is listed under Item 10 of the Minutes.
- (f) The letter requesting permission for private property liquor licence extension was accepted by Council.

Moved by Councillor L. Tridico

Seconded by Councillor B. Hayes

Resolved that City Council has no objection to the proposed extended licensed area as detailed in the written request for a liquor license extension on private property for outdoor events on the following stated dates and times:

Docks Riverfront Grill - July 1 and 4, 2008 - 12:00 noon to 2:00 a.m. CARRIED.

- (g) The letter from Craig Perdue concerning neighbourhood concerns regarding the Parkinworth Subdivision was received by Council.

Moved by Councillor S. Butland

Seconded by Councillor J. Caicco

Whereas subdivision agreements that have been approved and not acted upon for an extended time period are allowed to be tabled without time restrictions to begin development; and

Whereas the neighbourhood would not necessarily be aware of the development because of the prolonged time between approval and development;

Therefore be it resolved that Council request of Engineering and Planning Department that such instances be subject to renewing the formal communications process should this time interval be five years. OFFICIALLY READ NOT DEALT WITH.

5. (h) **Board Appointment - Association of Municipalities of Ontario (AMO) Board of Directors - Large Urban Caucus Representation**

Moved by Councillor L. Tridico

Seconded by Councillor B. Hayes

Resolved that Councillor Lou Turco be nominated by the City of Sault Ste. Marie to the Association of Municipalities of Ontario (AMO) Board of Directors - Large Urban Caucus Representation - 1 year term (2008-2009). CARRIED.

(i) **Staff Travel Requests**

The report of the Chief Administrative Officer was accepted by Council.

Moved by Councillor L. Turco

Seconded by Councillor B. Hayes

Resolved that the Staff Travel Requests contained in the report of the Chief Administrative Officer dated 2008 04 28 be approved as requested. CARRIED.

(j) **Federal Homelessness Update - Homelessness Partnering Strategy Funds (HPS)**

The report of the Community Coordinator, Social Services Department was accepted by Council. The relevant By-laws 2008-88, 2008-89, 2008-90 and 2008-91 are listed under Item 10 of the Minutes.

(k) **Office Services Duplicator Upgrade**

The report of the Deputy City Clerk and Manager of Quality Improvement was accepted by Council.

Moved by Councillor L. Tridico

Seconded by Councillor B. Hayes

Resolved that the report of the Deputy City Clerk and Manager of Quality Improvement dated 2008 04 28 concerning Office Services Duplicator Upgrade be accepted and the recommendation that the proposed component upgrade to the Xerox Docutech 135 be approved. CARRIED.

(l) **Roberta Bondar Park Tent Pavilion Stage**

The report of the Supervisor of Community Services was accepted by Council.

Moved by Councillor L. Turco

Seconded by Councillor B. Hayes

Resolved that the report of the Supervisor of Community Services dated 2008 04 28 concerning Roberta Bondar Park Tent Pavilion Stage be accepted and the recommendation to install a concrete surface for the stage extension at a cost of \$8,500.00 with funding from the Roberta Bondar Park Facility Reserve be approved. CARRIED.

5. (m) **Steelback Centre - Kitchen and Concession Services Equipment Upgrades**
The report of the Manager of Community Centres was accepted by Council.

Moved by Councillor L. Tridico

Seconded by Councillor B. Hayes

Resolved that the report of the Manager of Community Centres dated 2008 04 28 concerning Steelback Centre - Kitchen and Concession Services Equipment Upgrades be accepted and the recommendation to purchase kitchen and concession equipment upgrades at a cost of \$45,000.00 with funding from the Parks and Recreation Reserve Account be approved. CARRIED.

- (n) **Roof Repairs at the Steelton and Drop-In Seniors Centres**

The report of the Commissioner of Community Services was accepted by Council.

Moved by Councillor L. Turco

Seconded by Councillor B. Hayes

Resolved that the report of the Commissioner of Community Services dated 2008 04 28 concerning Roof Repairs at the Steelton and Drop-In Seniors Centres be accepted and the recommendation to fund the \$22,500.00 shortfall in the Seniors Centres roof repair projects from the Facility Reserve Accounts be approved. CARRIED.

- (o) **Parks and Recreation Advisory Committee - Financial Assistance Policy For National/International Sports Competitions**

The report of the Manager of Recreation and Culture was accepted by Council.

Moved by Councillor L. Tridico

Seconded by Councillor B. Hayes

Resolved that the report of the Manager of Recreation and Culture dated 2008 04 28 concerning Parks and Recreation Advisory Committee - Financial Assistance Policy For National/International Sports Competitions be accepted and the recommendations that:

- 1) the addition of the team categories to the Financial Assistance Policy for National/International Sports Competitions;
- 2) the corresponding levels of compensation for each category of applicant: individual - \$200.00; team 2-6 members - \$400.00; team 7-15 members - \$750.00; team over 16 members - \$1,000.00;
- 3) and the changes or additional wording in sections 2, 4, 5 and 6 of the policy be approved. CARRIED.

- (p) **Historical Plaque - Ukrainian Internment**

The report of the Manager of Recreation and Culture on behalf of the Sault Ste. Marie Municipal Heritage Committee was accepted by Council.

5. (p) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that the report of the Manager of Recreation and Culture on behalf of the Sault Ste. Marie Municipal Heritage Committee dated 2008 04 28 concerning Historical Plaque - Ukrainian Internment be accepted and that Council approve the recommendation of the Municipal Heritage Committee to permit a free standing location for the plaque on the exterior property of the Sault Ste. Marie Museum and further that all costs including installation be borne by the Ukrainian Canadian Civil Liberties Association. CARRIED.
- (q) **Ontario Heritage Act Designation - International Hotel Stone Cairn - 311 Queen Street East**
The report of the Chairperson, Sault Ste. Marie Municipal Heritage Committee was accepted by Council.
- Moved by Councillor L. Tridico
Seconded by Councillor B. Hayes
Resolved that the report of the Chairperson, Sault Ste. Marie Municipal Heritage Committee dated 2008 04 28 concerning Ontario Heritage Act Designation - International Hotel Stone Cairn - 311 Queen Street East be accepted and the recommendation to designate the International Hotel Stone Cairn under Part IV of the Ontario Heritage Act be approved. CARRIED.
- (r) **Firearms Bylaw Exemption - Ermatinger-Clergue National Historic Site - Special Events**
The report of the Curator, Ermatinger-Clergue National Historic Site was accepted by Council. The relevant By-law 2008-80 is listed under Item 10 of the Minutes.
- (s) **Request For Financial Assistance For National/International Sports Competitions**
The report of the Manager of Recreation and Culture was accepted by Council.
- Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that the report of the Manager of Recreation and Culture dated 2008 04 28 concerning Request for Financial Assistance for National/International Sports Competitions be accepted and the recommendation to provide \$200.00 grants each to Jaden Cerasuolo, Chantel Cinq-Mars and Reilly Turbide (Gymnastics - 2008 Eastern Canadian Power Tumbling Competition) be approved. CARRIED.
- (t) **Resurfacing of City Streets - 2008 - Miscellaneous Construction Program**
The report of the Director of Engineering Services was accepted by Council.

5. (t) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that the report of the Director of Engineering Services dated 2008 04 28 concerning Resurfacing of City Streets - 2008 - Miscellaneous Construction Program be accepted and the recommendation to resurface Great Northern Road, People's Road and Fifth Line as outlined in the report be approved. CARRIED.
- (u) **Contract 2008-1E - Reconstruction of Wellington Street (Trunk Road to Simpson Street)**
The report of the Design and Construction Engineer was accepted by Council. The relevant By-laws 2008-82 and 2008-83 are listed under Item 10 of the Minutes.
- (v) **Contract 2008-2E - Reconstruction of Shannon Road (Margaret Street to Wellington Street)**
The report of the Design and Construction Engineer was accepted by Council. The relevant By-laws 2008-84 and 2008-85 are listed under Item 10 of the Minutes.
- (w) **McNabb/South Market Extension - Environmental Assessment - Notice of Completion**
The report of the Director of Engineering Services was accepted by Council.

Moved by Councillor L. Tridico
Seconded by Councillor B. Hayes
Resolved that the report of the Director of Engineering Services dated 2008 04 28 concerning McNabb/South Market Extension - Environmental Assessment - Notice of Completion be accepted as information. CARRIED.
- (x) **Signalized Pedestrian Crossing on Northern Avenue**
The report of the Commissioner of Engineering and Planning was accepted by Council.

Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that the report of the Commissioner of Engineering and Planning dated 2008 04 28 concerning Signalized Pedestrian Crossing on Northern Avenue be accepted and the recommendations contained therein be endorsed. CARRIED.
- (y) **Landfill Site, Operations and Monitoring 2007 - Environmental Monitoring Committee**
The report of the Land Development and Environmental Engineer was accepted by Council.

5. (y) Moved by Councillor L. Tridico
Seconded by Councillor B. Hayes
Resolved that the report of the Land Development and Environmental Engineer dated 2008 04 28 concerning Landfill Site, Operations and Monitoring 2007 - Environmental Monitoring Committee be accepted as information. CARRIED.

- (z) **Industrial Community Improvement Plan Public Notice**
The report of the Planning Division was accepted by Council.

Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that the report of the Planning Division dated 2008 04 28 concerning Industrial Community Improvement Plan Public Notice be accepted and the Planning Director's recommendation that City Council authorize public notice to consider approval of an Industrial Community Improvement Plan as permitted by Part IV of the Planning Act on Monday, May 26, 2008 be approved. CARRIED.

- (aa) **Provincial Approval of Next Phase of Funding For Aqueduct Repair Beneath Farwell Terrace**
The report of the General Manager of Sault Ste. Marie Region Conservation Authority was accepted by Council.

Moved by Councillor L. Tridico
Seconded by Councillor B. Hayes
Resolved that the report of the General Manager of Sault Ste. Marie Region Conservation Authority dated 2008 04 28 concerning Provincial Approval of Next Phase of Funding For Aqueduct Repair Beneath Farwell Terrace be accepted as information. CARRIED.

- (bb) **Recreational Lock - Sault Ste. Marie Canal**
The report of the Manager of Recreation and Culture was accepted by Council.

Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that the report of the Manager of Recreation and Culture dated 2008 04 28 concerning Recreational Lock - Sault Ste. Marie Canal be accepted and the recommendation that Council approve contracting the necessary repairs to the Recreational Lock Operating System for the contract price of \$46,820.00 plus G.S.T. to Regulvar Canada Inc. and that the funds come from the Lock Operations Budget and further that this purchase will not affect the overall Lock Operations Budget allocation be approved. CARRIED.

5. (cc) **Naming Rights Sponsorship - Sault Ste. Marie Sports and Entertainment Centre**

The report of the Commissioner of Community Services was accepted by Council. The relevant By-law 2008-95 is listed under Item 10 of the Minutes.

PART TWO – REGULAR AGENDA

REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES

6. (6) PLANNING

- (a) **Application No. A-9-08-Z.OP (Block “B”) - Elstrong Capital Corporation - 43 Black Road - Request to Amend Official Plan from Industrial to Commercial and to Rezone from Medium Industrial (M2) Zone to General Commercial (C4) Zone**

The report of the Planning Division was accepted by Council.

Moved by Councillor L. Turco

Seconded by Councillor B. Hayes

Resolved that the report of the Planning Division dated 2008 04 28 concerning Application No. A-9-08-Z.OP (Block “B”) - Elstrong Capital Corporation be accepted and the Planning Director's recommendation that City Council approve the application and rezone Block “B” of the subject property from Medium Industrial (M2) zone to General Commercial (C4) zone, and that City Council approve Official Plan Amendment No. 147 and re-designate Block “B” of the subject property from Industrial to Commercial on Land Use Schedule “C” of the Official Plan be endorsed. CARRIED.

- (b) **Application No. A-11-08-Z.OP - 713771 Ontario Limited - 480 Pim Street - Request to Rezone to Increase the Permitted Office Space from 3,229 Square Feet to 15,000 Square Feet to be Located Within the Existing Building**

The reports of the Planning Division were accepted by Council.

Moved by Councillor L. Tridico

Seconded by Councillor S. Myers

Resolved that the report of the Planning Division dated 2008 04 28 concerning Application No. A-11-08-Z.OP - 713771 Ontario Limited be accepted and the Planning Director's recommendation that City Council DENY the applicant's request to increase the allowable gross floor area for office space from 300m sq. to 1,393.5m sq. be endorsed. DEFEATED.

6. (6)
(b) Moved by Councillor L. Turco
Seconded by Councillor J. Caicco
Resolved that the report of the Planning Division dated 2008 04 28 concerning Application No. A-11-08-Z.OP - 713771 Ontario Limited - Supplemental be accepted and that City Council approve the application and rezone the subject property by amending Special Exception 78 to permit not more than 1,393.5m sq. of general office space within the existing building, and that the minimum parking requirement be repealed, subject to the approval of Official Plan Amendment No. 148 be endorsed. CARRIED.

Recorded Vote

For: Mayor J. Rowswell, Councillors J. Caicco, L. Turco, B. Hayes, D. Celetti, O. Grandinetti, F. Fata, S. Butland, P. Mick

Against: Councillors S. Myers, L. Tridico

Absent: Councillors T. Sheehan F. Manzo

6. (8) **BOARDS AND COMMITTEES**

- (a) **Application to the EDF – Lock Tours Canada (Shingwauk Marine Limited)**
The report of the CEO, Economic Development Corporation was accepted by Council.

Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that the report of the CEO, Economic Development Corporation dated 2008 04 28 concerning Application to the EDF – Lock Tours Canada (Shingwauk Marine Limited) be accepted, and the recommendation that a \$60,000.00 interest-free loan from the EDF fund be approved for Lock Tours Canada (Shingwauk Marine Limited) to be repayable at the end of the season. CARRIED.

7. **UNFINISHED BUSINESS, NOTICE OF MOTIONS AND RESOLUTIONS PLACED ON AGENDA BY MEMBERS OF COUNCIL**

- (a) Moved by Councillor J. Caicco
Seconded by Councillor S. Butland
Whereas Algoma Steel has been an important part of Sault Ste. Marie's economy for many past generations and has gone through many changes and challenges; and
Whereas effective leadership has made the difference in the past 6 years in Algoma becoming a successful steel producer in the global market; and

7. (a) Whereas the groundwork has been laid for the plant to expand and significantly improve its productivity to over 4 million tonnes of saleable steel annually; and Whereas in no small measure the reason for Algoma's current success is the leadership that Denis Turcotte has provided to the Company since taking over as its Chief Executive Officer in 2002; and Whereas Denis has recently announced his intention to resign from the Company, effective April 30, 2008; Now therefore be it resolved that this Council, on behalf of the citizens of Sault Ste. Marie, expresses its sincere gratitude to Denis Turcotte for all of his skill and dedication to the rebirth of Algoma Steel and for all that he has done for the betterment of Sault Ste. Marie, and further that the best wishes of this community follow Denis and his family in all his future endeavours. CARRIED.
- (b) Moved by Councillor B. Hayes
Seconded by Councillor P. Mick
Whereas there has been an offer to purchase a piece of city-owned property referred to as a section of Old Highway 17 North; and Whereas the majority of the residents in the immediate areas along Powley Road, Old Highway 17, Shultz Road, Ditomasso Court, Root River Trailer Park and Fifth Line east of the Highway are opposed to the sale; and Whereas the sale of this property will have a negative impact on the health, recreation, leisure and overall quality of life to the many people in the neighbourhood who use it as this property is the only safe, non-motorized area within walking distance; and Whereas the users of the trail have maintained it in terms of debris and broken branches for many years; Now therefore be it resolved that Council direct the city to maintain ownership of the property for the non-motorized, recreational use of all residents and furthermore that city staff, now having knowledge of the significant use of this property, make arrangements to ensure methodologies are in place to protect the city from any liability for the public use of the said property. DEFEATED.

8. **COMMITTEE OF THE WHOLE FOR THE PURPOSE OF SUCH MATTERS AS ARE REFERRED TO IT BY THE COUNCIL BY RESOLUTION**

9. **ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE**

10. **CONSIDERATION AND PASSING OF BY-LAWS**

Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that all the by-laws listed under Item 10 of the Agenda and Addendum under date 2008 04 28 be approved. CARRIED.

10. (a) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-62 being a by-law to stop up, close and authorize the conveyance of a lane abutting part of Lots 11, 32, 33 and 34, Block 5, Kehoe and Cozens Subdivision, Plan 402 (part of PIN 31572-0091) be read a third time and passed in Open Council this 28th day of April, 2008 after notice thereof had been published once a week for two consecutive weeks and after Council had met to hear every person who claims that his or her land will be prejudicially affected by the by-law and who had applied to be heard. CARRIED.
- (b) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-67 being a by-law to close and authorize the conveyance of a portion of the old Highway 17 North road allowance which abuts 626 Fifth Line East be read a third time and passed in Open Council this 28th day of April, 2008 after notice thereof had been published once a week for two consecutive weeks and after Council had met to hear every person who claims that his or her land will be prejudicially affected by the by-law and who had applied to be heard. CARRIED.
- (c) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-74 being a by-law to amend By-laws 80-200 and By-law 4100 dealing with the exemption from the noise control by-laws for various events to be held at the Airport Fairgrounds be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (d) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-79 being a by-law to appoint by-law enforcement officers to enforce the by-laws of the Corporation of the City of Sault Ste. Marie be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (e) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-80 being a by-law to exempt the Ermatinger-Clergue National Historic Site from By-law 70-359 being a by-law to prohibit the discharge of firearms in the municipality be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.

10. (f) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-82 being a by-law to authorize an agreement between the City and Pioneer Construction Group Inc. for the reconstruction of Wellington Street from Trunk Road to Simpson Street East be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (g) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-83 being a by-law to permit the temporary closing of Wellington Street East from Trunk Road to Simpson Street from May 5, 2008 to October 31, 2008 to facilitate road reconstruction be three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (h) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-84 being a by-law to authorize an agreement between the City and Palmer Construction Group Inc. for the reconstruction of Shannon Road from Margaret Street to Wellington Street East be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (i) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-85 being a by-law to permit the temporary closing of Shannon Road from Margaret Street to Wellington Street East from May 5, 2008 to October 31, 2008 to facilitate road reconstruction be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (j) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-86 being a by-law to adopt Amendment No. 147 to the Official Plan be read three times and passed in Open Council this 28th day of April, 2008. (Elstrong Capital Corporation) CARRIED.
- (k) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-87 being a by-law to amend Sault Ste. Marie Zoning By-law 2005-150 concerning lands located at 43 Black Road be read three times and passed in Open Council this 28th day of April, 2008. (Elstrong Capital Corporation) CARRIED.
- (l) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-88 being a by-law to authorize an agreement between the City of Sault Ste. Marie and the United Way be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.

10. (m) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-89 being a by-law to authorize an agreement between the City of Sault Ste. Marie and Vincent Place Men's Shelter be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (n) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-90 being a by-law to authorize an agreement between the City of Sault Ste. Marie and Pauline's Place Youth Shelter be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (o) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-91 being a by-law to authorize an agreement between the City of Sault Ste. Marie and the John Howard Society be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (p) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-92 being a by-law to authorize a fire protection agreement between the City of Sault Ste. Marie and The Corporation of the Township of Prince for the period commencing April 21st, 2008 and terminating December 31st, 2008 be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.
- (q) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-95 being a by-law to authorize an agreement between the City and Front Row Marketing Services LLP for the provision of services for the identification of potential sponsors of the Sault Ste. Marie Sports and Entertainment Centre be read three times and passed in Open Council this 28th day of April, 2008. CARRIED.

11. **QUESTIONS BY, NEW BUSINESS FROM, OR ADDRESSES BY MEMBERS OF COUNCIL CONCERNING MATTERS NOT OTHERWISE ON AGENDA**

- (a) Moved by Councillor L. Tridico
Seconded by Councillor B. Hayes
Resolved that this Council shall now go into Caucus to discuss two legal, one property and one personnel matters; and
Further be it resolved that should the said Caucus meeting be adjourned, Council may reconvene in Caucus prior to the next meeting of Council to discuss the same matters. CARRIED.

12.

ADJOURNMENT

Moved by Councillor L. Tridico

Seconded by Councillor B. Hayes

Resolved that this Council shall now adjourn. CARRIED.

MAYOR

CLERK

MINUTES

BUDGET MEETING OF CITY COUNCIL

2008 04 30/2008 05 01

3:00 P.M.

COUNCIL CHAMBERS

PRESENT: Mayor J. Rowswell, Councillors J. Caicco, L. Turco, B. Hayes, D. Celetti, O. Grandinetti, S. Myers, L. Tridico, F. Fata, T. Sheehan, S. Butland, F. Manzo, P. Mick

OFFICIALS: J. Fratesi, M. White, L. Bottos, B. Freiburger, S. McLellan, P. McAuley, J. Dolcetti, J. Luszka, K. Streich-Poser, L. McCoy, N. Apostle, D. Elliott, W. Eisenbichler, B. Davies

1. **Yearend Reserve Transfers**

The report of the Commissioner of Finance and Treasurer was accepted by Council.

Moved by Councillor L. Tridico

Seconded by Councillor B. Hayes

Resolved that the report of the Commissioner of Finance and Treasurer dated 2008 04 30 concerning Yearend Transfers to Reserves be accepted and the recommendations contained therein be approved. CARRIED.

2. **2008 Tax Capping Options**

The report of the City Tax Collector was accepted by Council. The relevant By-laws 2008-93 and 2008-94 are listed under Item 6 of the Minutes.

3. **2008 Budget**

The reports of the Chief Administrative Officer, the Commissioner of Finance and Treasurer and the Manager of Budgets and Revenue were accepted by Council.

Moved by Councillor L. Turco

Seconded by Councillor P. Mick

Resolved that City Council now proceed into the Committee of the Whole to consider the following matter referred to it for consideration – 2008 Budget Deliberations. CARRIED.

Councillor L. Turco declared a pecuniary interest on any discussion relating to the Police Service - spouse employed by the Police Service.

3. Moved by Councillor L. Tridico
Seconded by Councillor B. Hayes
Resolved that the Committee of the Whole Council now rise and report on the matter referred to it by City Council – 2008 Budget Deliberations. CARRIED.

Moved by Councillor F. Manzo
Seconded by Councillor L. Tridico
Whereas in past years in the 1970's and 1980's City Council had each department across the City come before City Council to present their budgets; and
Whereas City Council at that time could talk to each department on one-to-one basis to review their budgets and do cuts to their budgets or add to their budgets;
Therefore be it resolved that City Council go back to original system as we did back in the 1970's and 1980's and report back to City Council. DEFEATED.

Recorded Vote

For: Councillors L. Tridico, F. Fata, F. Manzo

Against: Mayor J. Rowswell, Councillors J. Caicco, L. Turco, B. Hayes, D. Celetti, O. Grandinetti, S. Myers, T. Sheehan, S. Butland, P. Mick

Absent: Nil

Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that reports of the Chief Administrative Officer, the Commissioner of Finance and Treasurer and the Manager of Budget and Revenue dated 2008 04 30 concerning 2008 Budget be accepted and the 2008 Budget with a total combined urban residential tax rate increase of 1.73% be approved with the following amendments:

Additions

Conferences and Major Special Events Fund - \$20,000.00

International Family Fun Celebration - \$10,000.00

Cultural Advisory Committee Increased Grants - \$10,000.00 (one-time funding)

Council Community Development Reserve - \$60,000.00

Deductions

Rhodes Centre Annualized Operating Expenses decreased by \$100,000.00.
CARRIED.

3. Recorded Vote

For: Mayor J. Rowswell, Councillors J. Caicco, L. Turco, B. Hayes,
O. Grandinetti, S. Myers, T. Sheehan, S. Butland, P. Mick

Against: Councillors D. Celetti, L. Tridico, F. Fata, F. Manzo

Absent: Nil

4. **2008 Capital From Current - Bellevue Marina Ticket Dispenser**

The report of the Commissioner of Finance and Treasurer was accepted by Council.

Moved by Councillor L. Turco

Seconded by Councillor B. Hayes

Resolved that the report of the Commissioner of Finance and Treasurer dated 2008 04 28 concerning 2008 Capital From Current - Bellevue Marina Ticket Dispenser be accepted and the recommendation that Council approve the purchase of a pay and display ticket dispenser for \$8,000.00 and the funding be provided from the Marina Reserve be approved. CARRIED.

5. **Accountability Agreements for Outside Agencies**

The report of the Commissioner of Finance and Treasurer was accepted by Council.

Moved by Councillor L. Tridico

Seconded by Councillor P. Mick

Resolved that the report of the Commissioner of Finance and Treasurer dated 2008 04 28 concerning Accountability Agreements for Outside Agencies be accepted and the recommendation that Council approve the Sault Ste. Marie Economic Development Corporation and the Sault Ste. Marie Innovation Centre entering into an accountability agreement with the City for the purpose of demonstrating the community benefits of City funding to their organizations be approved. CARRIED.

6. **Consideration and Passing of By-laws**

(a) Moved by Councillor L. Turco

Seconded by Councillor B. Hayes

Resolved that By-law 2008-93 being a by-law to adopt optional tools for the purposes of administering limits for eligible properties within the meaning of Section 331 (New Construction) for the commercial, industrial and multi-residential property classes be read three times and passed in Open Council this 1st day of May, 2008. CARRIED.

6. (b) Moved by Councillor L. Turco
Seconded by Councillor B. Hayes
Resolved that By-law 2008-94 being a by-law to adopt optional tools for the purposes of administering limits for the commercial, industrial and multi-residential property classes be read three times and passed in Open Council this 1st day of May, 2008. CARRIED.
7. Moved by Councillor L. Tridico
Seconded by Councillor P. Mick
Resolved that this Council shall now adjourn. CARRIED.

MAYOR

CLERK



April 24, 2008

Donna P. Irving
City Clerk
City of Sault Ste Marie
POBox 580, 99 Foster Drive
Sault Ste Marie, ON P6A 5N1

Dear Ms Irving:

Re: Social Housing

Thank you for your resolution regarding your Council's concerns related to the municipal role in social housing.

Please be advised that AMO continues to advocate to both the federal and provincial governments on behalf of municipalities on the need for a strong role for both orders of government in housing, particularly in the role of funders.

As you know, we have advocated for the upload of housing costs to the province while recognizing the need for local engagement in the planning of housing services. We have expressed our grave concerns to the federal government with the declining federal funding and the effect this will have on our communities in the very near future. AMO has also advocated for a national housing policy that includes a strong and active role in housing for all orders of government.

As you are aware, the Provincial-Municipal Fiscal and Service Delivery Review is tasked to address the concerns that you have expressed in your resolution. AMO continues to bring the municipal voice and concerns to these discussions as well.

We will continue to advocate on these issues and continue to inform our members through Alerts and other AMO communications, including FCM's recent report which AMO endorsed.

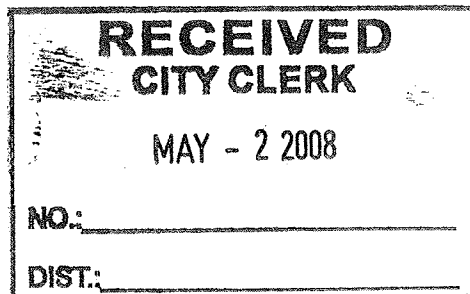
For your information, I have attached some recent reports and communications including FCM's recently released report which AMO endorsed.

Thank you for your continued interest and support.

Yours truly,

Petra Wolfbeiss
AMO Senior Policy Advisor

Attachments



December 10, 2007 City Council Resolution
Clerk's Department

- (a) Moved by Councillor T. Sheehan
Seconded by Councillor S. Butland
Whereas the responsibility of social housing was downloaded to municipalities from senior levels of government with a message that it would be revenue neutral; and
Whereas the costs for providing/maintaining social housing has substantially increased to the City of Sault Ste. Marie with no indication that it will not increase again; and
Whereas there are a number of people on a waiting list for affordable housing in the City of Sault Ste. Marie because there is no space available;
- (a) Now therefore be it resolved that City Council request the following:
- 1) That the City of Sault Ste. Marie send a letter to both Prime Minister Steven Harper and Premier Dalton McGuinty requesting that Social Housing be uploaded
 - 2) That the Federal government and Provincial government once again take a proactive role in creating new affordable housing spaces to alleviate the shortage
 - 3) That this Council ask both AMO and FCM by copy of this resolution to lobby senior levels of government to upload the soaring costs of social housing which have been downloaded to municipalities and to create new spaces where needed.
- CARRIED.

→
AMO
response
att'd

D.

5(a)



Association of
Municipalities of Ontario

OFFICE OF THE PRESIDENT

April 4, 2007

Sent via fax 416-585-6470

Hon. John Gerretsen
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5

Dear Minister:

Enclosed please find a copy of AMO's *Principles and Strategic Considerations for Social Housing in Ontario*. This report was endorsed by the AMO Board of Directors at their March 30, 2007 meeting.

The proposed AMO Principles are intended to better reflect the municipal voice and municipal priorities on issues regarding the funding, accountability and many issues related to social housing in Ontario.

Social housing in Ontario is influenced by many sectors, organizations and special interests. Municipalities alone, however, are responsible and accountable for the funding and delivery of this program – part of approximately \$1 billion in municipal expenditures for housing services in Ontario.

Municipal governments want to ensure that social housing services are meeting the needs of people in their communities and that services are delivered and funded in a way that is accountable and effective. Municipalities must, therefore, have a greater role in the decisions regarding the direction and impact of social housing in Ontario.

The proposed AMO principles and strategic considerations outline a vision of social housing that moves away from being mired in operational details and the interests of other parties towards a system of services that meets the needs of all those engaged in the best way possible.

AMO looks forward to our continued work together on this important program.

Sincerely,

Doug Reycraft
President

cc. Hon. Madeleine Meilleur, Minister of Community and Social Services
Doug Barnes, Assistant Deputy Minister, Housing, Ministry of Municipal Affairs and Housing
Karen Maxwell, Director, Market Housing Branch, MMAH
Mark Mascarenhas, Special Policy Advisor, Housing and Infrastructure, MMAH
Lynn MacDonald, Assistant Deputy Minister, Social Policy, MCSS
Andrew Posluns, Director, Urban Affairs & Stakeholder Relations Branch, MMAH





Sent via fax
613-992-6181/ 819-994-0448

April 4, 2007

The Hon. Monte Solberg
Minister of Human Resources and
Social Development Canada
Place du Portage, Phase IV
14th Floor
140 Promenade du Portage
Gatineau, Quebec K1A 0J9

Dear Minister:

Enclosed please find a copy of AMO's *Principles and Strategic Considerations for Social Housing in Ontario*. This report was endorsed by the AMO Board of Directors at their March 30, 2007 meeting.

The proposed AMO Principles are intended to better reflect the municipal voice and municipal priorities on issues regarding the funding, accountability and many issues related to social housing in Ontario.

Social housing in Ontario is unique in that municipalities are responsible and accountable for the funding and delivery of this program – part of approximately \$1 billion in municipal expenditures for housing services in Ontario. At the same time, municipalities are also responsible for funding and delivering services related to homelessness, social assistance and supports and services for mental health.

Municipal governments want to ensure that social housing services are meeting the needs of people in their communities and that services are delivered and funded in a way that is accountable and effective. Municipalities must, therefore, have a greater role in the decisions regarding the direction and impact of housing in Ontario.

As you will see, one of the key recommendations in the Report is to move towards a commitment from all orders of government to develop and implement a comprehensive national housing strategy for the purpose of creating and sustaining healthy communities, social integration, economic competitiveness and to provide the opportunity for all Ontarians to fulfill their dreams, expectations and live a full life. The timing is right to move in this direction. We look forward to discussing this further with your staff at our April 25, 2007 consultation on the Homelessness Partnership Strategy.

.../2



The proposed AMO principles and strategic considerations outline a vision of social housing that moves towards a system of services that meets the needs of all those engaged in the best way possible.

AMO looks forward to our continued work together on this important issue.

Sincerely,

A handwritten signature in black ink, reading "Doug Reycraft". The signature is fluid and cursive, with the first name "Doug" and last name "Reycraft" clearly distinguishable.

Doug Reycraft
President

cc Hon. John Gerretsen, Minister of Municipal Affairs and Housing
Hon. Madeleine Meilleur, Minister of Community and Social Services
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AMO Principles and Strategic Considerations for Social Housing in Ontario

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Association of
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1. Introduction:

Housing stability and affordability is a primary factor in determining the economic, social and physical health and well-being of Ontario's families and Ontario's communities. Housing is more than just shelter, it is the interrelated system of services, supports, funding and policies that enable Ontario's citizens to live in their community.¹

Through the intervention of the private, non-profit and government sectors the people of Ontario enjoy the benefit of a large stock of residential ownership and rental housing – many would claim that the province and country has some of the best housing conditions in the world. Despite the excellent track record of housing the people of Ontario roughly 15% of housing needs of the residents are not being adequately met. While action by all housing stakeholders is essential there is a key role to be played by all orders of government to address the needs of vulnerable families and individuals who cannot successfully compete in Ontario's housing market place.

2. Principles:

Housing in Ontario must be based on the following principles:

1. Funding an income redistribution program like housing through property tax is unsustainable and at odds with basic principles of good public policy and good fiscal policy.
2. So long as municipalities are the principle funders of housing services in Ontario, they should be the principle policy makers.
3. Focused on long-term, sustainable solutions that provide the most cost-effective solutions to problems across the full spectrum of housing and social policy, not just specific programs.
4. That the Federal, Provincial and Municipal governments in Ontario must have a clear plan for collaboration and action on housing issues under a comprehensive National Housing Strategy.
5. Active participation of all orders of government, focused on the quality of life that housing needs to provide, and that active participation is based on defined roles, responsibilities and accountability, and a sustainable funding framework which does not include the property tax base.

¹ On December 16th, 2006, the Federal Finance Committee put forth a recommendation that, in part, read: "The Committee believes that appropriate housing is also an important contributor to the productivity of a nation's residents and to the competitiveness of a country, since residents and employees must be well-rested if they are to be productive in society, and children and students must be appropriately housed if they are to concentrate in school as well as to grow and thrive....Moreover, we feel that housing must be affordable."

6. Comprehensive and coordinated policies and programs that include improved income supports, improved housing choice and improved access to social and health services to enable people to live independently in their communities.

3. Strategic Considerations:

These principles support a comprehensive long-term housing strategy that includes policies and programs across the spectrum of public policy:

- A comprehensive housing framework promoting policy integration must incorporate all three orders of government. This framework must facilitate engagement with private sector stakeholders. Given the taxation, legislative and jurisdictional roles of federal and provincial governments, many housing issues that communities face must be addressed by these orders of government. Municipal governments and the communities they represent must be at the table because of the key role we also play in policy development and implementation, and to ensure that locally-specific housing issues are addressed in the most effective manner.
- Adequate income supports are part of the solution to making housing affordable for the working poor and those needing social assistance, including improved minimum wage legislation, addressing the under funding of Ontario Works and Ontarians with Disabilities Support Programs, and other income supplement programs.
- Sustainable and sustained funding from the provincial and federal orders of government, with less prescriptive provincial legislation that, while ensuring accountability, allows municipal governments, communities and agencies to make decisions locally, in order to provide the best services for their needs.
- The Ontario Ministry of Municipal Affairs and Housing, the Ministry of Health and Long Term Care, and the Ministry of Community and Social Services must work together to ensure that policies and programs are mutually supportive and do not prevent local innovation and flexibility to provide both affordable housing and the supports that are often necessary for the people being housed.
- The whole housing spectrum must be considered in all policy and program design:
 - What are the costs of not funding affordable housing? The role and costs of using housing alternatives such as jail, long-term care, hospitals, emergency shelters as substitutes for affordable, supported housing must be taken into account in any policy or program decisions, to ensure the most cost-effective solutions are being developed and sustained.

- Policies that ensure new communities are affordable to all, and that existing communities can remain affordable in the long-run [e.g. planning policies like inclusionary zoning, and other recent improvements to Municipal Act to enable better local control over housing stock].
- The need for both short term and long-term tools to address housing need. For example, relatively short term housing allowance subsidies to tenants to help them remain in their homes while they deal with temporary (6 to 24 month) financial difficulties, versus permanent non-profit affordable housing that ensures that significant public investments in housing are retained and kept available for future populations.
- The need for service supports to enable people to remain in the communities they call home, including dedicated supportive housing as well as better health and social service supports to assist people to stay in their homes.

4. Actions:

With these principles, the right actions will happen:

- Constitutionally, social housing is the responsibility of the provincial and federal governments. Inroads to solving the current problem can begin with the uploading of the cost of funding social housing from municipalities, because it is not appropriate to fund income redistribution programs from the property tax base. The province must provide solutions while municipalities continue to play an important facilitative and regulatory role.
- Uploading is only half of the solution. Housing is an important capital investment; the province must act to address the current and future needs of the existing social housing stock by providing sufficient funding to do so. This will also revitalize and protect existing communities.
- Administration of social housing should remain with municipal governments because local governments are closer to the people being served, have constructive working relationships with other sectors locally and have proven to be innovative and effective in the delivery of human services.
- Legislation will be revised to give local government the necessary authority to deliver programs while remaining accountable for outcomes.
- Public resources will be focused on the best, and most cost-effective solutions, such as supportive housing in the community to help address the demand for long-term care beds.

- Better income support policies and programs will be enacted because the downstream costs to our corrections, police, health care and social services systems of not being able to afford to live in our communities will be recognized.
- Commitment from all orders of government to develop and implement a comprehensive national housing strategy. This will create and sustain healthy communities, social integration, economic competitiveness and provide the opportunity for all Ontarians to fulfill their dreams, expectations and live a full life.

5. Conclusion:

As partners in social housing in Ontario, municipal governments must have a stronger and more influential voice in the development and guidance of social housing policy. The people who rely on these services and the people who pay for them demand quality services delivered efficiently, effectively and innovatively, and they should settle for nothing less.

AMO's principles and strategic considerations for social housing in Ontario are intended to help us meet those demands.



Beyond Bricks and Mortar: Important Considerations in the Future of Social Housing in Ontario

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Introduction

In early 2007, the Association of Municipalities of Ontario (AMO) released *AMO's Principles and Strategic Considerations for Social Housing in Ontario* (Appendix 1). The paper emphasizes key considerations that we believe must be the cornerstones of the future sustainability of social housing in Ontario. These considerations include the following: support for the uploading of the costs of housing; the promotion of a service delivery framework that promotes local flexibility and accountability; a multi pronged and integrated approach that is accountable, effective and efficient; the importance of the participation of all orders of government in a national housing program; and the importance of consultation and engagement with local governments to ensure program success.

AMO's motivation in advocating for a sustainable social housing system is simple; this important community service is under stress and facing significant challenges that must be addressed. The impact of both federal and provincial downloading of housing services and costs to municipalities is, by now, well understood. Decaying infrastructure, rising operating costs, diminishing supply, and impossibly long waiting lists are all issues that rest on the shoulders of the property tax payer to address. This is a "no win" situation, an economic equation that, on one side, sees the costs of housing increasing, and on the other hand, is being resourced from a static funding source. The consequence of this impossible fiscal arrangement is not only a frustration to municipalities but fundamentally undermines outcomes for Ontarians who require this important community service to have their housing needs met in a timely, appropriate and safe way. The dust of downloading has settled and municipalities have proven that they are the social housing service delivery experts, but clearly should not be in the business of funding the program; this has been supported in numerous reports and by all three political parties elected in Ontario. An appropriate funding and service delivery relationship to address Ontario's social housing challenges is possible.

Our research indicates that while many national governments in the countries we examined retreated from responsibility for social housing during the 1980's and 1990's, recently this trend is being reversed. Social housing, in fact, is being recognized as an important asset that provides the means to address local, state and national issues related to the economic and social viability of communities. Rather than a liability, social housing is now understood as a means to address concerns related to environmental sustainability, economic growth and community and individual health and well-being.

AMO believes that it is important to base our next steps in housing policy on experience, lessons learned on what is, or is not, effective social housing policy. This paper is an interjurisdictional examination of varied approaches taken to address social housing needs. An analysis of strategies such as: home ownership initiatives, rent subsidies, tax credits, local funding versus national funding and national and state funding are considerations and approaches that are reflective of strategies that have been engaged and are being considered for social housing in Ontario and Canada. It is clear; from the international comparisons that AMO's advocacy for a balanced, coordinated, comprehensive, long term approach to social housing is the right approach. The international experience can teach us much about what can be done to resolve the current social housing challenges in Ontario.

In addition, our own municipal knowledge and experience as supported by the AMO Principles and Strategic considerations should be used as a basis for comparison against the successes and challenges experienced by our international colleagues and the future steps taken in housing policy in Ontario. Additionally, in all considerations, it is essential that we ask ourselves if it is more important to become better managers of social housing, or whether it is essential to give municipalities the tools to better develop and manage community renewal, poverty reduction and economic progress.

The State of Housing in Ontario

The shift in responsibility for social housing began in the early 1990's with the federal download of social housing to the provincial governments. A few short years later, this strategy was replicated, important to note though, in Ontario only, by the province downloading the responsibility for the funding and delivery of social housing to municipalities. The general housing policy thrust behind these decisions was the desire for greater engagement of the private sector in housing development and, of course, to reduce provincial costs. Since 1995, Ontario has lost 15,000 affordable social housing units.¹ Previous policy decisions placed not only pressure on the property tax base, but also the assumption that the market would respond to the housing need, specifically, that the private sector would be enticed to build affordable housing for Ontarians when offered financial incentives. In the meantime, this has never materialized, and municipalities have been forced to carry the financial burden associated with fully funding social housing on the property tax.

The Effect on Municipalities

In Ontario, social housing costs over \$2 billion dollars annually to deliver. Approximately \$800 million is paid by tenants and declining federal contributions, and municipalities make up the difference of \$1.2 billion.² When the federal contributions began in 2000 the transfer was to total 525 million dollars, but by the year 2030 it is predicted that the federal support will be almost non-existent.³

The financial burden of constructing new social housing units, while also keeping Ontario's immense social housing infrastructure in a state of good repair, rests disproportionately on tenants and municipalities. The capacity of either tenants or the property tax base to deal with the financial pressures exerted by the social housing program is limited. While income redistributive programs must respond to economic conditions, property tax revenue and rent incomes remain relatively static.

The superior quality of life for which Canada is internationally recognized is threatened when the cities and towns that comprise it deteriorate. When government off-load the risks and costs associated with the social housing program, municipalities are left to deal with the consequences. Municipalities have demonstrated they are able to deliver social housing under difficult circumstances but they lack the financial resources to deal with increased social need, a declining housing stock, and economic fluctuations such as job losses and interest rate risks.

In order to fix this unsustainable funding arrangement all orders of government must remember that they have a vested stake in addressing Ontario's housing challenge. When more Ontarians are able to access stable employment the Provincial and Federal governments will generate increased income through sales and income taxes. When Ontarians live healthier lives because of living in strong and equitable communities the Province saves money in health care costs. When families have access to stable, affordable housing, education outcomes improve which in turn improves our labour market and research and development capacity.

Through the intervention of the private, non-profit and government sectors, the people of Ontario enjoy the benefit of a large stock of residential ownership and rental housing – many would claim that the province and country has some of the best housing conditions in the world. Despite the excellent track record of housing the people of Ontario, roughly 15% of housing needs of the residents are not being adequately met.

While action by all housing stakeholders is essential there is a key role to be played by all orders of government to address the needs of vulnerable families and individuals who cannot successfully compete in Ontario's housing market place and subsequently full engagement in society.

Some important decisions need to be made; the economic argument and the quality of life arguments for affordable and stable housing have been made. Yet, this has not been translated into political will. Social housing continues to be viewed by many as a liability. Yet demonstrably, it is an asset that lays the foundation for strong, equitable and inclusive communities that benefit Ontarians. While municipalities will continue to accept their role in service delivery, they do not have the fiscal capacity to absorb the costs of social housing alone while creating and sustaining communities that provide an inclusive and productive quality of life for all residents.

The International Experience

The United States

The United States social housing policy is heavily reliant on the market, more so than any other industrialized country. The federal government does not explicitly fund construction of social housing. Instead, there are programs in place that provide income tax credits as an incentive to private enterprise to construct social housing. This vision was epitomized by the Reagan-Bush administrations of the 1980's and early 1990's. The result was a 77% reduction in social housing funding, and 67% decrease in the number of new government subsidized housing.⁴ As the government stopped funding social housing construction they introduced tax incentives so that private enterprise would be enticed to construct social housing. At this time, it was a commonly held belief that government run programs were inefficient and unable to provide effective services to address the problems.

The Low-Income Housing Tax Credit (LIHTC), introduced in 1986 was to provide incentives for the private sector to produce low-income housing through income tax credits. The program supported activities like new housing construction, rehabilitation of older stock, and acquisition of market rental housing to be converted to low-income units.⁵ Since 1986, close to 1.5 million units have been constructed with the use of the 7.5 billion dollars in tax credits.⁶ Although the introduction of the tax credit did not abolish the immense housing crisis plaguing the United States, it demonstrated that with the right incentives private corporations and individuals can cooperate with the public sector to produce low-income housing. The original shift in policy was a response to the tremendous cost and social concerns related to the large scale public

housing projects that the United States has traditionally favoured. And, while the LIHTC successfully spurred housing construction, it failed at creating successful, inclusive communities. Instead, units have often been built in segregated and intensely impoverished regions of cities, resulting in unattractive communities with even more concentrated poverty. These communities often exhibit higher crime rates with residents that express low morale.⁷ They do not offer low-income earners the best opportunity for accessing employment, services and an opportunity for a good quality of life. It appears that while the U.S. has made great strides in addressing the supply side concerns, the economic, community and individual concerns and well-being remain problematic.

As a consideration for Ontario's and Canada's policy context, a tax credit approach may be premature. Some experts have cautioned that Canada's population profile, market competition and tax policy would require review and likely significant changes prior to considering the replication of the U.S. styled tax credit in Canada.

More recent developments in the United States have seen the Interagency Council on Homelessness attempt to foster increased cooperation between all orders of government, various government agencies, and communities across the country to create a national partnership to combat homelessness.⁸ This effort is demonstrative of a national government that is willing to participate actively to create a countrywide solution to homelessness. The intent is not to manage the homelessness crisis, but rather, to eliminate it by providing a continuum of housing and support services. This approach provides many benefits including; integration of services, cost efficiency and greater community involvement.

The United Kingdom

In the 1980's Margaret Thatcher's government ushered in a new age for the United Kingdom's social housing agenda. Not unlike the trend we have seen in Canada over the last decade and a half, housing policy was dictated by the Thatcher government's desire to leave the realm of housing production. This was achieved by selling government owned housing to tenants at about half of their open-market value while not creating any new affordable rental stock. Although promoting home ownership is not inherently negative, it mainly targeted the better-off tenants.⁹ The costs of this home ownership scheme were enormous and unsustainable and by the early 1990's the national government was forced to reduce the monthly mortgage allowance amount. The result was an increase in repossessions as low-income owners could no longer afford their mortgage.¹⁰

As the United Kingdom drastically reduced its publicly owned rental housing stock through conversions to home ownership it meant that there were fewer affordable rental units available for the less affluent tenants. As the government owned rental stock dwindled, the rents increased on the remaining units, making them less attractive to households that could afford equivalent accommodation on the private market. The flight of employed tenants away from government owned housing significantly altered the demography of communities across Britain, increasingly the marginalization of communities and its residents.¹¹ The United Kingdom's home ownership policy aided the destruction of successful, inclusive, mixed income communities built in previous decades.

The contraction of the social rented sector continued until the mid 1990's, when the Blair Administration shifted emphasis to repairing and upgrading the UK's existing housing stock through their "decent homes strategy". The result, a steep decline in home ownership transfers and increased housing quality in the social rented sector.¹² Social housing funding, directed to housing associations and local authorities, increased for the first time in over a decade. The Blair Administration had the political will, and used it to achieve positive results. Since 1996, 180, 000 new social rented units have been constructed in the UK.¹³

The optimism surrounding social housing in the UK stems from the enormous steps taken in the last decade. Since the mid 1990's the national government, has showed a reinvigorated desire to fund social housing, also improving accountability and flexibility along the way, specifically, outcomes are locally driven. Municipalities and housing associations have been given hard deadlines with specified goals, to improve the social rented sector's housing quality, goals municipalities are more likely to achieve when not facing the administrative and regulatory barriers that pervades social housing in Ontario.

New Zealand

Over the last two decades, New Zealand's housing policy has evolved to mirror Great Britain's. The 1990's signaled a radical period in New Zealand's housing policy highlighted by the departure of the national government from the "bricks and mortar" of housing, opting instead for "accommodation supplements" (housing benefits) for low-income earners, a move intended to achieve cost savings.¹⁴

The New Zealand government would no longer take responsibility for maintaining the rental stock and no longer subsidize social housing production. For the government, the ideal scenario entailed greater housing choice for citizens receiving the

“accommodation supplement” because they now had the ability to shop around to find housing. While citizens increased their searching scope, housing affordability remained problematic because the lack of state-owned housing meant that most people chose private rental housing at market rents. The policy shift away from “bricks and mortar” subsidies was intended to cut costs, but by the end of the decade the New Zealand government’s housing related budget ballooned 235% from \$340 million to over \$800 million (New Zealand Dollars), while housing-related poverty remained unchanged.¹⁵

Similar to the experience in the United Kingdom, the push to home ownership made social housing less attractive. The mortgage help available to the more affluent tenants initiated a migration away from social rented housing, resulting in the residualization of neighbourhoods. The overwhelming majority of remaining tenants were in the lowest income deciles of New Zealand society.¹⁶ As a result, New Zealand’s social housing perpetuated the cycle of income and spatial segregation of low income earners within cities.

Over the last decade, the housing policy in New Zealand has not been as successful as hoped but the cooperation between local and national governments remains strong. In New Zealand, the national government is a strong financial contributor to the housing allowance but, local governments are left to fund the costly supply-side programs that have been lacking. The current fiscal relationship between local and the national government in New Zealand is one that shares the costs and risks of providing social housing to citizens. This is an important achievement and perhaps a first step in working towards addressing community and economic development and sustainability through housing policies.

Ireland

Like the United Kingdom, Ireland now exhibits a high rate of home ownership. However, unlike the housing experience in United Kingdom, the housing market is more regulated ensuring adherence to national housing policies, exemplified by the introduction of demand-sensitive rent in private rental housing to ensure that landlords cannot increase their profits by artificially inflating rent to take advantage of rent subsidies from the government.¹⁷

While it is now common to see national and state governments divesting all interest in rental housing production, Ireland’s national government stands almost alone in having chosen to remain an active participant in the financing, managing, and supporting state-owned rental housing¹⁸. Ireland’s social housing system is delivered

and managed locally but funded predominantly by the national government. Ireland's national government has also created the "Office for Social Inclusion" and adopted an National Anti-Poverty Strategy.¹⁹ These two initiatives ultimate goal is to end poverty in Ireland and are guided by principles including building viable and sustainable communities, improving the lives of people living in disadvantaged areas, and providing supports to working age people to increase their employment and participation.²⁰ In order to get to that result the national government worked closely with municipalities to create a national plan to combat poverty. As a result, Ireland now has a national anti-poverty plan with a clear goal of reducing poverty by four per cent by 2012 and eliminating poverty entirely by 2016.²¹

One tool to address poverty is the national inclusionary planning legislation that can compel developers to reserve a certain percentage of units for low-income earners. Municipalities, empowered by their new planning powers, are now better able to counteract the class and income segregation common in market dominated housing systems.²² Communities that once restricted housing entry based on a person's income bracket, class, or social background are now planned and built with social inclusion in mind. Ultimately the Irish goal is to eradicate poverty completely, a goal easier to achieve when housing options are varied and communities are built with inclusion as the guiding principle.

The sustained national government commitment to housing through funding, and the creation of a national plan to combat poverty signifies a desire to share the costs and benefits associated with social housing provision. An essential step to eliminating a social housing crisis is the cooperation of all orders of government to share equally the risks and costs but also the benefits that are derived from social housing. This shared cost and shared risk approach is one that is beneficial for municipalities in Ireland because it ensures that their finances are not heavily strained by providing social housing.

The Netherlands

In the Netherlands unique steps have been taken to combat the lack of stable and affordable housing. The national government heavily regulates the housing market and also maintains a commitment to create large stocks of social housing under the guidance of 5-10 year housing plans. As a result, the Netherlands boasts a social housing sector that represents 40% of the nation's total housing stock.²³

The national government's strong commitment to completely subsidize the construction of new social housing has had two significant outcomes. Firstly, the new social housing construction has guaranteed sufficient housing stock for lower-income earners. Secondly, housing construction has recognized as an important economic development tool that can combat unemployment in the building sector during economic downturns.²⁴

The housing market regulation in the Netherlands comes in various forms, from rent controls to strict quality standards for new social housing construction and guidelines for the renovation and replacement of pre-World War II (WW II) stock. Rent controls have been successful at making the new social housing affordable to most citizens, even those at the bottom end of the income distribution. The Netherlands' strict quality standards have ensured that both new housing and rehabilitated stock are built to incorporate amenities like central heating to reduce operating costs.²⁵

Municipalities in the Netherlands were able to continually build social housing and maintain existing rental stock due to the full and prolonged financial support from the national government.²⁶ Ultimately these programs were to achieve the construction of an adequate stock of affordable housing while avoiding the social, spatial, and income segregation that often plagues social housing. It appears as though that the affordability goal has been met and communities in the Netherlands offer a variety of housing options that make housing more affordable, thus accessible to a variety of tenants. The large stock of social housing, dispersed through Dutch cities has made it extremely difficult for developers to create housing that excludes tenants based on income, ethnicity or social standing. Instead, Dutch communities remain well integrated into the urban fabric, and are havens for the inclusion of tenants from various income ranges and ethnic groups.

The Netherlands have been successful at providing affordable social housing partly because they have a national housing plan that projects housing need for 5-10 years in advance to guide the spending and construction of new social housing. These national plans, created with municipal consultation, are heavily scrutinized to ensure efficiency. The success that the Netherlands has experienced in alleviating their housing affordability crisis can also be attributed to a shared commitment by governments at the national and local level to work cooperatively at every stage of the process from policy, to funding, to implementation.

Germany

Until 1980 Germany was producing over 125 000 social housing units yearly.²⁷ In the 1980's, Germany witnessed a marked decline in social housing construction that coincided with the federal government's withdrawal of financial support. All the responsibility of financing new housing developments was placed entirely on states and municipalities. By 1990, the federal government was once again a financier of social housing construction, sharing with states and municipalities, the costs and benefits of the program.

After WWII Germany's housing need was desperate and in response the federal government played a central role in reconstruction. Historically, Germans viewed housing as a "social good" for which the state had to take responsibility.²⁸ Germans expected social housing to provide shelter for large segments of the population. In the 1980's, similar to the international experience, the federal government opted to fund support programs for low-income earners in place of new social housing construction. While the supports that are associated with social housing are integral to its success, an adequate supply of affordable social housing is of equal importance. Since the early 1990's, Germany appears to have found a balance of supply and demand-side programs.

Income supports in the form of rent allowances work in conjunction with production subsidies. These production subsidies are divided into three funding streams. The first stream, to finance social housing construction for the lowest income earners, the second stream to construct social housing for higher income tenants who still cannot afford market rent. Following construction, 15 year operating subsidies are attached to the units.²⁹ These subsidies deal with long-term social housing goals. The third production subsidy attempts to address short term housing needs and comes with few strings attached.

Germany's experience offers key insight into the importance of creating social housing programs that are balanced and flexible, able to handle sudden changes in economic conditions that can alter social housing need. However, a primary downfall of social housing policy in Germany is that it has not succeeded in creating vibrant, inclusive mixed-income communities. Social housing in Germany consists of a homogeneously poor tenant population, making it more difficult to integrate with the rest of the community.³⁰

What Have We Learned?

The international experience has given us much insight into the impacts of various policy decisions throughout the developed world. Through the experience of the United States, Great Britain and New Zealand we have come to understand that a complete shift to demand side subsidies in the form of rent supplements or housing allowances are incapable of relieving the issue of housing access and affordability. The cost savings that were the intended benefit of demand side subsidies never materialized. Instead, spending on rent supplement programs increased as the supply of affordable housing decreased. In countries that enacted only demand-side policies without rent controls the money spent on rent supplements have been found to have an inflationary impact beyond the rate of inflation.³¹ The countries that have done a better job of addressing housing stability and affordability have been those where national and regional governments have been willing to take a more active role in housing policy, exemplified by the Irish and Dutch experience. The national governments of these countries have chosen to cooperatively and comprehensively tackle housing affordability and availability through the guidance of long-term national plans, national plans that included local engagement.³² Support from national governments did not end with the creation of a national plan. In Ireland and the Netherlands national plans were combined with necessary funding attached to enact the plan. In this way all orders of government share the cost and rewards of providing this service to citizens.

The main lesson we have learned is that, successfully dealing with social housing can be achieved with balance and an approach characterized by flexibility. A balance of funding between production subsidies for the construction of affordable units and demand side subsidies to ensure that citizens will have adequate income left for other necessary expenses. The immense diversity of Ontario's municipalities tells us that the right balance may evolve in different ways in different parts of Ontario. In Ontario, planning for the right mix of services must occur at the community level within a framework that focuses on outcomes rather than on the narrowly defined programs and streams currently available. Just as importantly, it is necessary to balance the costs and risks associated with social housing between the various orders of government. All national or regional governments in our study provide significant fiscal resources to local governments to help reduce the strain on municipal finances. Ontario remains an anomaly, where municipalities bear the risks and costs associated with social housing, as is well known, municipalities alone, cannot address demographic and market conditions and their impact on the demand for community services.

Municipalities, at this time, do not have the fiscal tools to address these issues. As we move forward, we need to consider that successful housing policy in Ontario requires a suite of tools and policies that should include for example; housing allowances and income to provide housing loss prevention, purpose built rental and affordable housing and inclusionary planning.

Beyond Bricks and Mortar

It is important to note, the trend that prevailed in many countries during the late 1980's and 1990's that resulted in the offloading of responsibility for social housing by many national governments was prompted by economic downturns and the commitment to deficit and debt reductions and globalization. Since that time, and likely as a result of the devastating impact of downloading on communities, the dialogue has shifted. Consensus is growing that what is important to community health and sustainability goes far beyond economic indicators. As demonstrated in the developing Canadian Index of Wellbeing; good standards of living, life-work balance, good population health, an healthy environment, access to education, cohesive communities and civic engagement are robust indicators that need to be considered in public policy discussion and decisions.³³ Every order of government has a responsibility for working towards housing arrangements that will better serve the vulnerable in our communities and facilitate progress from poverty. We need to ask ourselves if it is more important to become better managers of social housing, or whether it is essential to give municipalities the tools to better develop and manage community renewal, poverty reduction and economic progress.

While this paper primarily focuses on the capital concerns related to the availability of affordable housing, it must be recognized that overall, housing stability and affordability is a primary factor in determining the economic, social and physical health and well-being of Ontario's families and Ontario's communities. Housing is more than just shelter, it is the interrelated system of services, supports, funding and policies that enable Ontarians to live and engage in their community life. The housing challenges in Ontario are real and are growing. The fiscal challenges municipalities face must be addressed otherwise, this important asset that has been recognized as a driver in economic and community development and sustainability, environmental sustainability and community and individual health and well-being remains at risk.

Municipalities in Ontario have demonstrated that the delivery of social housing should be locally driven. What we have learned is that prescriptive legislation operating from a “one size fits all” lens undermines the ability of municipalities to meet their local needs. We also know that fundamentally, there is a role for the federal and provincial governments in housing. There must be a commitment from all governments to establish a comprehensive national housing strategy. The strategy should include supportive legislation that can provide clear goals, with outcomes based analysis, that in conjunction with a stable funding arrangement will allow municipalities to continue to deliver a high quality social housing program. This will create and sustain healthy communities, social integration, economic competitiveness and provide the opportunity for all Ontarians to fulfill their dreams, expectations and live a full life.

Conclusions

While the AMO paper *Principles and Strategic Considerations for Social Housing in Ontario* provides the foundation by which future discussions and decisions on social housing should be guided, the lessons learned from our international counterparts are critical considerations to the future of social housing in Ontario.

What remains indisputable is that the current fiscal relationship is not healthy for municipalities and the people they serve. This is reinforced by the demonstration in every example of our international analysis of the commitment by regional and national governments in the funding and planning of affordable housing. It is not by accident that no other jurisdiction in North America, and perhaps internationally, burdens the property tax payer like Ontario. This fiscal relationship must change in order for Ontario’s housing situation to improve.

With a new fiscal arrangement, municipalities will be able to share costs and benefits of social housing with the other orders of government through healthy, inclusive and sustainable communities. We must consider that when social housing is neglected the other orders of government must fund alternatives such as jails, long-term care, hospitals and shelters that are more costly than social housing.³⁴ In light of this fact, AMO understands that only with the active participation and cooperation of all orders of government can a comprehensive, long-term strategy to address Ontario’s social housing challenges be implemented.

Finally, it is important to note, that AMO recognizes that funding is not the only important consideration in the success or failure of social housing. We know that legislative and policy changes are needed, changes that recognize and respond to demographics and market conditions as well as local innovation and creativity. Our municipalities are waiting for the provincial and federal governments to catch up with them. Despite the previous poor public policy decisions, and the restrictive regulatory and fiscal framework, municipalities have moved ahead in their commitment to community development. Municipalities have constantly proven that they are best able to deliver social housing, but this is only possible when they have the flexibility and the funding to do so.

This is a reminder, that while we are calling on all orders of governments to actively participate in housing, participation must be based on adequate federal and provincial funding, defined roles and responsibilities and an accountable and sustainable funding framework focused on housing outcomes that foster strong and sustainable communities.

NOTES:

- ¹ Sharad Kerur and Deborah Schlichter, "2007 Ontario Pre-Budget Consultations: Submission to the Standing Committee on Finance and Economic Affairs," Ontario Non-Profit Housing Association. January 2007.
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Federation of Canadian Municipalities

Fédération canadienne des municipalités

Sustaining the Momentum:

Recommendations for a National Action Plan on Housing and Homelessness

January 23, 2008



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TABLE OF CONTENTS

<i>Executive Summary</i>	3
<i>1. Introduction</i>	5
<i>2. The case for a comprehensive approach</i>	6
2.1 Expiring funding commitments	6
2.2 The importance of housing in the economy	8
2.3 Place-based and local outcomes	9
2.4 Housing and health	9
2.5 Housing as a system.....	10
<i>3. Identifying stresses and weaknesses across the continuum</i>	12
Issue 1: Persistent homelessness	12
Issue 2: Preserving the viability of existing social housing stock.....	13
Issue 3: Erosion of existing low-to-modest-rent private stock.....	13
Issue 4: Affordability problems are the predominant issue	14
Issue 5: Low levels of new rental construction	15
Issue 6: Expand access to homeownership opportunities for modest income households.....	17
Issue 7: Manage place-based and neighbourhood effects.....	18
<i>4. Roles and responsibilities</i>	19
<i>5. Establishing target outcomes</i>	22
5.1 Costs of proposed targets	23
<i>6. Conclusions</i>	26

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Executive Summary

The Federation of Canadian Municipalities and its Big City Mayor's Caucus have developed this report to advocate a long-term funding framework, together with a comprehensive national strategy focusing on eliminating chronic homelessness and significantly reducing the housing need problem that confronts one in every six (1.4 million) Canadian households.

Since 2001, Canada's municipal, provincial/territorial and federal governments have worked together with private-sector builders, landlords and community organizations on this issue. They have learned valuable lessons, strengthened their expertise and achieved modest results. In the past five years, some 27,000 assisted housing units have been added to the existing 600,000 built under pre-1994 programs. A strong foundation has been laid. Now it is time to build on this foundation.

A funding precipice

The main impediment to expanding these efforts is the scheduled expiry of all federal social housing funding programs in March 2009. This will mean the termination of \$2 billion in funding available in the 2007–09 period. At the same time, ongoing federal subsidies for existing social housing are already expiring, and in the next 10 years, annual spending on assisted housing will decline by an additional \$500 million.

This federal spending is linked to provincial/territorial cost-sharing programs and agreements, so provincial/territorial treasuries will gain parallel reductions.

The termination of these funding streams will seriously undermine efforts to attack the issue of homelessness and the associated problem of lack of affordable housing. It will also weaken efforts in many cities to renew and revitalize neighbourhoods.

The consequence is that problems of homelessness and housing affordability, which are already straining the limited resources of Canada's cities, will undermine the economic well-being of these cities, which are widely acknowledged as the engines of national economic growth, competitiveness and productivity.

These are not just social issues; they are core economic issues. And they are not just local issues; they are national issues.

Why a national action plan?

Housing is a basic and fundamental issue affecting individuals and communities and an important determinant of health and well-being. It is also the largest asset for most

families and a key element of both the wealth and health of individuals and the overall economy. Housing affects the national economy and a range of stakeholders, including consumers, builders, developers, realtors, landlords and mortgage lenders.

All orders of government are involved in housing to some extent through regulation, policies and funding. Canada needs a long-term and sustainable funding framework for housing that provides sufficient and predictable funding to enable implementation of solutions locally. Canada's municipal governments have proven themselves ready and willing to fund, deliver and manage locally appropriate strategies and programs, but lack the fiscal capacity to respond effectively to the issues of homelessness and housing affordability.

Guiding Principles

In calling for a long-term sustainable approach, FCM is guided by the following principles:

- Build on our affordable housing legacies as a country that cares.
- A housed population is a productive and secure population.
- Housing is an essential component in the creation of healthy, well-functioning neighbourhoods/communities.
- Housing is by nature multi-jurisdictional and requires the ongoing participation of all orders of government, together with the private and non-governmental organization community sectors.
- Resources and action are required in all communities to reach every Canadian family and individual.
- Actions and funding must be long-term, predictable and sustained.
- Housing assistance is effectively a form of income redistribution and should be funded through progressive income tax revenues, not through municipal property taxes.

The objective of the action plan is to secure new long-term government investment to harness and maximize the impact of existing assets and new investment. Over a sustained period this will reduce homelessness, improve housing affordability and restore a well-functioning housing system with healthy dynamic neighbourhoods.

Five targets, 10 years

Canada's municipalities are proposing a comprehensive strategy over the next 10 years (2008–2017) to meet the following targets. The priorities are: (1) to preserve and enhance existing assets; (2) to reduce homelessness and the number of people needing housing; and (3) to expand the supply of affordable housing necessary to meet existing and future needs.

1. End chronic homelessness in 10 years

Create 20,000 new transitional, supportive and permanent affordable housing opportunities (2,000 per year) and appropriate support to stabilize underlying issues that contribute to chronic homelessness (e.g., mental health and addiction).

2. Expand the stock of affordable non-market housing by 15 per cent of the total annual housing starts each year

A growing population creates new households, and an estimated 15 per cent of these new households will need housing. This means 25,000 to 30,000 new households in need per year. This target aims to create enough new permanent affordable housing to stabilize housing need. This housing can include new construction and acquisition/preservation of existing market units.

3. Reduce the backlog in core housing need by 25 per cent over 10 years (35,000 households per year)

This will use a variety of approaches, including rental assistance and assisted home ownership, as well as new construction or acquisition/preservation, to expand the number of affordable non-market units.

4. Preserve and modernize Canada's existing social housing stock at the rate of 20,000 units a year and renew existing subsidies

One-third of existing social housing stock (220,000 units) is at risk. This target will ensure they are retained and modernized and that expiring subsidies are renewed to ensure the units remain affordable.

5. Extend and revise the Residential Rehabilitation Assistance Program to improve conditions in existing private (homeowner and rental) stock to rehabilitate 10,000 homes annually

This would continue to assist low-income owners and people with disabilities to rehabilitate existing homes and help private landlords (including rooming houses) to bring rental properties up to minimum standards while preserving affordable rents.

Targets are achievable by recommitting and reinvesting existing funding

The estimated gross cost of implementing local strategies that will collectively meet these five identified targets is estimated at \$3.35 billion annually, to be shared by all orders of government.

However, this is not new money. Much of this is already being invested and is scheduled to end in 2009. Renewing commitments at a level consistent with current funding under the Residential Rehabilitation Assistance Program (RRAP), Homeless Partnering Strategy (HPS) and the Housing Trust Funds involves a total of \$2 billion over two years (2007–09). Most of this is matched with provincial investment. This can be augmented by reinvesting spending from expiring social-housing operating agreements (federal expenditures are currently \$100 million annually and would rise gradually over the next 10 years to \$500 million annually), also largely paralleled by provincial/territorial spending.

In addition, these estimates do not consider the revenues generated by the recommended housing market activity, which are estimated to be more than \$500 million in tax revenue for the federal government and roughly \$175 million for provincial/territorial governments. This fiscal offset substantially reduces the net cost to federal and provincial/territorial governments.

Municipalities will continue to provide in-kind contributions (staff coordination, waiving fees and charges and providing land) and municipal grants, as well as take the leadership role to develop and help implement local action plans on housing and homelessness, working with both business and community stakeholders.

Overall, the targets can be achieved simply by the federal government committing to sustaining federal spending at current (2007–08) levels and reinvesting ongoing savings in existing social housing subsidies as funding agreements expire, and by provinces and territories matching these federal investments.

1. Introduction

The Federation of Canadian Municipalities (FCM) and its Big City Mayors' Caucus (BCMC) recognize that issues of homelessness and lack of affordable housing are serious problems that confront all orders of government but are increasingly being left to Canada's municipalities. As defined by Canada's official housing agency, the Canada Mortgage and Housing Corporation (CMHC), housing need refers to households with incomes insufficient to pay for a suitably sized median-rent unit in their area, without spending more than 30 per cent of their income.

Throughout the post-war period, at least until 1994, active federal involvement, together with engagement of the provinces and territories, has provided a series of policies and programs that have created important assets of over 600,000 affordable dwellings (this social housing accounts for six per cent of Canada's total housing stock). These programs have helped municipalities and community-sector non-profit and co-operative organizations respond to housing need.

However, the period from 1994 to 2001 saw a significant withdrawal of resources and declining commitment from both the federal and many provincial and territorial governments. Canada's municipalities were left to address this problem with only minimal levels of support.

Federal involvement recommenced at a modest scale with the National Homelessness Initiative (now the Homelessness Partnering Strategy) in 1999 and an Affordable Housing Initiative agreement in 2001. However, both of these program frameworks have been characterized by uncertainty, with individual programs or initiatives funded only for two to three years at a time, with no predictability or sustainability, and lengthy delays between announcements of funding renewals and availability of the funds. All of these programs, including the Residential Rehabilitation Assistance Program (RRAP), are scheduled to end in March 2009.

Housing issues are also very personal issues. The aggregate statistics conceal the daily challenges faced by low-income individuals and families that struggle every month to pay the rent and feed themselves and their children. High housing expenses are a critical barrier to getting ahead, often contributing to and exacerbating poverty problems.

This proposed action plan has been developed by FCM's BCMC and Canadian Municipal Housing Action Network (CMHAN) to re-engage federal and provincial/territorial partners, as well as private-sector and community stakeholders in a more deliberate and sustainable action plan.

Canada's municipalities are active in responding to these issues and many have initiated programs and strategies at the local level. But ongoing support funding is required from federal and provincial/territorial governments.

In calling for a long-term sustainable approach, FCM is guided by the following principles:

- Build on our affordable housing legacies as a country that cares.
- A housed population is a productive and secure population.
- Housing is an essential component in the creation of healthy, well-functioning neighbourhoods/communities.
- Housing is by nature multi-jurisdictional and requires the ongoing participation of all orders of government, together with the private and community sectors.
- Resources and action are required in all communities in order to reach every Canadian family and individual in need.
- Actions and funding must be long term, predictable and sustained.
- Housing assistance is effectively a form of income redistribution and should be funded through progressive income tax revenues, not through municipal taxes.

The objective of the action plan is to secure new long-term government investment to harness and maximize the impact of existing assets and new investment. Over a sustained period, this will reduce homelessness, improve housing affordability and restore a well-functioning housing system with healthy dynamic neighbourhoods.

This document first sets the context for a more comprehensive approach: why housing matters and where the housing system is currently failing. It then identifies a range of approaches and priorities that together can respond to these problems and improve outcomes in an inclusive and comprehensive way. Section four outlines roles and responsibilities, and finally, section five presents target outcomes together with estimates of the costs to implement the plan.

Municipalities have taken up the challenge and many have developed and implemented action plans on homelessness and affordable housing. A solid foundation with expertise and increased capacity has been built and significantly supported by federal and provincial/territorial funding initiatives since 1999 (NHI/HPS and AHI). This paper articulates a case to enhance and expand the funding framework to further enable the local strategies that are addressing and reducing homelessness and issues of housing affordability.

2. The case for a comprehensive approach

Housing

- is a basic and fundamental issue affecting individuals and communities;
- is an important determinant of health and well-being;
- is the largest asset for most families and a key element of both the wealth and health of individuals and the overall economy;
- impacts on and is impacted by the national economy; and
- implicates myriad stakeholders—builders, developers, realtors, landlords, mortgage lenders and consumers.

All orders of government are involved in housing, both directly through regulation and funding, and indirectly through such activities as urban planning, immigration policy, tax policy and monetary policy. The federal government, through the *National Housing Act*, is legally implicated in playing an active role in creating the foundations of a strong, effective housing system. Provinces and territories are inextricably involved through building and municipal planning legislation and regulation, housing legislation, residential tenancy acts and participation in joint federal-provincial funding and programs.

But fundamentally, housing is a physical asset that exists in specific locations and directly involves Canada's municipalities, often as conduits for or administrators of federal or provincial legislation, regulation or funding. Increasingly, municipalities are being called upon to invest their own, more limited, revenues to help deal with housing and homelessness issues that are most visible at the local level. A comprehensive approach can ensure that independent actions (or lack of action) by one order of government do not undermine efforts by another order of government.

Canada needs a long-term and sustainable funding framework that provides sufficient and predictable levels of funding to enable implementation of local solutions. Canada's municipalities are ready and willing to deliver and manage locally appropriate strategies and programs, but they lack the fiscal capacity to make a serious impact on homelessness and housing affordability issues.

The need for a comprehensive national housing strategy is supported by a broad range of stakeholders. Highlighting the economic impacts of housing, the Toronto Dominion Bank, Canadian Real Estate Association, Toronto Board of Trade and the Canada West Foundation have all articulated the need for a national coordinated approach. Canada's mayors and municipalities have previously put forward recommendations for a national strategy.¹ Social policy and affordable housing advocates have regularly lobbied for a broader more coherent framework with sustainable levels of funding, rather than the short-term or non-existent programming that has characterized housing policy in Canada for two decades.

More recently, both business and municipal officials have recognized that, by default, significant costs are incurred by the institutional and emergency systems responding to homelessness. In short, there is a high cost to doing nothing to reduce homelessness (often higher than the cost of doing something pro-active).²

2.1 Expiring funding commitments

The involvement of municipalities in housing and homelessness initiatives has significantly increased, in terms of active engagement, delivery of programs and funding contributions. Many municipalities have worked in collaboration with community representatives to develop comprehensive local plans and strategies specific to homelessness (61 formal community action plans) and affordable housing strategies.

In both cases, the implementation of the plans, building supportive and affordable housing, has depended on funding from the federal and provincial government. Implementing these plans on a meaningful scale requires levels of funding that are beyond the means of municipalities.

¹ National Housing Policy Options: A Call for Action (1999); A National Affordable Housing Strategy (October 2000); and Moving Forward: Refining the FCM Recommendations for a National Affordable Housing Strategy (2004)

² This view has been well articulated in a number of speeches in Canada by Phillip Mangano, Executive Director of the U.S. Inter-Agency Council on Homelessness. In Canada, research confirms that it is four to ten times as expensive to respond to homelessness by default through the emergency and institutional systems as it is to provide appropriate transitional and supportive housing where appropriate services that attack the causes of homelessness can be delivered (e.g. HRSDC 2005 The Cost of Homelessness: analysis of Alternative Responses in Four Canadian Cities HRSDC, 2005).

This is why Canada's municipal councils and mayors are deeply concerned about the pending expiry of all current federal programs in March 2009, as well as the ongoing reductions in federal (and often parallel provincial) funding as long-term operating subsidies expire:

- The Residential Rehabilitation Assistance Program (RRAP), the Homeless Partnering Strategy (HPS) (together totaling \$526 million), and the Bill 48 Housing Trust Funds with \$1.4 billion allocated—a total of \$2 billion over two years (2007–09)—all expire in March 2009.
- Over the next decade, annual federal spending on existing social housing is scheduled to decline by almost \$500 million against the 1995–96 base levels (much of which will be matched by provincial declines).

These planned expenditure reductions should be reinvested to preserve existing stock, to attack backlog of need and to ensure that housing need does not increase further as the population and number of households grow.

An analysis of government spending patterns over the past two decades reveals the critical role that federal spending has in leveraging and sustaining investment from other orders of government (See Figure 1).

Total consolidated spending on housing (all three orders of government, in current dollars) peaked at \$4.1 billion in 1993 and then declined dramatically to \$3.4 billion in 2002 — a reduction in annual spending of \$700 million. It increased marginally back to \$3.7 billion in 2006 with the Affordable Housing Initiative (AHI) but is still below its 1993 peak (See Figure 2).

Figure 1 – net housing expenditures by order of government

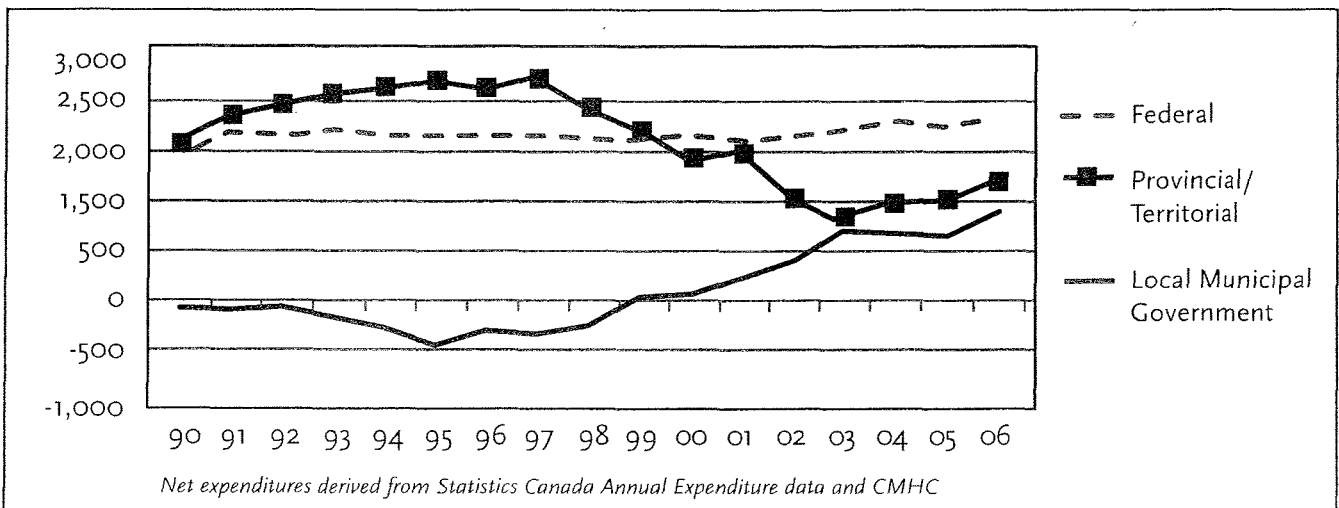
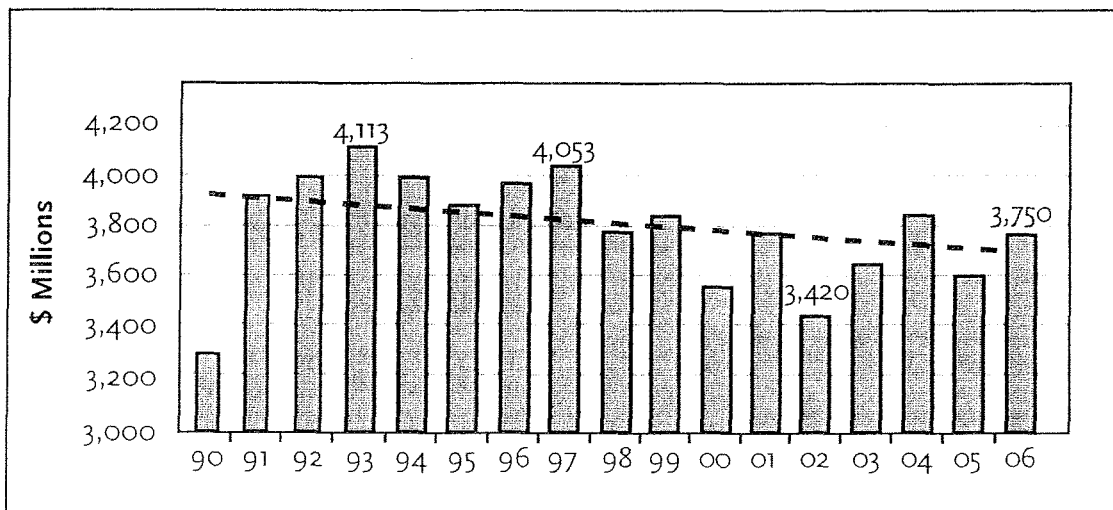


Figure 2 – Consolidated FPT and local housing expenditures, with trendline



Over the past decade, there has been a dramatic decline in aggregate provincial spending on housing programs and a concomitant increase in the expenditures of local government, now exceeding \$1 billion in aggregate.³ This has included transferring subsidy obligations to local government, especially in Ontario, and, in the case of new affordable housing development requiring municipal contributions in the form of grants or waived fees and charges, lowering (or waiving) property tax rates and contributing municipal land assets.

The most significant decline in provincial spending occurred between 1996 and 2003—the period when the federal government withdrew and was not funding new social/affordable housing programs.⁴ The more recent Affordable Housing Initiative has resulted in renewed provincial spending. This expenditure pattern reveals the critical role that federal leverage through cost-shared funding mechanisms has played in stimulating provincial involvement.

2.2 The importance of housing in the economy

Housing represents a significant part of the economy, both affecting and being affected by broader economic circumstances.

The impact of housing on the economy includes the following:

- Consumer spending: on average, households spend roughly one-fifth of their income on shelter and related expenses.
- Personal wealth: housing assets represent the single largest household investment and, for most, this is the primary source of personal wealth.
- Increased consumption: appreciating home equity is accessed through refinancing and stimulates consumption beyond that permitted by current income. At the same time, refinancing and new debt can create a burden in the event of an economic downturn or rising interest rates.
- Labour market impacts: high or rising housing costs may be a deterrent to labour mobility, reducing labour supply and putting pressure on wage rates.

- Labour market participation: unstable housing situations (risk of eviction), as well as housing that is in poor condition and located in depressed neighbourhoods, can act as a barrier to investment and a constraint on labour-market participation and the ability of people to improve their circumstances.
- Productivity: housing may have both positive and negative effects. On the negative side, rising home prices require a larger capital outlay or financing and may crowd out investment in more productive parts of the economy (rising prices of existing assets have no productive value). On the positive side, a well-housed population with manageable shelter costs would participate more productively in the economy.
- Economic growth: housing accounts for roughly six per cent of Canada's GDP. New housing construction has a significant multiplier effect, with each new home creating four-to-six person years of direct and indirect employment and associated incomes, which are recycled through the economy.

The impact of the economy on housing includes the following:

- Employment and income growth fuel housing demand and related economic outcomes. In the face of rapidly rising house prices (as recently occurred in western Canadian cities), it is not possible to expand the supply of new housing quickly due to both lengthy planning processes and capacity constraints in the development industry. In the short term, a rising economy significantly affects house prices and rents (e.g., Vancouver, Calgary since 2004).
- Subsequently, as supply responses emerge, demand may have weakened, causing price corrections that can be exacerbated by additional supply (by then unneeded). Housing thus tends to extend the amplitude of both boom and bust cycles in the regional and national economy.
- Monetary policy, specifically inflation targets and interest rates, directly influences the financing (carrying) cost of housing and affects affordability, for new owners, those refinancing and rental investors.
- Tax treatment of income in different sectors can influence or distort investment. Compared to the 1970s, the current tax environment for rental housing is less attractive and dissuades new rental supply, directly affecting rent levels and affordability.
- Through labour market growth and contractions, the economy interfaces with income support, especially in economic downturns. Households that are dependent on income assistance are six times more likely to experience affordability problems compared to working-poor households.⁵

³ It should be noted that within this aggregate trend, two provinces, BC and Quebec, have increased their expenditures, so the aggregate conceals larger reductions in other provinces/territories.

⁴ The actual period of federal absence was 1994–2001 but actual spending lags because commitments in late 1993 and in 2001 did not begin receiving subsidies until a few years later.

⁵ Statistics Canada – Luffman, November 2006

Recent events in British Columbia and Alberta highlight the effects of constrained housing markets on both labour mobility and affordability. Meanwhile, the sub-prime mortgage problem in the United States—now identified as a leading cause of the emerging slowdown in the U.S. economy—has revealed the effect even a relatively small sector of the mortgage market can have on the economy. While the sub-prime segment is only a small sector of the mortgage market, this has had broad reverberation, including loss of confidence in the home mortgage market, restrictions on mortgage credit and fewer new originations. The resulting constraint in demand has, in turn, caused declining sales, falling house prices, over-leveraged borrowers with negative equity and declining housing starts with effects on economic output, including slower growth.⁶

Because the housing market is so interconnected and interdependent with the economy and implicates all orders of government, it is necessary to develop a comprehensive policy and to monitor and research the ongoing or changing effects and outcomes of certain policies across the system. Housing's impacts are long term and influence both economic and social well-being.

2.3 Place-based and local outcomes

These broad economic effects are typically manifest, to greater or lesser degrees, in specific locations because housing markets are local or regional, especially in a large country like Canada. And these geographic effects can be profound within metropolitan regions. Higher inner-city land and housing prices (and rents) may push people with lower incomes increasingly into distant suburban and exurban locations, and often farther from public transportation corridors (where these exist). Auto dependency increases, but lower-income households can afford only older cars, sometimes less fuel efficient and often with high emission levels, creating a dual impact on the environment since they are driving longer distances.

As households seek out more affordable homes in suburban locations, this can affect municipalities in the form of extended infrastructure costs, affecting both capital and operating budget impacts, as well as generating more commuting-related emissions and environmental impacts.

Concurrently, because lower-income households lack effective demand and purchasing power, there is a tendency for these households to seek lower-cost accommodation, which often results in concentrations of poverty in the poorest areas. Since such concentrations lack purchasing power, they cannot sustain local commercial enterprise, resulting in a combination of physical (boarded up and vandalized shops) and social decline, sometimes associated with criminal activities, which impact municipal policing and fire costs. These poorer neighbours are often also characterized by few recreational facilities, poorer schools and

limited opportunity for children to break out of the poverty cycle that has trapped their parents.

In short, there are quite specific place-based impacts and outcomes, and these are realized locally. By default, municipalities are implicated in dealing with these consequences, even though, in many cases, the municipality was not part of the initial policy decision (e.g., immigration targets or income-assistance design) or cause (e.g., economic cycles).

2.4 Housing and health

Housing has been widely recognized as a key determinant of health, including both physical health and, more relevant today, mental health. Substandard housing conditions have long been associated with poor health and the spread of epidemics.

Poor housing conditions include lack of safe water and appropriate treatment of sewage. Moisture issues lead to rotting and risk of accident, as well as molds, toxins and respiratory problems. Unsafe electrical installations and repair contribute to fire and other accidents, sometimes causing fatalities.

Many of these issues are especially prevalent on Aboriginal reserves, as well as among urban Aboriginal and other low-income households. These households, without the capacity to secure housing in sound condition, often default to poor quality housing. The incidence of poor dwelling conditions is relatively low in Canada, but these conditions do exist and often affect lower-income individuals and families. Poor people end up in poor housing usually because they cannot afford better housing. They can't pay for better housing and often expend too much of their income even for poor housing.⁷

The less visible but more prevalent issue is mental health and stress associated with housing issues. Research evidence identifies higher levels of illness and mental health among renters than owners. In part, this is associated with a lower degree of control among renters compared to owners. Renters as a category experience higher shelter-to-income burdens, with a far higher incidence of severe shelter cost ratios, spending over 50 per cent of their income on housing.

⁶ Later in this report, assisted ownership initiatives, based in part on some U.S. models, are recommended. It is important to distinguish these very successful programs from the lending that originated in the sub-prime mortgage market. The assisted ownership programs in the U.S. typically involve proactive counselling and support, as well as mortgage rates that are subsidized or slightly below market with due diligence and sound underwriting. In fact, many of the victims of the sub-prime issue are now being counselled by practitioners experienced in ownership assistance to modest income households.

⁷ The separate 2008 FCM Quality of Life report ("Trends and Issues in Affordable Housing and Homelessness") has identified higher vacancy rates in lower rent stock than in the mid- and upper-rent ranges. This suggests that tenants are seeking to move on from poor conditions or that this stock is occupied by less stable households, which are more frequently unable to pay rent and fall into arrears.

There is a relationship between housing, socio-economic status and health. High housing cost burdens (as percentage of income) have been associated with poor mental and general health. It is theorized to be an indirect effect, with the prime issue one of stress and lack of self-esteem, which arises from relative material deprivation. Many of these outcomes are a result of neighbourhood effects. A natural market-sorting process may leave a neighbourhood in poor decline, even if a specific house did not have substandard conditions; but in many cases, poor housing and poor neighbourhoods co-exist and act to compound health and poverty issues.

Good housing policy and interventions can help to minimize the negative effects of housing-related issues (including neighbourhood effects) on health and can contribute to better quality neighbourhoods and a healthier more productive population. In addition, providing home-based health support, particularly for disabled or frail elderly people, as well as mentally ill or addicted persons, can be less costly than institutionalized or hospital care.

2.5 Housing as a system

In addition to the inextricable link between the housing market and the economy, housing is also highly interconnected and is best characterized as an interdependent system.

All orders of government share a common objective: to ensure that Canada has a competitive, prosperous economy and a supportive social infrastructure. Canada's housing system is at the core of this goal.

A healthy, inclusive and effective housing system is the foundation for strong, healthy and sustainable communities, which in turn create and support a strong country. Canadian families and individuals are the heart of the nation, and access to sound, secure and affordable housing is a key ingredient to helping Canada prosper. Policies and programs must address both the backlog of housing need and the future housing needs of Canadian families and individuals.

For a large majority of Canadians, the housing system works well and enables many to enjoy affordable, suitable housing and neighbourhoods. However, this is not always the case. When the housing system is weak or incomplete, it can compromise this larger objective. For example:

- When affordable rental housing is lacking, there are constraints on referring individuals or families arriving at emergency shelters to appropriate housing. Chronic homelessness cannot be reduced without an appropriate and sufficient supply of supportive housing.
- Similarly, without supportive housing options for frail seniors and mentally ill persons, demand backs up into more costly long-term care facilities and hospital beds.
- An insufficient number of lower-rent units results in rising rents, worsening housing problems.
- When lower-income people concentrate in one area, because that is where lower-cost housing is found, poverty issues are transformed into neighbourhood issues.
- When house prices increase rapidly, or interest rates get out of hand (as they did in the early 1980s), access to ownership is constrained, causing households to remain in the rental sector, reducing vacancies and driving up rents. This affects lower-income households, most of which are renters, and worsens affordability issues. It also constrains access to ownership for young families, many of whom are already carrying education debt and have limited ability to manage high prices.

Over time, there are stresses and failures in different parts of Canada's housing system. The purpose of a comprehensive national housing strategy is to monitor this system and implement stabilizing and corrective actions as required.

In framing recommendations for an action plan and development of a more comprehensive national strategy, it is appropriate to identify where the weak links are in Canada's housing system. Where is there stress in the system and what are the underlying causes of these problems? Also, where are the strengths and is it possible to build on these areas to improve the overall system?

As shown in Figure 3, the housing system can be characterized as a continuum extending from homelessness through to situations where families and individuals are well-housed and enjoy a high quality of life in healthy vibrant communities.

Within this continuum, the necessity and degree of visible public intervention also varies. At the left side (homelessness), where issues involve a complex array of challenges, including mental health, substance abuse and addictions, as well as lack of income and constrained ability to earn (lack of skills or behavioural challenges), there will be a need for significant public or community-based intervention and supports (including non-housing supports).

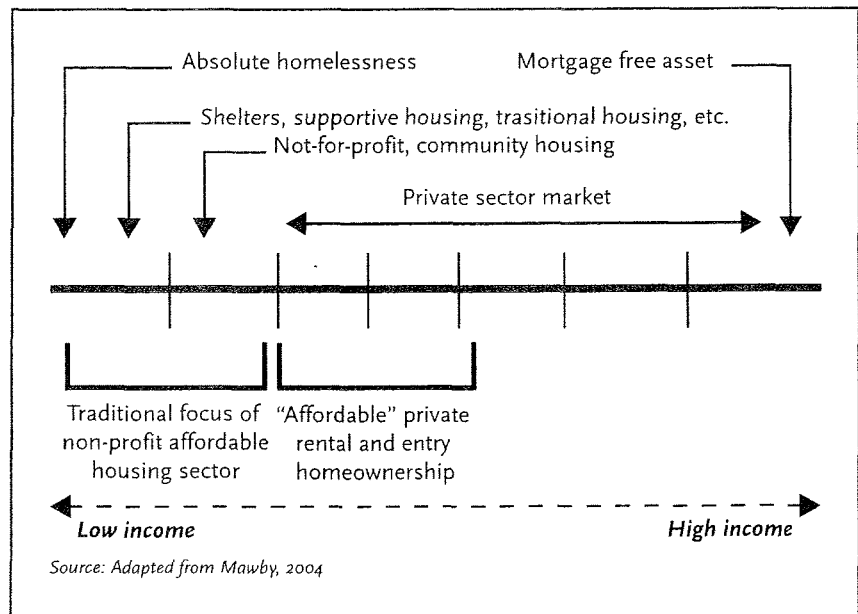
Moving through the continuum, both public and community housing (non-profit and co-op) has been created to address the needs of those unable to function in the market, mainly due to ineffective demand (too little income to trigger a market response).

The middle right side of the continuum reflects various levels of market provision, which tend to be associated with increasing income. Although it appears that there is less government intervention at this (market) part of the continuum, it is often there but less visible. For example the federal government role includes regulation of mortgage lenders, monetary policy that impacts mortgage interest rates, the non-taxation of capital gains on principle residence, etc., and CMHC's mandate to establish and maintain an effective mortgage finance system through provision of public mortgage insurance.

It should be noted that some households that access housing through the market continue to experience housing problems, mainly in the form of affordability. Their housing costs consume a large proportion of their income, beyond the 30 per cent norm commonly used as a benchmark (and many spend over 50 per cent of their income for shelter). The market is effective in supplying housing but not necessarily at ensuring low and affordable price/rents.

The other revealing feature of the housing continuum framework is that it functions in both directions. It is not simply a matter of enabling households to move from left to right (improve incomes and level of effective demand). A national housing strategy must also include initiatives and strategies to engage the market, to stimulate and encourage private-sector stakeholders (builders, developers, realtors and lenders) to respond to marginal demand. While an overall objective is to reduce the number of households in need, this can be pursued by expanding the reach and role of the market, essentially expanding the 86 per cent of households that are adequately and affordably housed and, in doing so, shrinking the 14 per cent that remain in housing need.

Figure 3 – The housing continuum



3. *Identifying stresses and weaknesses across the continuum*

Using the housing continuum as a framework, specific issues that should be addressed can be identified. In summary, these are the following:

1. **Persistent levels of homelessness, both short-term and chronic, and high costs of default responses by emergency and institutional systems;**
2. **Aging social housing stock in declining condition and with expiring subsidies, placing up to 220,000 dwellings at risk;**
3. **An absolute shortfall in the number of lower-rent units, combined with ongoing erosion of existing low-to-modest-rent private stock (demolition, rent inflation and conversion to ownership);**
4. **Affordability, especially for working poor households;**
5. **Low levels of new purpose-built rental construction;**
6. **Constrained access to homeownership opportunities for modest-income households; and**
7. **The need to manage place-based and neighbourhood effects.**

Each of these issues is briefly reviewed below. It should be noted that stresses and weaknesses vary in different cities and regions. In developing local strategies, municipalities should highlight key areas of stress and weakness as a way to prioritize local actions. It is, however, likely that the issues described here may exist to some degree in most cities.

Issue 1: Persistent homelessness

The issue of homelessness has become increasingly visible on the streets of Canadian cities. While formal statistics are not measured or published, there are informal measures (including point-in-time counts), as well as administrative data (shelter-use rates).

Both types of data indicate that homelessness, particularly chronic homelessness, either continues to increase or remains unchanged. It is not declining, except in a few cities where recent initiatives to create transitional and supportive housing appear to be having a modest effect in at least stabilizing the number of homeless.

The experience since 1999 in developing plans, designing integrated approaches and responding to homelessness in many Canadian municipalities has provided a valuable base for expanding responses to homelessness. In updating their community plans, most communities have emphasized the need to move beyond managing homelessness to ending it. This requires well-designed exit strategies and a supply of supportive and affordable housing with appropriate supports. Efforts must also embrace approaches that prevent homelessness, such as early interventions with families at risk due to rent arrears (counselling, rent banks and support to improve labour market participation and income earning capacity).

It is estimated that more than 40,000 individuals, including some families with children, sleep in emergency shelters every night in Canada. Previous research suggests that roughly one-fifth of homeless persons are chronically homeless, returning to shelters on a regular and long-term basis. But this small proportion consumes almost 50 per cent of the bed capacity and services in the homeless system. This translates to an estimated 20,000 chronically homeless persons. Eliminating chronic homelessness should be a priority as a national strategy goal. This requires resources to create at least 20,000 placements in supportive or affordable housing so that other interventions necessary to stabilize and address the causes of chronic homelessness can be delivered effectively (a “housing first” model).

In the absence of a purposeful, planned response, chronically homeless individuals consume services in the emergency and institutional systems: police and ambulance, psychiatric hospitals and emergency wards. Costs of these emergency responses are four-to-ten times higher per day than the cost of providing transitional or supportive housing. Research has demonstrated that interventions related to improving mental health, addiction withdrawal and reconnection to employment are ineffective if an individual is not first stabilized. The term “housing first” has recently emerged and places priority on providing supportive housing as a first step out of homelessness and a key to preventing homelessness.

Priority #1 – Reduce chronic homelessness through a “housing first” model by

- expanding availability of supportive affordable housing;
- increasing coordination with ancillary services—mental health supports, addiction treatment, income assistance, counselling and life-skills and labour market connections; and
- increasing prevention and diversion through early intervention initiatives and by ensuring that housing options are available for immediate placement when a family or individual enters an emergency shelter.

Issue 2: Preserving the Viability of Existing Social Housing Stock

Social (and public) housing programs in Canada began building housing in the 1950s, so the oldest stock is now reaching 50 years old and is in need of modernization or renewal. Even in somewhat younger stock (built in the 1960s and 1970s) there is a backlog in repairs, a result of underfunding of capital replacement reserves. There is now a need to modernize this aging stock in order to maintain and retain assets in good condition for ongoing use by lower-income households. Repair and modernization requires on average \$15,000 to \$25,000 per unit compared to costs in excess of \$100,000 (and exceeding \$200,000 in higher-cost cities) to build new affordable housing.

Currently, long-term operating subsidies that have been the main funding mechanism for social housing (allowing rents to be set at affordable levels) are beginning to expire, coinciding with the maturity of the mortgage. Over the next decade, total annual federal subsidy expenditures on existing social housing will decline by \$500 million. In most cases, if provinces (municipalities in Ontario) maintain their current levels of cost-shared subsidies, these at-risk projects will be viable.⁸ However, while provinces (municipalities in Ontario) continue to provide subsidies, the federal expenditures will continue to decline.

An estimated 220,000 social housing units (one-third of the total social housing stock), including many of the urban native properties, are in serious need of modernization but generate insufficient rent revenues to be viable once current subsidies expire. Even prior to expiry, funds needed to maintain the assets in reasonable condition are lacking. Both public housing and urban native portfolios are characterized by targeting very low-income households, including many social assistance recipients. As a result, these portfolios are particularly affected by low rent revenues and are unable to address viability and modernization needs by refinancing the assets (an option in mixed-income properties with higher rental revenues). Reform of existing rent-setting practices for social assistance recipients living in social housing could go a long way to improving revenues and financing options.⁹

In some social housing properties, where there are high concentrations of poverty (a consequence of targeting policies that are intended to direct limited resources to those most in need) or units in poor condition, removing and rebuilding units may be a sensible option. This may be undertaken within the context of broader neighbourhood renewal and regeneration. Introducing mixed-income market options can both dilute poverty concentration and generate profit to cross-subsidize redevelopment costs. In other cases, it may be significantly less costly to invest in

modernization than build replacement units either onsite or elsewhere. In either case, new capital subsidies will be required. There are currently policy barriers to refinancing existing assets and increased policy flexibility is required.

Priority #2 – Preserve and renew existing social housing assets by

- examining and revising rent-setting policies for social assistance recipients living in social housing;
- where appropriate, reinvesting to modernize and preserve existing social housing (including energy-efficient upgrades); and
- where neighbourhood or property regeneration is more logical, ensure that existing policies do not impede regeneration or redevelopment solutions.

Issue 3: Erosion of existing low-to-modest-rent private stock

While social housing is usually thought of as the main source of affordable housing, the primary supply of relatively affordable housing has historically been created through privately constructed rental housing. This includes purpose-built rental housing, as well as apartments in homes, secondary suites that have been installed in detached or semi-detached dwellings. There is evidence that this private source of relatively affordable housing is eroding through market processes. As properties age, they are upgraded or demolished and redeveloped.

Between the 2001 and 2006 Census, the count of occupied rental dwellings in Canada did not increase (for the first time ever).¹⁰ During this period, almost 90,000 new rental dwellings were constructed (including an estimated 27,000 new affordable housing units completed under the Affordable Housing Initiative). So the total rental stock should have increased by roughly 90,000 units.

⁸ The separate 2008 FCM Quality of Life report ("Trends and Issues in Affordable Housing and Homelessness") has identified higher vacancy rates in lower-rent stock than in the mid- and upper-rent ranges. This suggests that tenants are seeking to move on from poor conditions or that this stock is occupied by less stable households, which are more frequently unable to pay rent and fall into arrears.

⁹ In Ontario, the ongoing funding responsibility for existing social housing was transferred in 2000 to municipalities. Thus these expenditure reductions will be realized locally, but responsibility to absorb rising costs and address the impact of expiring federal subsidy will remain on the municipal property tax base.

¹⁰ The actual count of occupied rented dwellings declined by 39,000 units. However, much of this is accounted for by a shift in vacancy rates, which increased from 1.7 per cent to 2.7 per cent (national weighted average), and this shift alone would account for roughly 30,000 units. After adjusting for vacancy levels at the time of the two censuses, the total of rented stock remained essentially unchanged.

Since there was no gain (and a negligible decline), this means that a similar number (90,000 units) of existing units must have been removed, either through demolition or as a result of rented condominium units or apartments returning to owner occupancy. It is estimated that at least half of this loss (45,000 purpose-built rental units) were older, more affordable rental units.

So despite investment in 27,000 new affordable units, the total stock of affordable housing has declined (by something in the order of 45,000 units). This suggests that focusing on new supply alone can overlook serious leakage and loss of stock. While adding new housing can help to compensate, it is also effective to explore opportunities to stop this erosion and potentially to intervene in the process that causes this loss by acquiring and preserving existing properties.

Between 2001 and 2006 in Vancouver, Calgary and Toronto, more than 90,000 apartment units in 1,700 properties were sold to new investors. As units are purchased, new investors often undertake some improvements and seek, over time to increase rental revenues. These units thus move up out of the affordable part of the rental stock. It was revealed that these existing transactions took place with average values per unit of \$84,000 to \$98,000, roughly 60 per cent of the average cost of constructing new units (in these three cities). The AHJ targets rents at the average market level, so acquiring properties already renting at this level can be an effective way to expand the non-market affordable stock and preserve these for lower-income renters."

Acquiring existing properties allows income mix and avoids NIMBY (not in my backyard) issues related to new construction. In areas that are gentrifying, acquisition can help to preserve opportunities for lower-income residents in the rising market (see issue #7). It also creates revenue-generating opportunities that can be reinvested to cross-subsidize lower income tenants, as units turn over. Enabling non-profits or co-ops to intervene to acquire modest rent properties in the market also provides a cost-effective platform to stack rent supplements or rental assistance as non-profit breakeven rents have been found to inflate at a much slower rate than market rents.

Maintaining existing properties is not always less expensive than building new ones, especially if major repairs are required. In the past, most non-profit/co-op acquisitions

have involved major rehabilitation. The suggestion here is that, on a small scale, acquisition can target properties in reasonable repair that do not require major additional investment. This is suggested only as an option for consideration, not as the primary approach to be used.¹²

While allowing non-profit corporations to purchase existing properties (through open market acquisition) can help to preserve long-term affordability, some rental property owners may not be interested in selling. However, these older properties, often owned by small independent landlords, require rehabilitation. The Residential Rehabilitation Assistance Program (RRAP) is a proven vehicle to both help improve conditions in privately owned older properties and to control rents (the RRAP agreement is a de facto form of rent control as a quid-pro-quo for the RRAP loan). Accordingly, renewal of RRAP (for this purpose and for lower-income owners also) is a useful component of an overall housing strategy.

Another contributor to high shelter cost burdens is the rising cost of utilities (increasingly the responsibility of tenants). An energy efficiency program could be effective in helping landlords upgrade properties to more energy-efficient standards, replace inefficient and aging appliances and help tenants to lower shelter costs.

Priority #3 – Preserve and improve the existing relatively affordable stock by

- ensuring that existing and emerging capital programs do not preclude the option of purchasing existing properties (where there is a sound business case);
- renewing and extending the RRAP program (including rental and conversion elements, as well as ownership RRAP); and
- reintroducing energy efficiency programs to encourage and support energy retrofit (to reduce emissions and lower utility bills).

Issue 4: Affordability is the predominant problem

There is a shortage of lower-rent units (renting for less than \$500 per month and affordable to households earning less than \$20,000 annually), but in most cities there is no absolute shortage of housing. Supply constraints do exist in some rental markets and these vary over time. This concern is addressed in issue #5.

In many cases, lower-income households occupy units above the level they can afford, either because not enough low-rent units are available or because households with a slightly higher income (that could theoretically afford to pay more) are occupying lower-rent units.

The analysis of housing need clearly documents the predominant problem as one of affordability. Households are

¹¹ With existing rents at the average market level, such properties generate rental revenues that can support financing at 75 per cent to 85 per cent of value and therefore require only minimal capital assistance (15 per cent to 25 per cent of value). If this level of capital subsidy is lower than that required to achieve Average Market Rent (AMR) rents under new construction, then acquisition is more cost effective.

¹² The key point here is that if the property is acquired by a private investor, including institutional funds and REITs, it is likely that existing relatively affordable rents will evolve to higher, less affordable rents. The benefit of non-profit ownership of the asset is the motive to retain rents at the affordable level.

paying more than 30 per cent of their income (affordability problems account for 93 per cent of core housing need). At a more severe level, just over 700,000 households in Canada in 2001 reported spending more than 50 per cent of their income on shelter. Almost all of these were renters.¹³

Various forms of rental assistance can be effective in helping to reduce these high shelter cost burdens. This potentially includes rent supplements, portable shelter allowances (i.e., linked to a household not contracted to a unit) and reform of social assistance shelter assistance.

Where the issue of severe shelter cost burden is experienced by (income assistance) recipients, the cause is the low level and non-indexation of the shelter component of welfare.¹⁴ Raising this allowance and indexing it to actual rent increases (e.g., CMHC annual rent survey) would help to remedy this issue.

For seniors receiving Old Age Security or Guaranteed Income Supplement (OAS/GIS), which account for one-third of renter households paying over 50 per cent of their income on rent, and for working poor households, rental assistance can help to reduce these high shelter cost burdens. Four provinces already have shelter allowance programs for seniors but, in most programs, the benefit levels or eligible rent maxima have not been updated and are not indexed, so assistance levels are small and largely ineffective in reducing high shelter cost burdens.

Working poor single people and families (who often hold two or more part-time jobs with no benefits) experience housing instability when income fluctuations contribute to their inability to pay rent, leading to arrears, eviction and possibly temporary homelessness. As has been demonstrated in programs like Toronto's Streets to Homes, rental assistance can have an important stabilizing effect, ensuring an individual can get and retain an apartment. The availability of rental assistance would also help respond to families in arrears and at risk of eviction. Well-designed shelter allowances can control consumer behaviour and over consumption, while allowance maxima help manage program budgets.

¹³ The 2001 census reports 735,000 households (19 per cent of all renters) spend more than 50 per cent of income for shelter, but this includes 293,000 that spend more than 100 per cent. This is because household incomes fluctuate and some households have moved and have changed rent costs. The census collects current rent (May 2001) but previous year's (2000) income. In calculating core need estimates, CMHC excludes households with negative income and those spending more than 100 per cent. If these adjustments are used, the number spending more than 50 per cent in 2001 declines to 442,000.

¹⁴ 2004 estimates from Statistics Canada indicate that severely burdened households (paying more than 50 per cent) are almost always renters and almost always (80 per cent) dependent of government transfer for income.

¹⁵ This has not yet occurred, due to weak demand and available access to ownership. However, there is evidence of the contracting number of lower-rent units and a disproportionate rise in rents in the lower-rent part of the stock. Between 2001 and 2006, rents at the 25th percentile (lowest part of market) of the rent distribution increased three times faster than those at the 75th percentile (upper market).

Priority #4 – Expand and reform rental assistance programs by

- examining shelter allowances and maxima in social assistance, indexing these and, where appropriate, increasing them to keep pace with rising market rents;
- examining existing provincial shelter allowance programs and updating rent and benefit maxima with a goal of eliminating the use of the basic allowance to cover shortfalls in shelter expenses; and
- examining options to introduce rental assistance (portable shelter allowances) for working poor households facing high shelter-cost burdens and ensuring these reflect reality of market rents (i.e., include indexation).

Issue 5: Low levels of new rental construction

Although it has trended downward quite dramatically (from 37 per cent in 1996 to just over 32 per cent in 2006), the proportion of renters in Canada is still roughly one-third of all households. However, for the past decade, rental construction has accounted for less than nine per cent of all housing starts in Canada. This is significantly less than the one-third proportion of households that rent and, over the long run, can only lead to a contraction in available units, declining vacancies and upward pressure on rents.¹⁵

In the short term, rental demand is addressed by vacancies in the existing stock, as well as by rented condominiums and units in houses. In fact, the purpose-built rental housing surveyed by the CMHC (apartments with three or more units) accounts for only half (49 per cent) of the total rental stock in Canada. The "informal" stock (51 per cent) is thus an important part of the rental system.

If renters make up one-third of all households, it would be desirable that rental construction approximates a similar proportion of new housing starts. However, since purpose-built properties represent only half the total rental stock, a target production level of half this amount may be more realistic. Specifically, it would be desirable for rental construction to represent 16 per cent of total starts, roughly double the level (nine per cent) over the past decade.

In the purpose-built part of the rental market, the national weighted-average rental vacancy rate is 2.7 per cent, which is just below the three per cent benchmark generally accepted as an indicator of a healthy market. Some cities, especially in the West, have much lower rates (all major centres west of Ontario are below two per cent). This indicates a need to examine and stimulate rental supply.

With the previously mentioned shortage of lower-rent units, one option is to use public investment to directly address supply by investing in construction of new housing for low-income households. In markets where the market has not or is not responding (i.e., low vacancy rates have not stimulated increased construction), it may be appropriate to use non-profit and co-operative vehicles to add new supply. As suggested in issue #7, some consideration should be given to linking assisted supply to place-based strategies (supporting inclusionary policies in brown-field redevelopment or new green-field subdivisions). New supply initiatives should also be considered on a best-buy basis against acquisition options (issue #4).

One way to increase supply is to use inclusionary zoning mechanisms coupled with public investment. Inclusionary zoning can be effective, especially in brown-field redevelopment to ensure land is made available for affordable rental development, provided that subsidy programs exist to facilitate construction. This approach, widely adopted in the United Kingdom, is also being successfully used in Montreal and has been an element in the build-out of the former Expo lands in Vancouver.¹⁶ A long-term predictable funding program is particularly critical in this approach. Setting a percentage of land aside for affordable development is insufficient; funding is required to undertake construction. But most major redevelopments have a long build-out period (five to 20 years) and require a similar horizon in the availability of funding to ensure that affordable elements are included. This can include private-developer management of the affordable units, as well as partnerships with non-profit corporations (as done in the United Kingdom and Quebec).

If the issue of rental supply is separated from the more specific issue of affordability, other options are possible, mainly directed at stimulating the market to construct a higher volume of rental housing. This requires addressing barriers and deterrents to new rental development and accepting that it is only viable for private investors to build at rents that are significantly above the average market level.

A key issue for rental investors is uncertainty about and risk of changing regulation. Imposition of restrictive rent controls can significantly affect profitability and viability. Developers are unlikely to enter the rental sector unless they have a level of comfort that provincial governments will not adjust rent regulation in the future. Quebec is a good example of a province that has consistently had rent regulation throughout the post-war period but, unlike other jurisdictions, has maintained a relatively consistent regime. Notably, Quebec has consistently had the highest volume of rental starts in the country (as well as a stronger rental

culture). The market understands, accepts and has capitalized the effects of this regime into pricing of rents.

Another key deterrent to private rental investment (and supply) is the income tax treatment of rental investment. A number of reforms and revisions to the tax code between 1972 and 1988 have made it progressively less attractive to build rental housing. A variety of taxes affect rental investors, some unique to the rental sector (compared, for example, with commercial office landlords). The most significant (in terms of stimulating construction if removed) and effective ways to revise current tax treatment are a refund of the GST on new rental construction,¹⁷ deferral of capital gains tax and recapture of depreciation if proceeds of disposition are reinvested in rental development, an increase in the capital cost allowance (CCA) rate from four per cent to five per cent, and restoration of soft-cost deductibility.¹⁸ Of these, the rollover provision (deferring tax liability in the event proceeds are reinvested) can have the most significant impact in stimulating new investment.¹⁹

Priority #5 – Stimulate new rental construction by

- **utilizing affordable housing grant funding to enable new non-profit/co-op construction (especially when linked to targeted neighbourhood redevelopment or special purpose/supportive housing)**
- **ensuring predictability, fairness and stability in rent regulation;**
- **examining and revising current federal tax policies to remove disincentives to rental developers and replace with incentives; and**
- **revising current federal tax legislation to permit deferral of capital gains and CCA recapture if existing property owners reinvest proceeds.**

¹⁶ Inclusionary zoning is also used extensively in a number of U.S. jurisdictions. While used in rental developments, it is more frequently used as a mechanism to include affordable ownership options for modest-income families in new green-field subdivisions.

¹⁷ Even with the rebate introduced in the 2000 budget, which results in an effective rate of 4.5 per cent (versus seven per cent as the GST rate was then), this levy exceeded the pre-GST federal manufacturers sales tax, which applied to input materials only and not to labour costs). Unlike commercial office developers, who charge GST on rents and can use GST on construction as an input tax credit, rental landlords cannot do so, because residential rents are exempt from GST.

¹⁸ These specific tax measures are discussed at length in the 2002 Second Report of the Housing Supply Working Group (Ontario Ministry of Municipal Affairs and Housing).

¹⁹ This option has also been articulated by the Canadian Real Estate Association (CREA) and the Canadian Federation of Apartment Associations (CFAA), which recommend that the approach include any form of investment real estate (office, commercial, industrial and residential) in order to maintain fairness in the tax system and maximize the impacts of increased liquidity.

Issue 6: Expand access to homeownership opportunities for modest-income households

Over the past decade, Canada has experienced a significant increase in the homeownership rate. After increasing by less than one per cent from 1971 to 1996 (to 63 per cent), the rate has increased by more than five per cent reaching almost 68 per cent in 2006. This is a result of a prolonged period of historically low mortgage rates. While these have edged up marginally, mortgage rates remain favourable.²⁰

This increase in the ownership rate suggests that access to homeownership is not a serious issue, although it may become so for young families carrying large education debt. However, even though access to ownership is not yet a serious problem, in viewing housing as a system this mechanism can be a useful tool in a housing strategy as it impacts rental vacancy rates.

Access to ownership has been a key factor in removing pressure on rental markets and largely offsetting the impact of low volumes of new rental construction. House prices, especially in Western Canada have, however, experienced significant increases (especially since 2001), which can curtail access and push pressure back onto the rental market.

For households in the upper tier of core housing need, as well as those slightly above (i.e., incomes from 60 per cent to 100 per cent of median income) access to ownership is only marginally out of reach.²¹ Assistance to facilitate ownership can be an effective and relatively low-cost tool in a local housing strategy. It also creates the opportunity to form partnerships with lenders and realtors, both directly implicated in any expansion of the ownership market. There are also opportunities to introduce ownership as part of mixed-income renewal, such as currently underway in the redevelopment of Regent Park in Toronto. Offering avenues into ownership (e.g., lease-to-purchase programs) for existing social housing tenants also frees up limited social housing for needier households.

Resale house prices in the highest cost metropolitan markets (Vancouver, Toronto, Calgary and some other western cities) are limiting the options for ownership, but this assisted ownership can be effective in many other smaller cities. A 2005 study found that, in 2001, more homes sold in Moncton, N.B., at prices affordable to households in the upper tier (top 30 per cent) of core need in that city than there were people in that top tier. A well-designed ownership assistance program could help to achieve a significant reduction in core need, while enabling these households to build assets.

Assisted-ownership models are prolific in the United States, where they combine pre- and post-purchase counselling (financial literacy) with low-rate loans and, in some

cases, down-payment assistance. These programs also engage the non-profit community sector in delivering counselling and pre- and post-purchase education and counselling. The United Kingdom has also implemented a number of innovations, such as partial ownership, shared equity and lease-to-purchase programs. Similar innovations should be explored and encouraged in Canada.

This option targets households in core need but focuses on the upper level of need and seeks to lift households into the market with minimal subsidy expense and enable them to accumulate an asset and related wealth. Targeting households at the upper tier of core housing need can be an effective way to significantly lower the overall core-need count.

Access to ownership is affected by three specific tax issues: the non-indexation of the qualifying price thresholds under GST rebates; the non-indexation of the contribution limits for the RRSP Home Buyers Plan; and the non-indexation of tax brackets in land-transfer taxes, which exist in various jurisdictions. Reforming these tax measures by indexing benefit levels would help to improve feasibility of a home purchase for households at the margin of affordability.

Priority #6 – Facilitate increased access to ownership for modest-income households by

- initiating collaboration with local realtors and lenders toward an industry-led assisted ownership program targeting upper-tier core-need and modest-income households;
- where appropriate, funding loans and down-payment grants for assisted homeownership; and
- indexing benefit thresholds in three existing tax measures affecting ownership: the qualifying price thresholds under GST rebates, the contribution limits for the RRSP Home Buyers Plan, and the tax brackets in land-transfer taxes.

²⁰ The rise in mortgage rates approximating 100 basis points (one per cent) since 2006 has largely been offset by extension of amortization to 40 years. Any further increase in mortgage rates will, however, affect carrying costs and could suppress ownership demand.

²¹ The 60th percentile household income in Canada roughly approximates the income needed to afford average market rent without spending more than 30 per cent of income and, as such, approximates the upper end of core housing need. This suggestion specifically targets households at the upper end of need and does not recommend assisted ownership initiatives for very low-income households, as these can be counter productive (the obligations of ownership and maintenance squeeze low-income capacity). See Mendelson, 2005.

Issue 7: Manage place-based and neighbourhood effects.

Housing issues and responses to them have important spatial impacts and particular neighbourhood effects.

The first of these is the natural sorting process that tends to occur in the market, especially in relation to lower-cost housing. Lower-income individuals and families have limited purchasing power and tend to migrate to areas where housing costs are lowest. These are often neighbourhoods with smaller lots or homes and lower-rent apartments, sometimes in a poor state of repair. Typically, they are known and identified as low-income areas. The result is a concentration of poverty that often exacerbates social exclusion and distress. There are few public amenities (parks and playgrounds), lower-quality schools, few commercial establishments (grocery stores) and often criminal activities arise, preying on poor victims.

Housing policies can inadvertently reinforce these issues. For example, portable shelter allowances designed with an incentive to seek lowest-cost options may result in higher concentrations of poverty in poor areas. If families locate in poor areas, providing housing assistance alone may not address more fundamental causes that deepen and exacerbate poverty.

A related issue is that households select lower-cost options in exurban locations remote from actual or potential places of employment. This adds to commute time, cost and stress, as well as potential negative environmental impacts. Design of shelter-allowance programs needs to include education and mentoring (and possibly even explicit policies that exclude housing in certain areas). The objective should be to dilute concentrations of poverty while concurrently undertaking community development activities to improve poor areas.

The corollary concern is the issue of gentrification. Lower-income neighbourhoods once provided housing for workers employed in inner-city industrial and manufacturing enterprises, most of which have relocated out of the downtown core. Many former industrial areas and port activities have been replaced by festival areas and waterfront luxury condominiums. As these spill over into adjoining areas, lower-income areas become attractive to middle-income and higher-income consumers, and the area transforms, displacing poor residents and removing lower-rent or priced housing. Efforts are required to preserve existing properties or at least to ensure that redevelopment includes options for lower-income and traditional residents of the area.

Ideally, cities want to take advantage of the more affordable lower prices/rents in poor neighbourhoods (as a source of affordable housing) while improving the areas, essentially a process of "managed gentrification."

Where there are issues of absentee landlords not maintaining rental properties, assisted ownership can be a useful strategy to stabilize the area, introducing modest-to-middle-income households that, as owners, have a stake in the community (a practice being effectively implemented in Winnipeg). Acquiring and improving existing poorly maintained rental properties helps to improve the physical appearance and retain property for lower-income residents. Montreal and Vancouver have used this approach. In the redevelopment of older areas and brown-field (former industrial) sites, inclusionary policies can help to encourage and facilitate mixed-income development with some opportunities for lower-income residents. Directing investment for new affordable development to these areas ensures the investment has a broader impact than just creating new supply.

The key to effective housing policies is to be cognizant of the spatial and neighbourhood impacts of different policies and to design and direct housing interventions to complement and reinforce other efforts, such as poverty reduction, community economic development and healthy communities. It is also important that funding frameworks are long term and predictable, because implementing urban and neighbourhood change takes time and sustained effort.

Research from community development investment in the United States has revealed that concentrated investment in targeted areas can have an important impact, once investment reaches a minimal scale. Conversely, spending the same level of investment on a more scattered geographic basis does not generate the same reinforcing effects and outcomes. For example, in a program to support new construction of affordable housing, or in rehabilitation programs like RRAP, it may be more effective to target certain neighbourhoods versus issuing a general call for proposals. Montreal has a long history of successful neighbourhood-specific initiatives.

Priority #7 – Manage place-based and neighbourhood effects by

- ensuring that local housing strategies consider and address the potential place-based effects of program initiatives and seek to integrate housing strategies with urban planning, smart growth and neighbourhood redevelopment plans;
- requesting provincial legislation to enable municipalities to develop inclusionary zoning bylaws and requiring inclusion of affordable housing (entry ownership or rental), provided that bylaws include appropriate offsets to compensate developers; and
- ensuring housing and revitalization funding are available, sustained and appropriate (including funds to facilitate the inclusion suggested above).

4. Roles and responsibilities

The overall objective of this report is to seek support for sustained funding that will enable implementation of locally developed action plans on a meaningful scale. This requires both a supporting and enabling policy environment, implying some policy change, as well as broad funding mechanisms mainly from the federal and provincial/territorial governments.

The preceding section has highlighted a number of priority areas for action. In most cases, the primary responsibility for each of the identified priority action areas is usually self evident. For example, changes to federal tax legislation and regulations are obviously federal (Department of Finance). Review and reform of income-assistance policies (shelter allowances within income assistance programs) require provincial attention.

In a number of cases, implementation is local and requires municipal engagement but also requires a permissive and enabling framework that provides funding (federal or provincial/territorial) to facilitate and enable local implementation without restrictive policy barriers. Historically, program funding has been directed to localities for prescriptive programs, leaving little flexibility to adapt to local issues. More flexible funding allows municipalities to maximize impact. Prescription should be replaced by principles and performance outcomes. The nature of housing, involving fairly long planning and construction periods, also requires reasonable predictability and sustainability of funding, beyond the short-term, temporary two-to-three-year programming that has been the pattern in recent years.

Recent initiatives in both homelessness and, to a lesser degree, affordable housing have begun to embrace the notion of comprehensive local planning and delivery. However, these have required strong federal leadership involving cost-shared programming investment as a means to lever provincial participation and to reverse the trend of declining provincial funding.

The national homelessness initiative explicitly required comprehensive community plans that stimulated collaborative initiatives, including government agencies, community providers and service-delivery agents, and helped to better integrate funding across different orders of government. This model has proven to be effective. There are number of local success stories, and concrete results are beginning to emerge in terms of slowing the growth of homelessness and, in some cases, reversing the trends. This has created a firm foundation on which to build, with the recommended renewal and expansion of the Homelessness Partnering Strategy. Some communities have now reframed their plans with a specific emphasis on ending chronic homelessness within a decade (e.g., Edmonton).

In the related but broader area of affordable housing, there was not an explicit requirement to develop comprehensive plans, although many municipalities have, in fact, taken this approach (e.g., Montreal, Toronto, Waterloo, Ottawa, Edmonton and, more recently, Metro Vancouver). By identifying housing issues across a spectrum or continuum of need, these strategies have invested strategically to have meaningful impact (e.g., revitalizing distressed areas, integrating affordable housing in gentrifying areas). Like the homelessness action plans, these city or metropolitan strategies have harnessed funding programs from the federal and provincial/territorial governments and have also invested local resources ((including grants, as well as in-kind, such as land or waived development fees and charges).

In short, the experience of the last few years has demonstrated that with each order of government contributing in those areas where they have the expertise and resources, coordinated comprehensive approaches have started to make a difference. However, to achieve scale and make a meaningful impact, higher levels of sustained and predictable funding are required beyond that available through municipal revenues alone.

The following table briefly identifies the order of government that is most logical to take the lead on specific priority action items. While many require a federal or provincial/territorial role, implementation will also require municipal engagement. In most cases, the policy or program will engage private or community-level actors and stakeholders, and they, too, will have important roles. However, the focus here is on the enabling funding and policy roles of government (See tables on page 20 and 21).

Priority action

Respective roles

Priority #1 – Reduce chronic homelessness through a “housing first” model

Expand availability of supportive affordable housing	Federal—Renew and revise Homelessness Partnering Strategy; Municipal—Prepare and update community plans
Increase coordination with ancillary services—mental health supports, addictions treatment, income assistance, counselling and life-skills and labour market connections	Provincial ministries (Housing, Health, Social Assistance)—also via local community plans
Increase prevention and diversion through early intervention initiatives and by ensuring that housing options are available for immediate placement when a family/individual enters an emergency shelter	Provincial housing ministry and link to community services such as rent banks

Priority #2 – Preserve and renew existing social housing assets

Examine and revise rent-setting policies for social assistance recipients living in social housing	Provincial ministries (Housing and Social Assistance)
Where appropriate, reinvest to modernize and preserve existing social housing (including energy-efficient upgrades)	Provincial ministries (Housing) as owners of these assets (link also to reform of rent-setting policies that undermine viability)
Where neighbourhood or property regeneration is logical, ensure that existing policies do not impede regeneration or redevelopment solutions	Federal—(CMHC)/ Provincial (Housing)—both impose policy constraints (CMHC on lending and reuse of assets)

Priority #3 – Preserve and improve the existing relatively affordable stock

Ensure that existing and emerging capital programs do not preclude the option of purchasing existing properties (where there is a sound business case)	Federal—(CMHC)/ Provincial (Housing)—Need-enabling policies in FPT funding framework
Renew and extend the RRAP program (including rental and conversion elements, as well as ownership RRAP)	Federal—CMHC
Reintroduce energy efficiency programs to encourage and support energy retrofit (to reduce emissions and lower utility bills)	Federal (NRCan) and provincial environment ministries—link also to municipal infrastructure renewal and intensification policies

Priority #4 – Expand and reform rental assistance programs

Examine shelter allowances and maxima in social assistance, index and, where appropriate, increase them to keep pace with rising market rents	Provincial ministries (Housing and Social Assistance)
Examine existing provincial shelter allowance programs and update rent and benefit maxima with a goal of eliminating use of basic allowance to cover shortfalls in shelter expenses	Provincial ministries (Housing and Social Assistance)
Examine options to introduce rental assistance (portable shelter allowances) for working poor households facing high shelter cost burdens	Provincial ministries (Housing and Social Assistance)

Priority action

Respective roles

Priority #5 – Stimulate new rental construction

Utilize affordable housing grant funding to enable new non-profit/co-op construction (especially when linked to targeted neighbourhood redevelopment or special purpose/supportive housing)	FPT enabling policies plus municipal and community local strategies (non-profit corporations and co-ops)
Ensure predictability, fairness and stability in rent regulation	Provincial (Housing and Consumer Affairs)
Examine and revise current federal tax policies to remove disincentives to rental developers and replace with incentives	Federal Department of Finance
Revise current federal tax legislation to permit deferral of capital gains and CCA recapture if existing property owners reinvest proceeds	Federal Department of Finance

Priority #6 – Facilitate access to ownership for modest income households

Initiate collaboration with local realtors and lenders toward an industry-led assisted ownership program targeting upper tier core-need and modest-income households	Municipalities (possibly FCM via national trade bodies CREA and CAAMP)
Where appropriate, fund loans and down-payment grants for assisted homeownership	Federal (CMHC)/ Provincial (Housing)—enabling policies; administer locally (community partners)
Index benefit thresholds in three existing tax measures affecting ownership: the qualifying price thresholds under GST rebates; the contribution limits for the RRSP Home Buyers Plan, and the tax brackets in land transfer taxes	Federal Department of Finance

Priority #7 – Manage place-based and neighbourhood effects

Ensure that local housing strategies consider and address potential place-based effects of program initiatives and seek to integrate housing strategies with urban planning, smart growth and neighbourhood redevelopment plans	FPT enabling framework; municipalities
Request provincial legislation to enable municipalities to develop inclusionary zoning bylaws and require inclusion of affordable housing (entry ownership or rental), provided that bylaws include appropriate offsets to compensate developers	Provincial (Municipal Affairs); municipal bylaws
Ensure housing and revitalization funding are available, sustained and appropriate (including funds to facilitate the inclusion suggested above).	Funding from federal and provincial/territorial sources

5. *Establishing target outcomes*

Canada's municipal governments are proposing the following targets to be pursued through a comprehensive funding program, together with supportive policies that will enable local action plans to be implemented over the next 10 years (2008–2017). The priorities for the action plan are to first preserve and enhance existing assets and then to increase options available as a way to tackle homelessness and substantially reduce the number of households in housing need.

The following specific targets are recommended:

1. **Eliminate and prevent chronic homelessness in 10 years.**

Create 20,000 new supportive and permanent affordable housing opportunities (2,000 per year) together with the appropriate levels of support to address mental health and addiction issues in order to stabilize the underlying issues that cause chronic homelessness. This targets the most severe chronically homeless population. Other targets also respond to the need for housing among shorter-term, temporary homeless.

2. **Expand the stock of affordable non-market housing by 15 per cent of total annual housing starts each year.**

As the population grows, it creates more households and demand for housing. It is anticipated that 15 per cent of these new households will be in need of housing (core need has consistently fluctuated around 15 per cent for the past 20 years). At current growth levels, this means 25,000–30,000 households per year). This goal specifically targets creating sufficient opportunities to avoid any further growth in housing need. This can include new construction and acquisition/preservation of existing market units.

3. **Reduce the backlog in core housing need by 2.5 per cent annually for a total reduction of 25 per cent over the next 10 years.**

This will utilize a variety of approaches, as appropriate to local market conditions and need, including rental assistance and assisted homeownership, as well as new construction or acquisition/preservation to expand the number of non-market units available to lower-income households.

Estimates of core housing need will be updated by CMHC once the 2006 Census data are fully released. It is estimated that core housing need currently approximates 1.4 to 1.5 million households, so a 2.5 per cent annual target means 30,000 to 35,000 new households assisted annually.

4. **Reinvest to preserve and modernize 20,000 units annually in Canada's existing social housing stock.**

This will ensure that the 200,000 existing social housing units at risk (one-third of the total social housing stock) are retained and modernized (including energy efficiency) and that expiring subsidies are renewed to ensure the units remain affordable to low-income households.

As an alternative to extending the subsidy, actions will include improving rent revenue through correcting existing rent-setting policies for social assistance recipients living in social housing (increased rent revenues will facilitate both viability and financing for modernization).

5. **Extend the Residential Rehabilitation Assistance Program to improve conditions in existing private (homeowner and rental) stock to rehabilitate 10,000 homes annually, and enhance this with a companion program to support energy retrofits in order to address the issue of rising utility costs for low-income tenants and owners.**

This would provide assistance to low-income owners and people with disabilities to undertake rehabilitation of existing homes, as well as to private landlords (including rooming houses) to bring rental properties up to minimal standards, while preserving affordable rents.

These targets are not mutually exclusive. Expansion of affordable housing options, including supply and rental assistance (target #2), may also assist formerly homeless individuals who may initially be assisted through supportive housing (target #1) but are ready to move on to affordable independent housing.

These targets are generalized across various sub-populations of need. Local strategies will define more specific targeting and, for example, may seek to direct programming to specific sub-populations, such as single-parent families, urban Aboriginal families, etc.

5.1 Costs of proposed targets

Within each of the targets where alternate options are possible, three scenarios are used:

- a. The first assumes that all targets are met through new construction (except modernizing social housing and the RRAP target).
- b. The second assumes that a blend of approaches is used (each contributing 25 per cent of the target) utilizing new construction, acquiring existing rental properties, using rental assistance and assisted homeownership.
- c. Scenario three uses the same equal blend (25 per cent) of options as scenario two, but also assumes that the new or acquired properties are mixed-income buildings with 50 per cent units at rent geared-to-income (RGI) rent and 50 per cent units at average market rent (the higher revenue average market rent units lower the average subsidy per unit).

A variety of mechanisms can be used to achieve these targets and these will vary in cost. Costs will also differ across regions and depend on the target client group (smaller singles units versus family-sized units).

For the purpose of estimating the overall costs of these five targets, some simplifying assumptions are used:

- For supportive housing, the costs of building or acquiring property were based on recent experience in median-cost centres and reflect small self-contained units (rooming house style units would have lower costs).
- For acquisition of existing rental-investment properties and new construction options, cost estimates were developed based on current cost factors averaged across larger, high-cost and median-cost cities.
- Two unit types are used: bachelor units for singles and two-bedroom units for families (primarily smaller single parent families). Core housing need is almost evenly split between family and non-family households (both senior and non-senior individuals), so a 50 per cent split between singles (bachelor units) and family (two-bedroom units) is used.
- Capital grant amounts reflect the level needed to assist low-income singles (income \$11,500) or families (\$15,500) paying RGI rent at 30 per cent of income.
- Separate estimates were developed for both high-cost markets as well as for median-cost regions/cities and aggregated into an average value.

Four cost-estimates (bachelor units/two-bedroom units, high-cost cities and median-cost cities) are blended into a single cost estimate to simplify the overall matrix (See Figure 4). This will obviously generate cost estimates that appear low for some cities, but this is because it reflects an averaging.

- In estimating rental assistance costs, the average gap is calculated between average market rent (AMR) in high- and median-rent cities and the same low-income RGI used in the construction options (at 30 per cent of income) is replicated. It is assumed that assistance is available for 10 years, with rents inflating at two per cent annually. The value used in the summary is a capitalized amount (the discounted net present value over 10 years at 6.5 per cent).²² It should be noted that this reflects a subsidy of the full gap. Partial assistance (i.e., covering only part of the gap to reduce but not eliminate the excessive burden) will involve lower costs.
- Assisted ownership assumes a grant of up to \$10,000 (partially to cover the cost of pre- and post-purchase counselling and education and for down-payment assistance).
- The RRAP estimate assumes that some rental RRAP would be included in the acquisition targets, so the identified budget (\$75 million) is slightly lower than the current level (\$110 million).

²² As outlined, it is presumed that households receive rental assistance as a temporary measure and will "graduate" from assistance to employment as income status improves. Thus the rental assistance option is costed as a 10-year expenditure only. Costing this as a 30-year program, as used under the new and acquisition options, would significantly raise the cost of the rental-assistance option.

Figure 4 – Grant required per household assisted for each target

		Averaged Estimate (Capital Subsidy)			
	Annual Target *	New Build	Acquisition	Rental Assistance (10-yr NPV)**	Assisted Home ownership
Supportive housing—chronic homeless ***	2,000	\$75,000	\$45,000	\$30,000	—
Negate growth in core need	25,000	\$107,000	\$63,000	\$38,000	\$10,000
Reduce existing core need	30,000	\$107,000	\$63,000	\$38,000	\$10,000
Preserve and modernize existing social housing	20,000	\$15,000	—	—	—
RRAP for existing owner/rental basic rehabilitation	10,000	—	\$7,500	—	—

* Target is number of individuals or households assisted

** NPV = Net Present Value

*** Excludes ongoing support costs (estimated average at \$8,500/unit/yr); rent supplement cost based on AMR for bachelor units less RGI for single)

Figure 5 – Summary of annual cost estimates to achieve targets under alternate scenarios

	Annual target (units or households)	Cost (\$ million)		
		Scenario A: New Construction	Scenario B: 25% blend each of new build, acquisition, rent assistance and assist home ownership	Scenario C: same as B, but RGI/AMR blend for new or acquired properties
Supportive housing – chronic homeless *	2,000	150	120	120
Negate growth in core need	25,000	2,675	1,300	775
Reduce existing core need	30,000	3,210	1,560	930
Preserve and modernize existing social housing	20,000	300	300	300
RRAP for existing owner/rental basic rehabilitation	10,000	75	75	75
Totals (\$ millions)		6,410	3,355	2,200

* Excludes ongoing support costs (estimate average at \$8,500/unit/year = \$8.5 million in yr 1, ramping up to \$103 million in year 10, assuming costs inflating at two per cent annually)

The overall estimates vary from just over \$2 billion annually (Scenario C, with mixed incomes and blended options) to more than \$6 billion annually (assumes all targets are met through new construction).

The low range (\$2 billion) almost replicates the current total two-year federal spending under the Housing Trusts, RRAP and the Homelessness Partnering Strategy. These three program/funding vehicles each leverage provincial/territorial spending of similar levels.

The middle scenario (B) is a reasonable overall estimate reflecting geographic distribution of activity and mix of approaches. This implies an annual investment of \$3.35 billion.

In addition to replacing existing federal programs (all ending in March 2009), the ongoing subsidies to existing social housing are also expiring. The average reduction in federal expenditures over the next five years (2008–12) is \$100 million per year (compared with the 1995–96 base level of federal transfers). For the subsequent five years (2013–17), it is \$265 million per year. In both cases, the amounts are roughly matched by provincial/territorial expenditure reductions (municipal in Ontario).

There is a significant amount of funding already in the system. At the low end of the cost range, the identified levels would not require new funding. For the most part, they require recommitment and renewal of existing expenditure levels (federal and provincial/territorial).

The recommended priorities also include some cost implications outside of these overall general estimates, in particular any reforms to the shelter component of welfare, as well as any income tax changes, which have tax expenditure impacts on both the federal and provincial levels.

This does not consider how costs may be allocated or shared across different orders of government. The overview of roles and responsibilities suggests that provincial expenditures are more likely in the areas of reforming income assistance, shelter assistance and reinvesting in the existing social housing stock, which is either owned by provincial corporations or by community-based, non-profit and co-operative corporations for which the provinces have oversight responsibility.

It is expected that federal funding will be directed primarily to new capital initiatives and that, while provinces will also contribute to capital programs, they will continue to be responsible for ongoing programming through social assistance and health.

Important offsetting revenues

In addition to the above-noted expiring expenditures, these estimates do not consider the offsetting revenues that are generated, particularly the income-tax revenues created for both the federal and provincial/territorial treasuries as a result of housing construction, renovation and transacting activities.

For example, CREA has estimated that every existing home sold stimulates, on average, \$32,000 in spending and income. This includes transaction fees (realtors and lawyers), moving costs, and spending on new furnishing and renovations. This spending is recycled into the economy and subject to taxation. This impact may be somewhat moderated in the recommended assisted-ownership option as this targets lower-priced homes. However, it will still likely generate at least half (\$16,000 per unit) of this estimated impact.

Similarly, FCM estimated in 2004 that, for each new modest affordable unit constructed, the federal government collects between \$28,000 and \$37,000 per unit in revenues (mainly income tax, but also EI and CPP contributions); provincial treasuries collect from \$10,000 to \$14,000 per unit. Municipalities barely break even as they incur costs associated with servicing new development. At that time, when the maximum federal grant under the Affordable Housing Initiative was \$25,000, the federal government fully recovered its investment in the AHI. Provinces reduced their net outlay by one-third.

Based on scenario B, the recommended targets for acquisition and new construction will generate annual federal revenues of more than \$500 million and aggregate annual provincial/territorial revenues of more than \$175 million.

6. Conclusions

The recommended actions involve all orders of government, together with community-based agencies (housing providers and social service agencies) and, in a number of cases, seek to engage private-sector stakeholders (builders, landlords, realtors and lenders).

By working collaboratively to build on each other's strengths and ensuring coordination through a comprehensive strategic approach, Canada's mayors and municipalities believe that Canada's housing system can be strengthened and the issues of homelessness and housing need can be steadily and substantially reduced.

Through a range of measures and approaches, the strategy sets out ambitious but realistic goals:

- Eliminate chronic homelessness in 10 years;
- Reduce core housing need by 25 per cent (to less than one million households); and
- Preserve and modernize Canada's social housing assets so they can continue to serve future generations of households in need.

With all orders of government working together with community and private-sector stakeholders through a comprehensive strategy, these goals are achievable.

In presenting these recommendations, specific targets have been identified. A national reporting system should be established to explicitly monitor and measure outcomes against the targets and, where necessary, refine targets and adapt priorities.

FONOM/MMAH 2008 Conference

5(6)

"Beyond Borders"

2008 FONOM / MMAH Conference

May 14th – 16th, 2008 – Hosted by the City of Sault Ste. Marie

(Location: Great Northern Resort & Conference Centre, 229 Great Northern Rd.)

Wednesday – May 14th

TIME	ACTIVITY	LOCATION
10:00 am	Conference Registration Desk Opens	Lobby
11:00 am	Trade Show Opens	Ballroom
11:30 pm	Buffet Lunch <i>Sponsor : Hydro One</i>	Ballroom
1:00 pm	Official Opening <i>"O Canada" Algoma Conservatory Choir directed by Agnes McCarthy</i> Franklin Gillis, President, FONOM Lynn Buckham, NE Regional Director, MMAH John Rowswell, Mayor, Sault Ste. Marie	Ballroom
1:15 pm	Dr. Roberta Bondar, Astronaut, Scientist, Physician, Pioneer <i>"Never a Distance Too Great: Bridges for Life"</i> Introduction by John Rowswell, Mayor, City of Sault Ste. Marie <i>Sponsor : FedNor</i>	Ballroom
2:45 pm	Refreshment Break <i>Sponsor : HealthForceOntario</i>	Ballroom
3:15 pm	Strengthening Municipal/Aboriginal Relationships Chief Isadore Day, Serpent River First Nation Rick Hamilton, Mayor, City of Elliot Lake Moderator: Lou Turco, FONOM Director	Ballroom

FONOM/MMAH 2008

5(b)

Wednesday – May 14th

TIME	ACTIVITY	LOCATION
4:30 pm	Afternoon Session Adjourns	Ballroom
5:00 pm	Trade Show adjourns Dinner on your own See registration package for list of restaurants	Ballroom
	Association of Mining Municipalities of Ontario (Optional – For those municipalities with an interest)	Ontario Room
7:30 pm – 11:00 pm	Welcome Reception & Trade Show (Cash Bar) <i>Sponsor : Wood WORKS!</i> Musical Entertainment by Honeygrass A Northern Ontario bluegrass group named the Most Promising Group of 2007 at the Central Canadian Bluegrass Awards	Ballroom

Thursday, May 15th

TIME	ACTIVITY	LOCATION
8:00 am	Continental Breakfast Registration Continues <i>Sponsor : RBC Royal Bank</i>	Ballroom
9:00 am	Review of FONOM Northern Leaders' Summit Priorities Summit Co-Chairs Councillor Mac Bain, FONOM 2nd Vice President Mayor Alan Spacek, FONOM Director Moderator: Mayor Tom Laughren, FONOM Director	Ballroom
9:30 am	Northern Growth Plan Cal McDonald, Assistant Deputy Minister, MNDM Brad Graham, Assistant Deputy Minister, MPIR Moderator: Mayor Alan Spacek, FONOM Director	Ballroom
10:15 am	Refreshment Break <i>Sponsor : The Miller Group</i>	Ballroom

FONOM/MMAH 2008

5(b)

Thursday – May 15th

TIME	ACTIVITY	LOCATION
10:45 am	<u>Concurrent Session #1</u> GIS Showcase: The North East Superior Mayor's Group Experience! Chris Wray, CAO, Municipality of Wawa Jason Morrison, Manager of IT/GIS Municipality of Wawa Moderator: John Currie, FONOM Director	Erie Room
	<u>Concurrent Session #2</u> The Building Code: Know Your Role and Risks Jacques Girouard, Training Designer Building and Development Branch, MMAH Paul Cassan, Lawyer, Wishart Law Firm Moderator: Yvon Foisy, FONOM Director	Superior Room
	<u>Concurrent Session #3</u> A Refined Argument: Report of the Advisory Panel on Municipal Mining Revenues John Rodriguez, Mayor, City of Greater Sudbury Tom Laughren, Mayor, City of Timmins Moderator: Lois Perry, FONOM Director	Algoma Room
	<u>Concurrent Session #4</u> GO North Investment Readiness Mike Dunlop, GO North Advisor, Trade & Investment Marketing Unit, MNDM Moderator: Franklin Gillis, FONOM President	Ontario Room
11:45 pm	Lunch <i>Sponsor : Ontario Clean Water Agency</i>	Ballroom
1:15 pm	Developing A Unified Voice A Panel of Northern Associations Anne Krassilowsky, President, NOMA Mac Bain, Councillor, City of North Bay John Bonin, Past Chair, Greater Sudbury Chamber of Commerce Moderator: Alan Spacek, FONOM Director	Ballroom
2:00 pm	The Right to Know: Closed Meeting Provisions of the Municipal Act Sue Haslam, Acting Director of Operations Office of Ontario Ombudsman Moderator: Richard Adams, FONOM Director	Ballroom
3:00 pm	Refreshment Break <i>Sponsor : Bill Winegard Municipal Consultant and The Miller Group</i>	Break-out Rooms

FONOM/MMAH 2008

5(b)

Thursday – May 15th

TIME	ACTIVITY	LOCATION
3:30 pm	<u>Concurrent Session #1</u> Update from Resource Ministries Cindy Blancher-Smith, Director, Mineral Development and Lands Branch, MNDM John Taylor, Assistant Director, MOE Eric Doidge, NE Regional Director, MNR Moderator: Lynn Buckham, NE Regional Director, MMAH	Superior Room
	<u>Concurrent Session #2</u> Affordable Housing Success Stories in Northeastern Ontario Rick Cobean, Manager, Housing Programs, District of Algoma DSSAB Cindy Couillard, Housing Team Lead, MMAH NE Moderator: Lou Turco, FONOM Director	Erie Room
	<u>Concurrent Session #3</u> PSAB Readiness: Council and January 2009 Accounting Changes Oscar Poloni, Municipal Auditor, KPMG Moderator: John Currie, FONOM Director	Ontario Room
	<u>Concurrent Session #4</u> Accessibility for Ontarians with Disabilities Act: What are Your Municipal Requirements Alicia Edaño, Program Advisor, Accessibility Directorate of Ontario, MCSS Moderator: Austin Hunt, FONOM Director	Algoma Room
4:30 pm	Sessions Adjourn – Trade Show Closes	
5:30 pm	Trade Show Re-Opens	
5:45 pm	Pre Banquet Reception (Cash Bar) Hosted by 2009 Conference Host: City of Greater Sudbury Trade Show closes at 6:30 pm	
6:30 pm	Banquet <i>Sponsor: Northern Ontario Heritage Fund and Northern Waterworks Inc.</i>	Ballroom
9:30 pm	"Cash Only—A Tribute To Johnny Cash" by Stillwell <i>Sponsor: Walkerton Clean Water Centre</i> Wear a touch of black to qualify for a door prize! Evening includes draws for trade show prizes and major door prize raffle.	Ballroom
11:00 pm	Adjourn	

FONOM/MMAH 2008

5(6)

Friday – May 16th

TIME	ACTIVITY	LOCATION
8:00 am	Full Breakfast <i>Sponsor: Frank Cowan Limited</i>	Ballroom
9:00 am	FONOM Resolutions / Business Meeting Chairperson: Franklin Gillis, FONOM President	Superior Room
10:30 am	Refreshment Break <i>Sponsor : Frank Cowan Limited</i>	Ballroom
11:00 am	Hon. Tony Clement (Tentative) Minister, Health Canada and responsible for FedNor Member of Parliament for Parry Sound-Muskoka Moderator: Richard Adams, FONOM Director	Ballroom
11:30 am	Association of Municipalities of Ontario Update Doug Reycraft, AMO President Moderator: Franklin Gillis, FONOM President	Ballroom
12:00 pm	Lunch Address and Presentation of Long Standing Service Awards Hon. Jim Watson Minister of Municipal Affairs and Housing <i>Sponsor : Totten Sims Hubicki</i>	Ballroom
1:30 pm	Ministers' Forum Hon. Jim Watson Minister of Municipal Affairs and Housing Hon. Michael Gravelle Minister of Northern Development and Mines Hon. Donna Cansfield Minister of Natural Resources Hon. David Caplan Minister of Public Infrastructure Renewal Mike Brown, Parliamentary Assistant Minister of Transportation, MPP - Algoma Manitoulin Moderator: Franklin Gillis, FONOM President	Ballroom
3:00 pm	Adjourn Safe Travels Home!	

FONOM/MMAH 2008

5(6)

FONOM Executive

President
Franklin Gillis, Deputy Mayor
Town of Espanola

Past President
Austin Hunt, Reeve
Township of Billings

First Vice-President
Lou Turco, Councillor
City of Sault Ste. Marie

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City of North Bay

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Township of Coleman

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Town of Kapuskasing

Claude Berthiaume, Councillor
City of Greater Sudbury

Yvon Foisy, Councillor
Township of Bonfield

Tom Laughren, Mayor
City of Timmins (as of January 2008)

Gary Scribnick, Councillor
City of Timmins (to January 2008)

Executive Director
Vonda Croissant

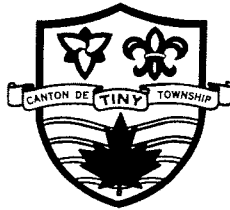
City of Sault Ste. Marie

Mayor
John Rowswell

Council

Steve Butland
Terry Sheehan
Bryan Hayes
Lou Turco
David Celetti
Frank Manzo

James Caico
Susan Myers
Pat Mick
Lorena Tridico
Frank Fata
Ozzie Grandinetti



TOWNSHIP OF TINY

April 16, 2008

Re: 400th Anniversary – Arrival of Samuel de Champlain

Mayor and Members of Council:

At its April 14, 2008 Regular Meeting of Council, the Council of the Corporation of the Township of Tiny passed the following resolution:

WHEREAS the 400th Anniversary of the arrival of Samuel de Champlain – French explorer, founder and Father of Canada – to Huronia in Ontario on August 1, 1615, is fast approaching;

AND WHEREAS on March 27, 2008, Garfield Dunlop, MPP of Simcoe North presented a resolution (Schedule A, attached) at the Ontario Legislature asking for the support of all levels of government in order to commemorate this event;

AND WHEREAS this resolution presentation was supported by a wide range of representatives of both the Town of Penetanguishene and the Township of Tiny during a press conference held at Queen's Park the same day;

NOW THEREFORE BE IT RESOLVED THAT the Township of Tiny supports the above mentioned resolution;

AND FURTHER THAT this motion be distributed, through AMO, to all Ontario municipalities and all local associations and agencies for support and that a copy be sent to the Province of Ontario and the Federal Government.

Please forward your letters of support to the Federal Government, and the Province of Ontario and its Ministry of Tourism, Ministry of Culture, Ministry of Aboriginal Affairs and Ministry of Francophone Affairs.

Contact Information:

Doug Luker, Chief Administrative Officer/Clerk
Township of Tiny
130 Balm Beach Road West
Perkinsfield, Ontario L0L 2J0

dluker@tiny.ca

Phone – (705) 526-4204 Fax – (705) 526-2372

SCHEDULE A**(Garfield Dunlop, MPP, Simcoe North)**

That, in the opinion of the house, the provincial government must:

Recognize that the year 2015 will mark the 400th anniversary of the coming of the French explorer, founder and Father of Canada, Samuel de Champlain to Ontario;

Recognize that the site of Champlain's arrival on August 1, 1615 at the Huron village of Toanche in what is today the Township of Tiny, near the Town of Penetanguishene, was marked by a cross and that site still exists to this day;

Recognize that Samuel de Champlain made numerous recorded visits to other aboriginal communities throughout the region, including what is now the City of Orillia and is marked by an historic monument;

Recognize that the coming of Champlain to what it now Ontario, represents forging of a rich historical and cultural heritage that belongs to all Ontarians;

Recognize that the Government of Quebec, in conjunction with the Government of Canada, following earlier and similar celebrations in the Maritime Provinces, is commemorating Champlain's arrival in that province this year (2008) and has designated substantial sums of money toward a year-long observance of the event. The investment is resulting in a very positive impact on the tourism industry and cultural interest in Quebec;

Recognize that the Ministry of Tourism, Ministry of Culture, Ministry of Aboriginal Affairs and Ministry of Francophone Affairs in conjunction with the Government of Canada, should undertake immediate plans to celebrate the fast approaching 400th Anniversary on August 1, 2015, of the coming of Champlain to Ontario on a scale befitting the historical and cultural significance of this anniversary to all sectors of Ontario society;

Recognize that the Government of Ontario should undertake to contact the Government of Quebec to begin a close collaboration with respect to the observance of this event in that province, which properly commemorates Canada's historic multicultural, multilingual roots; and bicultural roots;

Recognize that the Government of Ontario and its Ministry of Tourism, Ministry of Culture, Ministry of Aboriginal Affairs and Ministry of Francophone Affairs should consult widely with the various relevant historical and cultural associations that strive to keep the heritage of Samuel de Champlain alive in Ontario;

Recognize that the Government of Ontario should consider the site of Champlain's arrival near the Town of Penetanguishene as a prominent landmark and preserve it for all future generations of Ontarians and its visitors;

Recognize that the Government of Ontario in conjunction with the Government of Canada should declare the month of August as Samuel de Champlain month because of the numerous events that Champlain took part in during August of 1615;

Recognize that the Government of Ontario should establish a Samuel de Champlain Day on August 1 on each year.

DISCLAIMER

This material is provided under contract as a paid service by the originating organization and does not necessarily reflect the view or positions of the Association of Municipalities of Ontario (AMO), its subsidiary companies, officers, directors or agents.



City of Kingston

216 Ontario Street
Kingston, Ontario
Canada K7L 2Z3

5(c)

www.cityofkingston.ca

where history and innovation thrive

2008-04-02

TO:

Honourable Peter Milliken, MP, Honourable John Gerretsen, MPP, Prime Minister of Canada,
Federal Ministers of Environment and Transportation, Premiers of all Provinces and Territories,
FCM, AMO and all municipalities with a population over 50,000

RE: ZENN AUTOMOBILES ON ONTARIO ROADS

I would confirm that Kingston City Council at its regular meeting held on April 1, 2008, approved the following Motion (2):

(2) Moved by Deputy Mayor Matheson

Seconded by Councillor Garrison

WHEREAS cars are one of the largest contributors to Greenhouse Gases; and,

WHEREAS the Federal Government has finally given their approval for the sale of the Canadian-made Zenn (Zero Emissions No Noise) Automobiles; and,

WHEREAS provincial approval is still needed to allow both the use and sale of Zenn Automobiles and other electric automobiles on Ontario roads; and,

WHEREAS Mopeds and other forms of low speed vehicles are already currently allowed on Ontario roads; and,

WHEREAS Canada, and every province and municipality within our federation, must do our part to reduce our Greenhouse Gas emissions, and strive to not just meet but exceed the Kyoto Protocol targets;

THEREFORE BE IT RESOLVED THAT Kingston City Council request that the Province of Ontario give approval for the Zenn car and other electric automobiles to be used on Ontario roads;

- and further -

THAT every province and territory in Canada be requested to give approval for the Zenn car and other electric automobiles to be sold and used across Canada as soon as possible;

- and further -

THAT a copy of this resolution be sent for consideration and endorsement to Peter Milliken, MP, John Gerretsen, MPP, the Prime Minister of Canada, the federal ministers responsible for the Environment and Transportation, the Premiers of all provinces and territories, the Ministers responsible for Transportation and the Environment of each province and territory, all municipalities on our regular circulation list, the Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario (AMO).

CARRIED AS AMENDED

Yours truly,

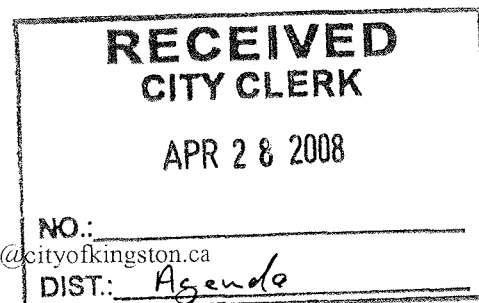
Carolyn Downs
City Clerk

/ki
File No.

**Clerk's Department
Corporate Services**

Phone: (613) 546-4291 ext. 1247 Fax: (613) 546-5232

cdowns@cityofkingston.ca



5(c)

The Corporation of the Municipality of Brockton

NO. 08-07-146

MOVED BY: Chris Peabody

SESSION April 14, 2008

SECONDED BY: Roland Anstett

WHEREAS six band councillors from Kitchenuhmaykoosib Innuiuwug (KI) or Big Trout Lake have been imprisoned for defending their community from the operations of a mining exploration company; and

WHEREAS the Chiefs of Ontario are seeking public support for the KI 6;

BE IT RESOLVED that the Municipality of Brockton write to Aboriginal Affairs Minister Michael Bryant to ask that new rules be developed for consultations between mining companies and First Nations; and

THAT the Federal and Provincial governments clarify the Native land rights in the constitution;

AND FURTHER that this motion be circulated to AMO.

MEMBER OF COUNCIL	YEA	NAY
ANSTETT, Roland		
BAGNATO, Charlie		
GIERUSZAK, Dan		
INGLIS, David		
MANCELL, Tim		
PEABODY, Christopher		
REIDL, Charles		
TOTALS		

CARRIED Charlie Bagnato

DEFEATED _____

DISCLAIMER

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Municipality of Brockton
100 Scott St.
P.O. Box 68
Walkerton, ON NoG 2Vo

Ph: 519-881-2223 Fax: 519-881-2991 Email: info@brockton.ca



PAGE 1 OF 2

APPENDIX B-2A

**CITY OF SAULT STE. MARIE
INFORMATION SECTION FOR PERMITS WHERE ALCOHOL WILL BE SERVED**

APPROVALS

NOTE: All signatures of approval must be provided on one original form.

Name of

Group/Organization: ELETTRA MARCONI SOCIETY

Name of Event:

ITALIAN FESTIVAL

Date(s) of

Event: JULY 27, 2008 Site: BONDAR PAVILION

Times of Event:

9 A.M. - 1 P.M.

Location:

BONDAR PAVILION

Times of Beer Garden:

1 P.M. - MIDNIGHT

Name of Special Occasion Permit Holder

G. MARCONI SOCIETY

Name of Identified Designate

TONY CELLO

Signature of Special Occasion Permit Holder

Domenico Carota

Signature of Identified Designate

Cello

Address of Permit Holder/Telephone

450 ALBERT ST. W. 942-5556

Address of Identified Designate/Telephone

54 BAKER BLVD (945-7034)

1. Sault Ste. Marie Police Service

2. Sault Ste. Marie Fire Services
Fire Prevention Office

Signature of Official

[Signature] 150.

Signature of Official

[Signature]3. Algoma Health Unit
Environmental Health

Signature of Official

[Signature]4. Community Services Department
Recreation and Culture Division or
Community Centres & Marine Facilities Division

Signature of Official

[Signature]**TO BE POSTED AT EVENT.**

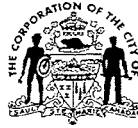
FOR OFFICE USE ONLY

City Council Approval Received on

Date

C.S.D. Staff Representative

Signature



PAGE 1 OF 2

APPENDIX B-2A

CITY OF SAULT STE. MARIE
INFORMATION SECTION FOR PERMITS WHERE ALCOHOL WILL BE SERVED

APPROVALS

NOTE: All signatures of approval must be provided on one original form.

Name of

Group/Organization: Dave MacArthur & Andrea Murray

Name of Event:

Wedding Reception

Date(s) of

Event: MAY 17, 2008 Site: BONDAR PARK.

Times of Event: 4:30 pm - 1 am. Location: Roberta Bondar Park, Rent Pavilion

Times of Beer Garden: 5 pm - 12 am.

Name of Special Occasion Permit Holder

Henry King
Signature of Special Occasion Permit Holder

Name of Identified Designate

Henry King Caterers Endorse
Signature of Identified Designate

Address of Permit Holder/Telephone

100 Runiti Hall

Address of Identified Designate/Telephone

1. Sault Ste. Marie Police Service

[Signature]
Signature of Official

2. Sault Ste. Marie Fire Services
Fire Prevention Office

[Signature]
Signature of Official

3. Algoma Health Unit
Environmental Health

[Signature] 080506
Signature of Official

4. Community Services Department
Recreation and Culture Division or
Community Centres & Marine Facilities Division

[Signature]
Signature of Official

TO BE POSTED AT EVENT.

FOR OFFICE USE ONLY

City Council Approval Received on _____

Date

C.S.D. Staff Representative _____

Signature

Ministry of Finance
Office of the Minister
Frost Building South
7 Queen's Park Cr
Toronto ON M7A 1Y7
Tel (416) 325-0400
Fax (416) 325-0374
www.fin.ontario.ca

**Ministry of Municipal Affairs
and Housing**
Office of the Minister
777 Bay Street
Toronto, ON M5G 2E5
Tel (416) 585-7000
Fax (416) 585-6470
www.mah.ontario.ca



RECEIVED

APR 10 2008

MAYOR'S OFFICE

March 31, 2008

Dear Heads of Council:

On March 18th, the Government of Ontario introduced Bill 35, the proposed *Investing in Ontario Act, 2008*. We are pleased to advise you that your municipality would receive a capital grant from the province if the bill is enacted and the province's 2007-08 surplus exceeds \$800 million.

Your municipality would have flexibility and discretion to spend any grant provided on its capital priorities. The accountability provisions associated with these grants would require reporting back to the province on how the funds were used, allowing for independent audit, and providing for recovery of the funds should they not be used for capital purposes. Attached are details on how any 2007-08 surpluses would be allocated to municipalities throughout Ontario to help address capital needs.

The amount of any grant would not be known until the province's 2007-08 surplus is determined in Public Accounts. The *Ministry of Treasury and Economics Act* requires the province to release its Public Accounts no later than 180 days following the end of its fiscal period. Last year, the Public Accounts were released on August 17, 2007.

In addition to the \$1 billion in municipal infrastructure investments recently announced by the province, the proposed act would allow the government to further support municipalities in addressing their key capital priorities. In partnership with municipalities, the Ontario government is committed to building strong and prosperous communities throughout Ontario.

Yours sincerely,

Dwight Duncan
Minister of Finance

Jim Watson
Minister of Municipal Affairs and Housing

c: The Honourable David Caplan, Minister of Public Infrastructure Renewal
Mr. Colin Andersen, Deputy Minister of Finance
Mr. John S. Burke, Deputy Minister of Municipal Affairs and Housing

Attachment**2007-08 Surplus Allocation Formula**

If enacted, the government will use the regulation-making authority in the proposed act to provide municipalities with a portion of the 2007-08 surplus up to a maximum of \$2 billion – should the surplus determined in Public Accounts exceed \$800 million. If the determined surplus exceeds \$800 million, the first \$600 million would be used to reduce the accumulated financial deficit. The regulation would also specify the following basis for allocating any determined portion of the surplus among municipalities:

- The government would use a per-capita allocation to distribute funding among single-tier municipalities and upper-tier geographic areas.
- In areas with two-tier municipal systems, the per-capita share of available funding for the geographic area would first be allocated between the upper-tier municipality and the collective lower-tier municipalities according to their respective shares of capital expenditures over the past five years. The collective lower-tier portion would then be further distributed among the individual lower-tier municipalities on a per-capita basis.
- Population data used would be from the 2006 Census of Population, as reported by Statistics Canada. The municipal capital expenditure information used would be that provided by municipalities in their Financial Information Returns to the Ministry of Municipal Affairs and Housing for the years 2001 to 2005. The population and capital expenditure information will be that recorded as of March 31, 2008.

5(f)

UKRAINIAN CULTURAL CENTRE OF SAULT STE. MARIE

293 St. George's Avenue East

Sault Ste. Marie, Ontario P6B 6E8

May 3, 2008.

Mayor and Members of Council,
Corporation of the City of Sault Ste. Marie,
99 Foster Drive, P. O. Box 580,
Sault Ste. Marie, Ontario.
P6A 5N1

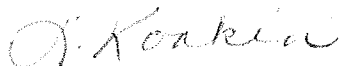
Dear Mayor Rowsell and Council Members:

The following resolution was passed at the last meeting of the Ukrainian Cultural Centre of Sault Ste. Marie held April 30, 2008:

"That the Ukrainian Cultural Centre of Sault Ste. Marie extend our sincere appreciation to the Mayor, Council and Staff for their assistance and approval of a memorial plaque commemorating the internment of Ukrainians and other Europeans from 1914 to 1920."

This plaque will not only enhance the location but will provide a lasting memory of those persons who were unjustly detained in Sault Ste. Marie and everything you have done to make this a reality is very much appreciated.

Yours truly,



Lucy Konkin, Secretary,
(705) 942-6270

RECEIVED

MAY 06 2008

ADMINISTRATIVE OFFICER
YUKON STE. MARIE



5(9)

RECEIVED CITY CLERK MAY - 6 2008 NO.: <u>50988</u> DIST.: <u>Council Agenda</u>
--

Kelly McDougald
Chief Executive Officer

4120 Yonge Street
Suite 420
Toronto, ON
M2P 2B8

4120, rue Yonge
Bureau 420
Toronto (Ontario)
M2P 2B8

Tel. (416) 224-7105
Fax (416) 224-4950

www.OLG.ca

May 2, 2008

Ms Donna P. Irving
City Clerk
City of Sault Ste. Marie
P. O. Box 580
99 Foster Drive
Sault Ste. Marie, ON P6A 5N1

Dear Ms. Irving,

Thank you for your letter dated March 19, 2008 regarding the City Council of Sault Ste. Marie's resolution requesting that OLG discuss with the City "... the opportunity of producing future OLG TV commercials and other advertising materials in or near Sault Ste. Marie".

Before I address this specific request, I think it is important to provide you with some background regarding OLG's lottery advertising expenditures.

Last fiscal year (ending March 31, 2007) OLG spent a total of \$4.1 million on lottery advertising materials comprising TV, radio, print and outdoor media. The amount spent on TV advertising production alone was \$2.5 million.

OLG produces its television commercials in Southern Ontario, and it is unlikely that this practice will change in the foreseeable future. There are both practical and business reasons for this decision.

As a provincial government agency, OLG is obligated to reflect the diverse cultural makeup of Ontario in its advertising. As one of the most multicultural cities in the world, Toronto offers advertisers an unparalleled variety of multicultural talent to choose from when casting TV commercials. And because of the size of its population, Toronto is home to a large talent pool and a great number of production and music houses, more so than can be offered by any other location in Ontario.

All Ontario government agencies are required to produce all paid media advertising through 'Agencies of Record' as selected through the review process of the Advertising Review Board (ARB). The ARB selection panel typically consists of five members, only two of which are from OLG. The ARB cannot show any favoritism of potential suppliers or services.

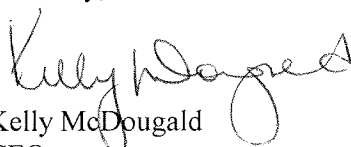
While I believe the Sault Ste. Marie area has some of the most spectacular scenery in the province, southern Ontario offers a wide variety of different locations for various creative concepts, all within a one-hour travel radius of Toronto. This allows production companies and their clients, like OLG, to shoot full days without overnight costs.

Alternatively, if OLG were to produce its television advertising in Sault Ste. Marie, the additional costs are estimated at approximately \$900,000 annually – an increase of 36%. This would be made up primarily of travel and accommodation costs for the crew and their equipment, the agencies' creative and account representatives, the producers and the on-camera talent. While always working to provide economic benefits, OLG is accountable to all the people of Ontario to strive for operational efficiencies. Spending an additional \$900,000 annually to shoot television commercials in Sault Ste. Marie means OLG will contribute \$900,000 less each year for health, learning and communities throughout Ontario.

It is important to note however that while shooting television commercials may not be feasible, OLG assigns significant volumes of creative development, design and publication projects to local companies. The dollar value of this work ranges from \$1 million to \$2 million annually. These local companies were selected based on a competitive process from many agencies from markets all across Ontario.

I trust this explains OLG's position regarding Council's resolution of March 17, 2008. OLG and its 900-strong employees in Sault Ste. Marie are proud to be a part of this community, and will continue to consider opportunities in the Sault as they come available.

Sincerely,

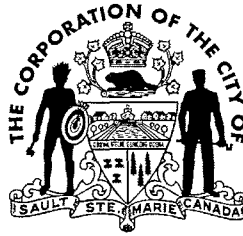


Kelly McDougald
CEO

March 17, 2008 City Council Meeting Minutes
Clerk's Department

- (b) Moved by Councillor T. Sheehan
Seconded by Councillor L. Turco
Whereas the City of Sault Ste. Marie and surrounding area have been fortunate to host and participate in a variety of movie and TV projects over the last several years; and
Whereas the City of Sault Ste. Marie has many talented/experienced actors, musicians, dancers, camera people, trades people and technical experts who can be utilized in film productions; and
Whereas the City of Sault Ste. Marie is home to the head offices for the Ontario Lottery and Gaming Corporation (OLG); and
Whereas the OLG earned approximately \$6 billion in annual revenues and \$2 billion in annual profit in the past year for the Province of Ontario; and
- (b) Whereas OLG regularly produces many television commercials to help promote its products; and
Whereas there is no reason why these television commercials cannot be filmed in the Sault Ste. Marie and surrounding area;
Now therefore be it resolved that City Council requests the CEO to have appropriate OLG staff meet with the City to discuss the opportunity of producing future OLG TV commercials and other advertising materials in or near Sault Ste. Marie, the home of its head office. CARRIED.

Councillor B. Hayes declared a pecuniary interest - employed by OLG.



Box 580, Civic Centre
Sault Ste. Marie, Ontario
P6A 5N1

Ms. Kelly McDougald
Chief Executive Officer, OLG
4120 Younge Street, Suite 420
Toronto, Ontario M2P 2B8

Dear Ms. McDougald:

This letter is to acknowledge receipt of your letter dated May 2, 2008 which is in response to a City Council resolution that I moved, concerning the potential of shooting TV commercials in and around Sault Ste. Marie. There are few things which need to be addressed as a result of your response:

- 1) As to the statement *"OLG produces its television commercials in Southern Ontario for both practical and business reason"*, this contradicts another statement you made in your letter *"As a provincial government agency, OLG is obligated to reflect the diverse cultural makeup in Ontario in its advertising."* It begs the question: "As a provincial agency is the OLG reflecting all peoples from all regions in Ontario, including the very important region of Northern Ontario?"
- 2) As to your statements about Toronto as a multicultural community I full heartedly agree. But, I would also like you to note that the City of Sault Ste. Marie is an extremely diverse community with a wonderful mosaic of people and I will suggest that if you lived and worked in Sault Ste. Marie you would know this to be true. As you must be aware my City has been on record since the OLG moved jobs from Sault Ste. Marie to Toronto (mainly the top executive jobs) that these jobs should never have been taken from the Sault and should be located here, the true headquarters for the OLG. (Please see attached report commissioned by City Council and resolutions) I also know that this is an important issue for our MPP as well.
- 3) It was never the intention of the resolution to suggest that your Toronto-based businesses which enjoy a special relationship with the OLG should up-root all of their productions, rather, that some or even one of the \$2.5 million dollars in tax payer funded TV shoots be considered for future year. By doing this it would

also ensure that "as a *provincial government agency*, OLG" advertising reflects all regions and cultures in Ontario.

4) As you will note from the original resolution, there are many advantages to shooting TV commercials in the Sault and we are still willing to discuss these in a meeting as was the original request. Thank you,

Yours very truly,

Terry Sheehan
Ward 2 Councillor
Sault Ste. Marie

cc: David Orazetti, MPP Sault Ste. Marie
Federation of Northern Ontario Municipalities

FCM's 71st Annual Conference and Municipal Expo™

FCM
Québec
2008

Celebrating our past, shaping our future

Québec City Convention Centre
Québec City, Québec
May 30 – June 2, 2008

Preliminary Conference Program

When it comes to the great outdoors, Québec City has an enormous advantage: visitors are never more than a few minutes' drive from a selection of sports and recreational activities, such as canoeing and shooting the rapids at Jacques-Cartier National Park, treetop trails and hiking at the Duchesnay resort, hiking and picnics at the many lakes and parks in the region, and cycling on the many paths and trails that run everywhere from downtown to the surrounding region. Whatever it is you like to do, Québec City rises ably and gracefully to the occasion.

Information:

Office du tourisme de Québec www.quebecregion.com

Société du 400^e anniversaire de Québec:
www.monquebec2008.com

Conference information

Pre-Conference Event, May 29

FCM 2007/08 Executive Committee Meeting 4:00 – 6:00 pm

Air travel arrangements

Air Canada and West Jet both operate several flights per day into Québec City. As this is the 400th Anniversary year for the city, we suggest you book your flights early. From the airport, it is a 20 to 30 minute cab ride into downtown Québec City.

Housing bureau

FCM has appointed eSourceevent.com as the official housing bureau of the 71st Annual Conference and Municipal Expo™ in Québec City. Please book your hotel accommodations as soon as possible. Hotel reservation forms are available on page 16, the FCM website or go directly to the eSourceevent.com website at www.esourceevent.com.

Registration

When and where to pick up your delegate's kit:

Thursday, May 29 1:00 pm – 8:00 pm
Friday, May 30 7:00 am – 6:00 pm
Saturday, May 31 8:00 am – 4:00 pm

The conference registration desk will be located at the Québec City Convention Centre.

Who should attend

From informative seminars and workshops to thought-provoking plenary sessions and a dynamic trade show, Canada's national municipal event will benefit anyone with a stake in the municipal sector.

FCM's Annual Conference and Municipal Expo™ are particularly designed to give municipal political leaders and senior staff an opportunity to engage in professional development. Consider sending a team from your community to learn about leading-edge innovations and solutions.

Municipal Expo™

Municipal Expo™ takes place May 30-31, 2008. Come and tap into a wealth of solutions, innovations, effective practices and partnerships offered by companies and organizations specializing in the municipal sector. Municipal suppliers will demonstrate ways to save on costs, streamline operations and enhance municipal service delivery. All conference registration packages include access to Municipal Expo™.

Policy development and resolutions

STANDING COMMITTEE FORUMS

FCM's standing committees will meet during the conference to discuss the work of the past year and set priorities for the coming year. Policy statements will be debated and approved, and a

report will be presented at the opening of the resolutions plenary.

RESOLUTIONS

Resolutions to be reviewed at the March 2008 Board meeting and considered at the Annual General Meeting will be included in the 2008 policy development book to be sent out to registered elected officials before the conference. You will also be able to access a copy of the policy development book on the FCM website at www.fcm.ca as of May 8, 2008. Certain resolutions will be identified by the Board as consent agenda resolutions to be voted on in a block during the resolutions plenary.

Elections

For information on election rules and procedures for table officers, directors and regional chairs, visit www.fcm.ca and go to *About us*, and click on Board of Directors.

Study tours

Québec City has organized a series of daily study tours from Friday through Monday. (*See study tour program on pages 10-12.*)

Companions' program

Québec City has organized a companions' program for the duration of the conference. (*See companions' program on pages 12-15.*)

Friday May 30

ALL SESSIONS ARE LOCATED IN THE QUÉBEC CITY
CONVENTION CENTRE

7:00 am – 6:00 pm → Registration

Québec City Convention Centre Main Foyer (Street Level)

8:00 am – 9:00 am

Regional Caucus Meetings

Delegates are invited to meet with FCM's regional chairs for a welcome and briefing on the conference and trade show.

- British Columbia
- Prairies and Territories
- Ontario
- Québec
- Atlantic

8:00 am – 4:00 pm → Municipal Expo™

Coffee and muffins will be served at Municipal Expo™ this morning

9:00 am – 9:30 am → Opening Ceremony

9:30 am – 10:15 am → Opening Plenary

10:30 am – 12:00 pm

Standing Committee Forum on Increasing Women's Participation in Municipal Government

10:30 am – 12:00 pm → Rural Forum

11:00 am – 12:00 pm → Networking Session

11:30 am – 1:00 pm → Municipal Expo™ Complimentary Lunch

1:00 pm – 2:00 pm → Keynote Address

2:00 pm – 5:00 pm → Study Tours

- Samuel De Champlain Parkway and the Cartier-Roberval archaeological site: a gift of sustainability from the people of Québec to their capital
- Inside the walls of Old Québec: a study in time
- Petit-Champlain, Place-Royale and Vieux-Port Precinct: reconciling the needs of all stakeholders
- Saint-Roch neighbourhood revitalization: an amazing resurgence
- Archaeological Tour: enhancing the urban landscape
- The Arboretum and the Urban Forestry

2:00 pm – 3:30 pm → Seminars

Rural Economic Development: Developing Rural Canada's Brains and Brawn

In this seminar, an expert panel will discuss what rural Canada is and isn't; why rural Canada matters to all Canadians; and what role the federal government should play in rural development. The panel will consist of leading researchers in the field, as well as rural economic development practitioners from Québec municipalities. Lead panelist, Dr. Donald J. Savoie, is Canada's foremost expert in regional economic development issues and the machinery of government. This seminar will present new research findings and conclusions, as well as real stories about how rural economic development can and does work.

Integrated Policing: At What Cost?

Integrated policing recognizes that crime and community safety challenges do not respect jurisdictional or operational boundaries. Cost savings, improved efficiencies and better information sharing are some of the benefits often attributed to integrated policing. However, the costs of forming and sustaining integrated policing efforts have often been borne by local police forces. In addition, without a clear and shared understanding of what integrated policing means, questions arise regarding potential liabilities and who is accountable in integrated operations. This panel will explore efforts to pursue integrated policing in municipalities across Canada, examine its results and investigate the cost to municipalities.

The Story of Immigration in Canada's Cities and Communities

The 2006 Census painted a vivid portrait of a rapidly changing Canada, and cities and communities are the canvas for that change. The census highlighted the continued and growing role that immigration is playing in changing our social, cultural and urban landscape and municipal governments are at the front lines, attracting, settling and integrating new Canadians. What role will immigration play in shaping the cities and communities of tomorrow? What pressure points, opportunities and new ways of doing business will municipal governments need to increasingly consider in order to successfully ride the crest of this change? This seminar will explore this story both from national and regional perspectives, as well as from the local level in small, medium and large communities.

Innovation in Waste

This session will show participants the benefits and challenges of investing in new and innovative waste management facilities. From gasification to thermal processing, the number of options available to municipal governments for dealing with the growing burden of municipal solid waste is growing rapidly. But which technologies will provide the best social, environmental and economic outcomes for municipalities? Better yet, can municipal solid waste be turned into a valuable resource? This session

Friday May 30

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CONVENTION CENTRE

will provide participants with an easily understood overview of several leading waste management technologies. You'll also hear from municipalities that have put these technologies into action, providing you with a first-hand account of their experiences.

3:45 pm – 4:45 pm → Networking Session

3:45 pm – 5:15 pm → Northern Forum

4:00 pm – 5:00 pm → Keynote Address

6:00 pm – 8:30 pm → Welcome Reception
Discover Québec's Joie de vivre

Day 2

8:00 am – 3:00 pm → Registration
Québec City Convention Centre Main Foyer (Street Level)

8:30 am – 11:30 am → Resolutions Plenary

10:00 am – 2:00 pm → Municipal Expo™

11:30 am – 12:15 pm → Keynote Address

11:30 am – 1:00 pm → Municipal Expo™
cash lunch

12:30 pm – 1:00 pm → Municipal Expo™
prize draw

Come and win the Municipal Expo™ Grand Prize or one of two runner-up prizes to be drawn from the ticket drums on the trade show floor. All registered delegates are eligible for this prize draw, but you must have deposited your prize tickets (to be found in your delegate briefcase) in the appropriate ticket drum and be in attendance to win.

1:00 pm – 2:00 pm → Keynote Address

1:30 pm – 2:30 pm → Networking Session

2:00 pm – 5:00 pm → Study Tours

- Samuel De Champlain Parkway and the Cartier-Roberval archaeological site: a gift of sustainability from the people of Québec to their capital
- Inside the walls of Old Québec: a study in time
- Petit-Champlain, Place-Royale and Vieux-Port Precinct: reconciling the needs of all stakeholders
- Saint-Roch neighbourhood revitalization: an amazing resurgence
- Archaeological Tour: enhancing the urban landscape
- Wendake: the only Huron-Wendat in Canada

Saturday May 31

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- Ile d'Orléans: preventing inappropriate infill projects that would damage an important heritage landscape
- The Charlesbourg library: centrepiece and catalyst for the revitalization of the historic Trait-Carré precinct

2:15 pm – 3:45 pm → Standing Committee Forums

Environmental Issues and Sustainable Development
Municipal Finance and Intergovernmental Arrangements
Social Economic Development

4:00 pm – 5:00 pm → Networking Session

4:00 pm – 5:30 pm → Standing Committee Forums

Municipal Infrastructure and Transportation Policy
International Relations
Community Safety and Crime Prevention

5:30 pm – 7:30 pm → FCM-CH2M HILL
Sustainable Community
Awards Reception

The Ninth Annual FCM-CH2M Hill Sustainable Community Awards offer national recognition for municipal projects that demonstrate excellence in sustainable community development. Award winners will be featured in a video that will be unveiled at the Awards Ceremony and Reception. Awards will be presented in each of the following categories: buildings, energy, residential development, solid waste, planning, transportation, wastewater and water. Funding partners for this year's Awards include: CH2M Hill Canada, FCM's Green Municipal Fund (GMF), Transport Canada and the Affordability and Choice Today (ACT) Program.

Sunday June 1

ALL SESSIONS ARE LOCATED IN THE QUÉBEC CITY
CONVENTION CENTRE

9:00 am – 10:00 am → **Keynote Address**

10:00 am – 11:45 am

Annual General Meeting and Election of Officers

AGENDA

1. Call to Order
2. Adoption of Minutes
3. Business arising from the Minutes
4. Report on the Past Year's Activities
5. Report on Membership
6. Report of the Finance and HR Committee
7. Proposed By-law Amendments
8. Presentation of the Roll of Honour
9. Report of the 2008 Elections Committee
10. Election of FCM Table Officers
 - President
 - First Vice-President
 - Second Vice-President
 - Third Vice-President
11. Inaugural Address by President-Elect
12. Other Business
13. Adjournment

11:45 am – 12:30 pm → **Keynote Address**

12:30 am – 2:00 pm → **Election of Directors**

(working lunch)

British Columbia	New Brunswick
Alberta	Nova Scotia
Saskatchewan	Prince Edward Island
Manitoba	Newfoundland and Labrador
Ontario	Territories (luncheon)
Québec	

2:00 pm – 2:30 pm → **Election of
Regional Chairs**

British Columbia
Prairie Provinces and Territories
Ontario
Québec
Atlantic Provinces

2:15 pm – 5:15 pm → **Study Tours**

- Samuel De Champlain Parkway and the Cartier-Roberval archaeological site: a gift of sustainability from the people of Québec to their capital
- Inside the walls of Old Québec: a study in time
- Petit-Champlain, Place-Royale and Vieux-Port Precinct: reconciling the needs of all stakeholders
- Saint-Roch neighbourhood revitalization: an amazing resurgence
- Archaeological Tour: enhancing the urban landscape
- Wendake: the only Huron-Wendat in Canada
- Ile d'Orléans: preventing inappropriate infill projects that would damage an important heritage landscape

2:30 pm – 4:00 pm → **Plenary –
Panel Discussion**

6:30 pm – 11:30 pm → **Québec City Gala
Dinner and Dance**



Day 4

Monday June 2

5(h)

ALL SESSIONS ARE LOCATED IN THE QUÉBEC CITY
CONVENTION CENTRE

8:30 am – 10:00 am → **Traditional Québécois Breakfast**

10:00 am – 1:00 pm → **Study Tours**

- Samuel De Champlain Parkway and the Cartier-Roberval archaeological site: a gift of sustainability from the people of Québec to their capital
- Inside the walls of Old Québec: a study in time
- Petit-Champlain, Place-Royale and Vieux-Port Precinct: reconciling the needs of all stakeholders
- Saint-Roch neighbourhood revitalization: an amazing resurgence
- Archaeological Tour: enhancing the urban landscape
- The Charlesbourg library: centrepiece and catalyst for the revitalization of the historic Trait-Carré precinct
- The Arboretum and the Urban Forestry

10:00 am – 11:30 am → **Seminars**

Making Transit Work in Smaller Communities

FCM's National Transit Strategy, released in March 2007, called on all three orders of government to develop a coordinated approach to funding and supporting public transit. Part of this strategy called on provinces and territories, working with municipalities and supported by the federal government, to develop separate and appropriately designed and targeted policies and programs to fund and support transit systems in smaller communities. What are the unique challenges facing transit in smaller communities? What is required from planners, transit operators, funding providers, and residents and businesses? This seminar will explore these questions, guided by municipal practitioners and federal and provincial officials.

Simple Solutions: Practical Approaches to Affordable Housing Development

Responding to a community need for affordable housing doesn't have to be complicated. This seminar inspires and connects those interested in affordable housing development with compelling examples that respond to local needs and opportunities. It is co-hosted by the Canada Mortgage and Housing Corporation (CMHC).

Localizing the Millennium Development Goals: Are we there yet?

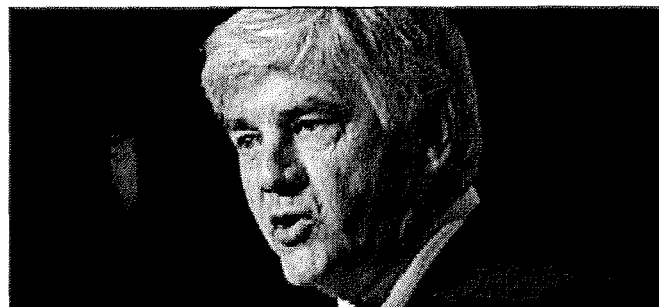
The year 2008 marks the midway point in a UN campaign to achieve the Millennium Development Goals (MDGs), a series of time-bound targets agreed to by 189 countries, including Canada, to tackle the most insidious elements of global poverty: hunger, child mortality, access to health and education, gender inequality and environmental destruction. Since 2005, municipal leaders from around the world have adopted the Local Government Millennium Declaration, signalling their support for local action to achieve the MDGs. What progress

has been made towards achieving the MDGs? What has been the role of local governments – in Canada and internationally – in translating global targets into practical action at the community level? Can local governments do more? This seminar will provide participants with an opportunity to hear from international and Canadian local government leaders who have been involved in the MDG campaign. The discussion will look at ways in which FCM members can become more actively involved.

The Future of Sports and Recreation Infrastructure in Canadian Communities

Sports and recreation opportunities improve the quality of life and health of all residents, particularly young people. Distressed neighbourhoods can be significantly improved by rehabilitating or developing the infrastructure that provides opportunities for recreation, sport or leisure activities. Yet, many community and recreation facilities were built 30 years ago as part of Canada's centennial and will soon require replacement. Today, there are tax incentives to boost the participation of Canadians in sports and recreation, and new federal funding programs support investment in this type of community infrastructure.

11:45 am – 12:30 pm → **Closing Plenary**



Invited speakers for 2008

Prime Minister
Stephen Harper

Hon. Stéphane Dion,
Leader, Liberal Party
of Canada

Hon. Jack Layton, Leader,
New Democratic Party
of Canada

Gilles Duceppe, Leader,
Bloc Québécois

Hon. Lawrence Cannon,
Minister of Transport,
Infrastructure and
Communities

Hon. Jean Charest,
Premier, Province
of Québec

Study Tours

A series of daily study tours have been scheduled to complement the conference program. Study tours have a maximum number of participants, so it is essential that you register. They are offered on a first-come, first-served basis and may be cancelled if minimum participation is not secured. Although every effort is made to accommodate your first choice, you are encouraged to indicate selections in order of preference.

Each study tour has a code for registration purposes.

Samuel De Champlain Parkway and the Cartier-Roberval archaeological site: a gift of sustainability from the people of Québec to their capital

Friday, May 30 → 2:00 – 5:00 pm
 Saturday, May 31 → 2:00 – 5:00 pm
 Sunday, June 1 → 2:15 – 5:15 pm
 Monday, June 2 → 10:00 am – 1:00 pm

3 hours → **Bus tour**

"Give the River back to the People of Québec" by 2008. This was the mandate given to the Commission de la capitale nationale du Québec by the Québec Government. This goal will be achieved in time for the 400th anniversary of the founding of this historic city, with the opening of the Samuel de Champlain Parkway. This spectacular project has involved the reclamation of close to five kilometres of what was an extremely degraded area of the St. Lawrence River shoreline.

A major archaeological investigation of forts built by Jacques Cartier et Jean-François de La Rocque de Roberval between 1541 and 1543 on a bluff overlooking the Cap-Rouge will be conducted over the next three years. The cost of this important archaeological project and site development is estimated at \$7.7 million. **Code: SC**

Inside the walls of Old Québec: a study in time

Friday, May 30 → 2:00 – 5:00 pm
 Saturday, May 31 → 2:00 – 5:00 pm
 Sunday, June 1 → 2:15 – 5:15 pm
 Monday, June 2 → 10:00 am – 1:00 pm

3 hours → **Walking tour**

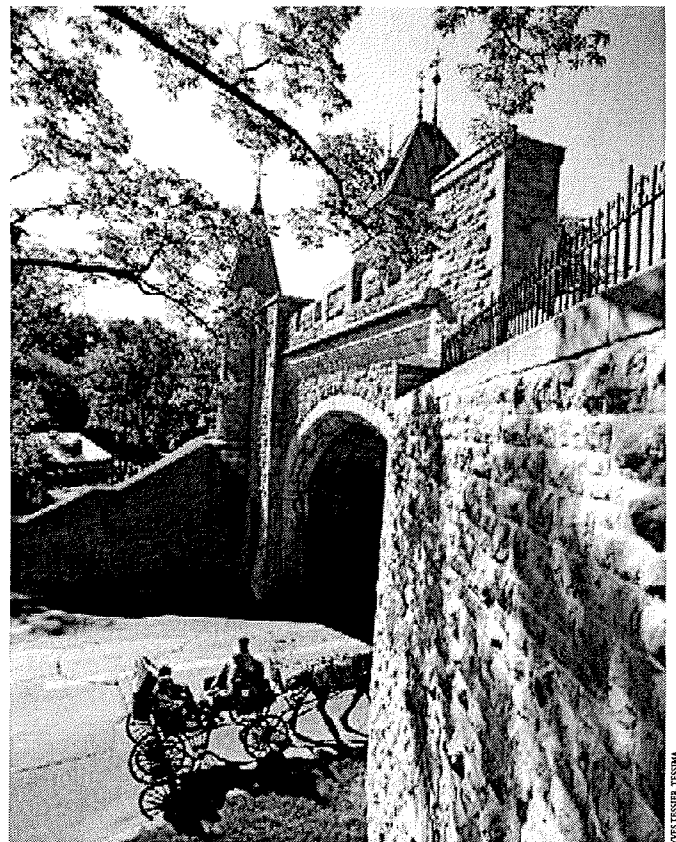
From major urban renewal projects to infill initiatives, this tour inside the fortifications of Old Québec traces the progression of the area's urban fabric through time. Covering the period from the area's designation as a historic district in 1985 until today, this tour will explore many of the projects that have contributed to creating this truly exceptional urban environment. There will be an emphasis on the planning and regulatory activities that municipal authorities have undertaken for this area. **Code: OQ**

Petit-Champlain, Place-Royale and Vieux-Port Precinct: reconciling the needs of all stakeholders

Friday, May 30 → 2:00 – 5:00 pm
 Saturday, May 31 → 2:00 – 5:00 pm
 Sunday, June 1 → 2:15 – 5:15 pm
 Monday, June 2 → 10:00 am – 1:00 pm

3 hours → **Walking tour**

As the site of the first settlement and the first commercial establishments ever built on Québec soil, the Lower Town section of Old Québec comprises, along with Upper Town, the UNESCO-designated Historic District of Old Québec World Heritage Site. Each year brings the development of new hotels and more recreation and tourism-based businesses and activities to the area, increasing the pressure on the area and significantly impacting the quality of life for local residents. There are also significant traffic, parking and environmental implications. What can be done to reconcile the area's tourism and community functions? A new master plan for the area has taken an in-depth look at these issues in an effort to meet the needs of all parties involved while reducing the negative impacts on local residents. **Code: PC**



Study Tours

Saint-Roch neighbourhood revitalization: an amazing resurgence

Friday, May 30 → 2:00 – 5:00 pm
 Saturday, May 31 → 2:00 – 5:00 pm
 Sunday, June 1 → 2:15 – 5:15 pm
 Monday, June 2 → 10:00 am – 1:00 pm

3 hours → ***Walking tour***

Fifteen years ago, Québec's original downtown area, the Saint-Roch neighbourhood, was in an advanced stage of decline. Today, it is undergoing an impressive resurgence. The revitalization strategy implemented over the last 15 years provides an exceptional example of vision and leadership. This true success story has been a source of inspiration for many cities struggling with the decline of their older neighbourhoods. The tireless work of City of Québec authorities has set the stage for an innovative and inspiring reconstruction endeavour. **Code: SR**

Archaeological Tour: enhancing the urban landscape

Friday, May 30 → 2:00 – 5:00 pm
 Saturday, May 31 → 2:00 – 5:00 pm
 Sunday, June 1 → 2:15 – 5:15 pm
 Monday, June 2 → 10:00 am – 1:00 pm

3 hours → ***Walking tour***

This introductory tour will visit the most important active archaeological sites in the City of Québec, including Youville Square, the Intendant's Palace, Place de la Gare (former shipyards of the royal French Navy), the FAO Square, the Museum of Civilization and the Auberge Saint-Antoine, which in 2005 won several prizes for architectural excellence in Québec City. **Code: AT**

Wendake: the only Huron-Wendat in Canada

Saturday, May 31 → 2:00 – 5:00 pm
 Sunday, June 1 → 2:15 – 5:15 pm

3 hours → ***Bus tour***

The Wendake native community borders the City of Québec and is located approximately 10 kilometres from the downtown area. It is a community of 3,000, 40 per cent of which live on-reserve. The Wendake Nation is currently working on several key projects, including an effort to expand its territory, an industrial, recreation and tourism development strategic plan, and the development of a museum/hotel on the site of a former tannery. It is also involved in the City of Québec's 400th anniversary festivities in 2008. The Wendake Tribal Council and the City of Québec have struck an agreement for the development of the Saint-Charles River / Kabir Kouba Falls linear park, as well as the environmental protection of the North Marshes. **Code: WD**



Ile d'Orléans: preventing inappropriate infill projects that would damage an important heritage landscape

Saturday, May 31 → 2:00 – 5:00 pm
 Sunday, June 1 → 2:15 – 5:15 pm

3 hours → ***Bus tour***

Ile d'Orléans is the largest historic district in Québec, set in rich farmland covering 192 square kilometres spread out over six municipalities. Many of its 7,000 residents live in splendid traditional Québécois-style homes that dot the landscape, or in centuries-old farmhouses perched on the cliffs overlooking the St. Lawrence River. However, this island of unparalleled beauty is now threatened by urbanization, the dilution of architectural quality, water supply issues and changes to the shoreline. The ever-increasing amount of new construction is having a significant impact on the island's heritage value, in addition to destroying views and threatening vegetation and habitats on the island. **Code: IO**

Study Tours

The Charlesbourg library: centrepiece and catalyst for the revitalization of the historic Trait-Carré precinct

Saturday, May 31 → 2:00 – 5:00 pm

Monday, June 2 → 10:00 am – 1:00 pm

3 hours → Bus tour

Located in the heart of the historic Trait-Carré precinct, the new Charlesbourg Library was conceived as the centrepiece of a cluster of civic buildings and the catalyst for the development of complementary and sustainable urban functions in the surrounding area. Its green roof system is the largest in Québec and one of the most extensive in North America. The design was given an award of excellence by Canadian Architect magazine in 2004. Ever since its official opening in October 2006, the popularity of the Charlesbourg Library has surpassed all expectations Won "Le prix des collectivités viables de la FCM – catégorie Bâtiment en 2007".

Code: CL

The Arboretum and the Urban Forestry

Friday, May 30 → 2:00 – 5:00 pm

Monday, June 2 → 10:00 am – 1:00 pm

3 hours → Bus tour

The Arboretum at Domaine de Maizerets, established in 1997, is an extensive seven-hectare garden museum, covering the site of a former snow dump. It is a remarkable example of how urban wasteland can be recovered and developed to achieve a variety of goals, such as combining educational goals with horticulture and increasing biodiversity. The Arboretum is a showcase of Québec's horticultural market, because all the species it displays are available to gardeners who wish to bring them into their own landscapes. A series of meandering paths leads visitors through the Arboretum, where they can discover striking plants in 14 botanical families. **Code: TA**

Tours

The Companions' Program offers an opportunity for companions to renew friendships and make new friends while enjoying an inside look at our exciting host city and surrounding region on guided tours. Tours are offered on a first-come, first-served basis and will be cancelled if they do not meet the minimum participation. The tour prices include transportation, professional guides, entrance fees, and all applicable taxes.

Delegate registration and cancellation deadlines apply to the Companions' Program.

Québec City...400 years of history

In 2008, Québec City will celebrate the 400th anniversary of its founding by French explorer Samuel de Champlain.

A 17th century character will accompany you on the tour, relating anecdotes from the beginnings of New France to the present day.

UNESCO proclaimed the Old City—known as Vieux-Québec in French—a World Heritage Site in 1985, and since then, it has been preserved as an historic quarter. A city tour is the ideal way to discover its marvels: your guide will take you through the city's history and secrets, helping you discover the Upper Town, Lower Town, Place Royale and Little Champlain Quarter.

Wear comfortable walking shoes and bring a camera.

The tour will go ahead regardless of the weather.

Walking and bus tour:

Minimum – 35 participants /
Maximum – 44 per bus

Cost per person:

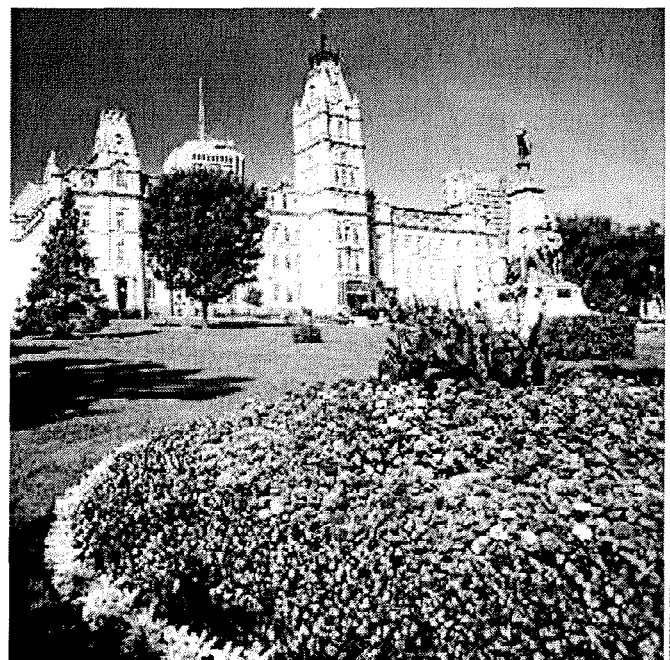
\$50, including taxes and tips

Suggested schedule:

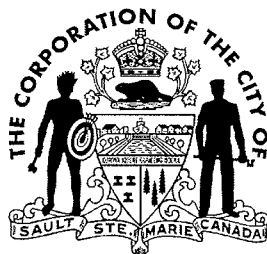
Friday, May 30, and Saturday,
May 31 – 9:00 am to 12:00 pm

Duration:

Three hours



Joseph M. Fratesi, B.A. LL.B.
Chief Administrative Officer



99 Foster Drive
P.O. Box 580, Civic Centre
Sault Ste. Marie, Ontario
Canada. P6A 5N1
(705) 759-5347
(705) 759-5952 (Fax)
E-Mail:
j.fratesi@cityssm.on.ca
b.berlingieri@cityssm.on.ca

2008 05 12

Mayor John Rowsell and
Members of City Council
Civic Centre

RE: STAFF TRAVEL REQUESTS

Dear Council:

The following staff travel requests are presented to you for approval:

1. **Terri Desbien – Social Services – Ontario Works Division**
ERO Core Training – Investigative Interviewing
May, 2008
Sudbury, ON
Estimated total cost to the City - \$ 915.00
Estimated net cost to the City - \$ 457.50
2. **Denis Desrosiers – Legal Department – P.O.A. Division**
Court Managers Conference
May, 2008
Toronto, ON
Estimated total cost to the City - \$ 1,669.00
Estimated net cost to the City - \$ 1,669.00
3. **Douglas Robertson – Fire Services**
Applied Administration & Supervision
May, 2008
Gravenhurst, ON
Estimated total cost to the City - \$ 225.00
Estimated net cost to the City - \$ 225.00
4. **Jim St. Jules & Dodie Mills – Fire Services**
Crisys User Group Conference
June, 2008
Markham, ON
Estimated total cost to the City - \$ 3,551.00
Estimated net cost to the City - \$ 3,551.00

5. **Daniel Fraser – Fire Services**
Flammable and Combustible Liquids
July, 2008
Gravenhurst, ON
Estimated total cost to the City - \$ 175.00
Estimated net cost to the City - \$ 175.00
6. **Paul Antonello – Fire Services**
Courtroom Procedures/Prosecution
August, 2008
Gravenhurst, ON
Estimated total cost to the City - \$ 175.00
Estimated net cost to the City - \$ 175.00
7. **Brian Campbell – Fire Services**
Specialized Rescue Ops/Hazardous Materials
August, 2008
Gravenhurst, ON
Estimated total cost to the City - \$ 225.00
Estimated net cost to the City - \$ 225.00
8. **Jeff Barban – Social Services Department – Social Housing Division**
Yardi Housing Conference
June, 2008
Toronto, ON
Estimated total cost to the City - \$ 1,146.00
Estimated net cost to the City - \$ 573.00
9. **Mary Cobeau – Social Services Department – Social Housing Division**
Yardi Housing Conference
June, 2008
Toronto, ON
Estimated total cost to the City - \$ 1,028.00
Estimated net cost to the City - \$ 514.00
10. **Rick Thomas & David Lang – Fire Services**
CBRN Team Workshop
June, 2008
Gravenhurst, ON
Estimated total cost to the City - \$ 450.00
Estimated net cost to the City - \$ 450.00

Yours truly,

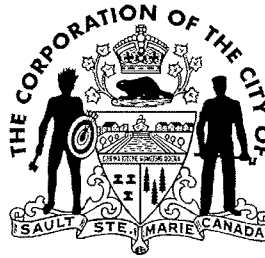


JMF: bb

for Joseph M. Fratesi
Chief Administrative Officer

5(j)

Ralph Robertson
Manager of Purchasing



Finance Department
Purchasing Division

2008 05 12

Mayor John Rowswell and
Members of City Council,
Civic Centre.

Re: Tender for One (1) Trommel Screening Plant

Attached hereto for your information and consideration is a summary of the tenders received for the supply and delivery of One (1) Trommel Screening Plant, as required by the Public Works & Transportation Department. This equipment will help to carry out composting operations at the Municipal Landfill site and other Divisions soil separating requirements, all helping to divert waste from the Landfill.

The tender was publicly advertised and tender documents were forwarded to all firms on our bidders list. A public opening of the tenders received was held April 30, 2008, with Councillor L. Turco, representing City Council.

The tenders received have been thoroughly evaluated and reviewed with Mr. Mike Blanchard, Manager of Equipment/Building Maintenance of PWT, and the low tendered price, meeting specifications including a heavy duty option, has been identified on the attached summary.

Budgeted funding for this piece of equipment is coming from the Waste Disposal Site Reserve Account.

RECOMMENDATION

It is therefore my recommendation that the tender for the supply and delivery of One (1) Trommel Screening Plant be awarded to Lagan Valley Equipment, at their low total tendered price, meeting specifications, of \$106,191.75, including taxes.

This report is submitted for Council's approval.

Respectfully submitted,

Ralph Robertson
Manager of Purchasing

Recommended for approval,

W. Freiburger
Commissioner of Finance & Treasurer

RR:nt
Attach.

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: \$90,000.00

Received: April 30, 2008
File: 2008WB02R

SUMMARY OF TENDERS
ONE (1) TROMMEL SCREEN PLANT

<u>Firm</u>		<u>Make & Model</u>	<u>Total Tendered Price</u> <u>incl. G.S.T. & P.S.T.</u>	<u>Warranty</u>	<u>Delivery</u>	<u>Remarks</u>
Global Repairs Ltd. Toronto, ON		Sittler Model not Stated	\$68,480.00	1 Year	40-50 w/days	Does not meet Specifications Lower H.P. Smaller Machine No Fines Carrier Belt for Loading No Conveyor Feeder (Corkscrew) No Hydraulic Oil Cooler No Hydraulic Jacking Legs No Safety Guarding Not Painted to Specifications No On-Site Delivery or Training Delivery Unacceptable
Lagan Valley Equipment Whitby, ON	Opt #1	Roto Screen R454-4	<u>\$106,191.75</u>	1 Year	12 w/days	Meets Specifications Heavy Duty 4-Wheel Drum Drive
	Opt #2	Roto Screen R450-4	\$101,671.75	1 Year	12 w/days	Meets Specifications
Powerscreen Rental Systems Toronto, ON	Opt #1	McCloskey 512R (Used)	\$99,530.40	No Warranty	10 w/days	Does not meet Specifications No Warranty Provided
	Opt #2	McCloskey 512R (New)	\$162,720.00	1 Year	10 w/days	Exceeds Specifications Included Radial Stacker

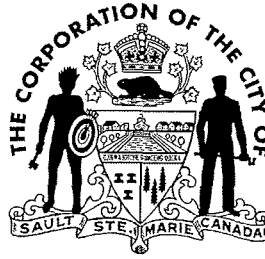
Note: The low tendered price, meeting specifications including the heavy duty option, is underlined above.
It is my recommendation that the low tendered price, submitted by Lagan Valley Equipment under Opt. #1, be accepted.

Ralph Robertson
Manager of Purchasing

565

5(k)

Ralph Robertson
Manager of Purchasing



Finance Department
Purchasing Division

2008 05 12

Mayor John Rowswell and
Members of City Council,
Civic Centre.

Re: Tender for Seasonal Security (2008CT01)

Attached hereto for your information and consideration is a summary of the tenders received for Seasonal Security Service for the 2008-2009 season, as required by various City Departments; mainly for security at the City Parks, Rinks, Marinas, Boardwalk and Works Centre.

The tender was publicly advertised and tender documents were forwarded to all firms on our bidders list. A public opening of the tenders received was held May 1, 2008, with Councillor Lorena Tridico representing City Council.

The tenders received have been evaluated and reviewed with Mr. Pat McAuley, P. Eng., Commissioner of Public Works and Transportation, and Mr. Nick Apostle, Commissioner of Community Services. The low tendered prices, meeting specifications, has been identified on the attached summary.

Funding for this service is derived from various Public Works & Transportation and Community Services accounts.

RECOMMENDATION

It is therefore my recommendation that the tender for Seasonal Security be awarded on a split basis to North East Regional Security for Group A – Foot Patrol Security Service; and to Norpro Company for Group B – Driveby Patrol Security Service at their low tendered prices for each group.

This report is submitted for Council's approval.

Respectfully submitted,

Ralph Robertson
Manager of Purchasing

Recommended for approval,

W. Freiburger
Commissioner of Finance & Treasurer

RR:nt
Attach.

FINANCE DEPARTMENT
PURCHASING DIVISION
BUDGET: DRAWN FROM VARIOUS CSD & PWT ACCOUNTS

Received: May 1, 2008
File: #2008CT01

SUMMARY OF TENDERS
SEASONAL SECURITY

		<u>G4S Security Services</u> <u>Sudbury, ON</u>		<u>Norpro Company</u> <u>Sault Ste. Marie, ON</u>		<u>North East Regional</u> <u>Sault Ste. Marie, ON</u>		<u>Solid Security Services</u> <u>Sault Ste. Marie, ON</u>	
<u>Group A - Foot Patrol Security Service</u>	<u>Estimated</u> <u>12 Month</u> <u>Requirements</u>	<u>Rate</u>	<u>Total</u>	<u>Rate</u>	<u>Total</u>	<u>Rate</u>	<u>Total</u>	<u>Rate</u>	<u>Total</u>
Regular Hourly Rate	6,300	\$15.00	\$94,500.00	\$13.20	\$83,160.00	\$12.00	\$75,600.00	\$12.58	\$79,254.00
Statutory Holiday Hourly Rate	175	\$15.00	\$2,625.00	\$33.00	\$5,775.00	\$20.00	\$3,500.00	\$25.16	\$4,403.00
	Subtotal		\$97,125.00		\$88,935.00		\$79,100.00		\$83,657.00
	5% G.S.T.		4,856.25		4,446.75		3,955.00		4,182.85
Total Tendered Price for Foot Patrol Security:			\$101,981.25		\$93,381.75		\$83,055.00		\$87,839.85
<u>Group B - Driveby Patrol Security Service</u>	<u>Estimated</u> <u>12 Month</u> <u>Requirements</u>	<u>Rate</u>	<u>Total</u>	<u>Rate</u>	<u>Total</u>	<u>Rate</u>	<u>Total</u>	<u>Rate</u>	<u>Total</u>
Patrols at Regular Rate	975	\$16.00	\$15,600.00	\$11.60	\$11,310.00	\$30.00	\$29,250.00	\$14.34	\$13,981.50
Patrols at Statutory Holiday Rate	30	\$40.00	\$1,200.00	\$17.40	\$522.00	\$35.00	\$1,050.00	\$28.68	\$860.40
	Subtotal		\$16,800.00		\$11,832.00		\$30,300.00		\$14,841.90
	5% G.S.T.		840.00		591.60		1,515.00		742.10
Total Tendered Price for Driveby Patrol Security:			\$17,640.00		\$12,423.60		\$31,815.00		\$15,584.00

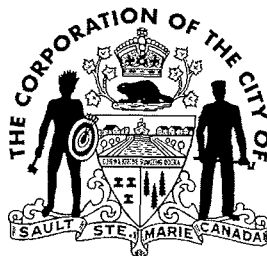
Note: The low quoted prices meeting specifications for each Group are boxed above.
The number of hours and driveby patrols shown above are an estimate of the City's annual requirements and are not guaranteed.
It is my recommendation that the tender be awarded on a split basis to the company with the low prices for each group - Group A to North East Regional; and Group B to Norpro Company.

Ralph Robertson
Manager of Purchasing

576

5(1)

Ralph Robertson
Manager of Purchasing



Finance Department
Purchasing Division

2008 05 12

Mayor John Rowswell and
Members of City Council,
Civic Centre.

Re: Tender for the Purchase of Five (5) Compact Cars

Attached hereto for your information and consideration is a summary of the tenders received for the supply and delivery of Five (5) Compact Cars, as required by the Public Works & Transportation Department. These vehicles will be added to the fleet in an effort to reduce fuel consumption while providing needed vehicle replacements and reducing the need for seasonal rentals.

The tender was publicly advertised and tender documents were forwarded to all firms on our bidders list. A public opening of the tenders received was held May 1, 2008, with Councillor L. Tridico, representing City Council.

The tenders received have been thoroughly evaluated and reviewed with Mr. Pat McAuley, Commissioner of Public Works & Transportation, and Ms. Shelley Schell, Manager of Audits, and the low tendered price to purchase, meeting requirements, has been identified on the attached summary.

The City will finance these vehicles internally with repayment from the P.W.T. Rental Vehicle Account, overhead administration, over a forty-eight month period.

RECOMMENDATION

It is therefore my recommendation that the tender for the supply and delivery of Five (5) Compact Cars be awarded to Maitland Motors at their total tendered price of \$88,676.75 to purchase, including taxes.

This report is submitted for Council's approval.

Respectfully submitted,

Ralph Robertson
Manager of Purchasing

Recommended for approval,

W. Freiburger
Commissioner of Finance & Treasurer

RR:nt
Attach.

FINANCE DEPARTMENT
PURCHASING DIVISION

RECEIVED: May 1, 2008
File #2008WA07

SUMMARY OF TENDERS
PURCHASE OF FIVE (5) COMPACT CARS

<u>Firm</u>		<u>Make & Model</u>	<u>Unit Purchase Price</u> <u>(including taxes)</u>	<u>Total Purchase Price</u> <u>(including taxes)</u>	<u>Delivery</u>	<u>Remarks</u>
Boston's Limited Sault Ste. Marie, ON		2009 Chevrolet Cobalt LS	\$16,950.00	\$84,750.00	75 w/days	Does not meet requirements Licencing included Delivery unacceptable
Esquire Honda Sault Ste. Marie, ON		2008 Honda Civic DXA	\$21,999.97	\$110,000.00	30 w/days	Meets requirements Licencing included
Maitland Motors Sault Ste. Marie, ON	Veh 1	2008 Ford Focus "S"	\$16,944.35	\$16,944.35	5 w/days	Meets requirements Licencing included
	Veh 2,3,4	2008 Ford Focus "SE"	\$18,074.35	\$54,223.05	5 w/days	
	Veh 5	2008 Ford Focus "S"	\$17,509.35	\$17,509.35		
		Total:		\$88,676.75		
Superior Dodge Sault Ste Marie, ON		2008 Dodge Caliber	\$19,573.86	\$97,869.30	60 w/days	Does not meet requirements Licencing extra Delivery unacceptable
World Cars KIA Sault Ste. Marie, ON		2008 KIA Spectra	\$19,119.60	\$95,598.00	14 w/days	Meets requirements Licencing included

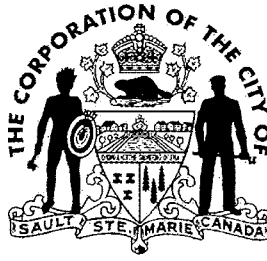
NOTE: The low tendered prices, meeting requirements and specifications, are boxed above.

It is my recommendation that the low tendered prices to purchase Five (5) Compact Cars, submitted by Maitland Motors, be accepted.

Ralph Robertson
Manager of Purchasing

5(1)

William Freiburger, CMA
Commissioner of Finance
and Treasurer



Finance Department

2008 05 12

Mayor John Rowswell and
Members of City Council

**Re: Queenstown Board of Management (O/A The Downtown Association)
2008 Budget Estimates and 2007 Audit Report**

In accordance with Sections 204 – 215 of The Municipal Act, attached is a copy of the Queenstown Board of Management (O/A The Downtown Association) Audited Financial Statement for the year ended December 31, 2007, together with a copy of the 2008 Operating Estimates for your approval. The 2007 Annual Report is appended under separate cover.

The 2008 Estimates of the Downtown Association are not a part of the City Budget Estimates and the levy is charged directly against the properties within the Downtown (Queenstown) area.

An appropriate resolution has been prepared for your consideration.

Respectfully submitted,


W. Freiburger, CMA
Commissioner of
Finance and Treasurer

WF/kl

attachments

RECOMMENDED FOR APPROVAL


Joseph M. Flacco
Chief Administrative Officer

Downtown Association

2008 Budget

Approved by Board of Directors at April 22, 2008 Board Meeting

5(m)

REVENUE	<u>Budget 2008</u>
Assessments	175,000.00
Adjustments	(5,000.00)
Associate Membership	7,000.00
Interest Income	700.00
Total Income	177,700.00
EXPENDITURES	
Salaries & Benefits	94,000.00
Office Expenses:	
Rent	19,656.00
Renovations / Maintenance	2,250.00
Supplies	1,800.00
Equipment Repairs & Maintenance	400.00
Telephone	2,500.00
Internet	800.00
Insurance	2,800.00
Photocopier Rent	-
Photocopies	400.00
Postage & Courier	450.00
Parking Tickets	100.00
Subtotal - Office Expenses	31,256.00
Office Furniture & Equipment	1,000.00
Maintenance & Beautification	2,500.00
Marketing & Communication	23,300.00
Downtown Improvement (IBI)	70,000.00
Downtown Improvement income (IBI)	(56,250.00)
Meetings & Seminars:	6,000.00
Professional Fees:	4,100.00
Downtown Development Initiative	
Project manager	60,000.00
Office Expenses	500.00
City of SSM Funding	(60,500.00)
Downtown Development Initiative	-
Other Expenses (Memberships, Worker's Comp., etc.):	1,675.00
Net Income	<u>\$119.00</u>

** GST is a cash flow item & is not part of the profit & loss statement

5(m)

Financial Statements

**BOARD OF MANAGEMENT OF QUEENSTOWN,
THE SAULT STE. MARIE CENTRAL BUSINESS
DISTRICT IMPROVEMENT AREA**

Year ended December 31, 2007



5(m)

KPMG LLP
Chartered Accountants
111 Elgin Street at Queen
Suite 200
PO Box 578
Sault Ste Marie ON P6A 5M6

Telephone (705) 949-5811
Fax (705) 949-0911
Internet www.kpmg.ca

AUDITORS' REPORT

To the Members of the Board of Management
of Queenstown, The Sault Ste. Marie Central Business
District Improvement Area and Members of Council, Inhabitants
and Ratepayers of The Corporation of the City of Sault Ste. Marie

We have audited the statement of financial position of the Board of Management of Queenstown, The Sault Ste. Marie Central Business District Improvement Area as at December 31, 2007 and the statements of financial activities and fund balances for the year then ended. These financial statements are the responsibility of the Board's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of the Board as at December 31, 2007, the results of its operations and the changes in its financial position for the year then ended in accordance with Canadian generally accepted accounting principles.

KPMG LLP

Chartered Accountants, Licensed Public Accountants

Sault Ste. Marie, Canada
January 31, 2008

5(m)

BOARD OF MANAGEMENT OF QUEENSTOWN, THE SAULT STE. MARIE CENTRAL BUSINESS DISTRICT IMPROVEMENT AREA

Statement of Financial Position

December 31, 2007, with comparative figures for 2006

	2007	2006
Financial assets:		
Cash	\$ 24,344	\$ 5,118
Term deposit (note 2)	35,000	35,000
Accounts receivable	1,722	16,947
Total financial assets	61,066	57,065
Financial liabilities:		
Accounts payable and accrued liabilities	7,084	5,501
Deferred revenue	2,817	—
Total financial liabilities	9,901	5,501
Net financial assets	\$ 51,165	\$ 51,564
Board position		
Fund balances:		
Reserves:		
Reserve fund	\$ 51,165	\$ 51,564
Commitment (note 4)		
Total Board position	\$ 51,165	\$ 51,564

The accompanying notes are an integral part of the financial statements.

On behalf of the Board:

_____ Director

_____ Director

5(m)

BOARD OF MANAGEMENT OF QUEENSTOWN, THE SAULT STE. MARIE CENTRAL BUSINESS DISTRICT IMPROVEMENT AREA

Statement of Financial Activities and Fund Balances

Year ended December 31, 2007, with comparative figures for 2006

	2007			2006	
	Total Budget	Operating Fund	Reserve Fund	Total	Total
Revenues:					
Annual assessments	\$ 165,000	\$ 170,832	\$ -	\$ 170,832	\$ 160,000
Government grants – operating	5,000	-	-	-	2,722
Government grants – special projects	60,000	-	12,397	12,397	107,961
Downtown development initiative	15,000	12,183	-	12,183	-
FedNor Intern Funding	21,000	19,434	-	19,434	-
Membership fees	5,000	445	-	445	-
Other	20,000	-	-	-	750
Interest	500	783	-	783	1,821
Total revenues	291,500	203,677	12,397	216,074	273,254
Expenditures:					
Special project (note 3)	95,000	-	17,639	17,639	135,206
Downtown development initiative	-	12,183	-	12,183	-
Wages and benefits	120,300	110,034	-	110,034	83,873
Rent	18,720	18,720	-	18,720	18,720
Promotion and marketing	26,500	20,203	-	20,203	18,492
Assessments written off and rebates	-	13,790	-	13,790	17,708
Insurance	2,700	2,775	-	2,775	2,608
Maintenance and beautification	3,500	1,704	-	1,704	1,204
Meetings and seminars	8,000	7,203	-	7,203	8,710
Miscellaneous	115	176	-	176	142
Office	8,850	5,812	-	5,812	8,947
Professional fees	3,450	3,830	-	3,830	3,275
Telephone	2,500	2,404	-	2,404	2,582
Total expenditures	289,635	198,834	17,639	216,473	301,467
Excess (deficiency) of revenue over expenditure	1,865	4,843	(5,242)	(399)	(28,213)
Fund balances, beginning of year		-	51,564	51,564	79,777
Interfund transfers		(4,843)	4,843	-	-
Fund balances, end of year	\$ -	\$ -	\$ 51,165	\$ 51,165	\$ 51,564

The accompanying notes are an integral part of the financial statements.

BOARD OF MANAGEMENT OF QUEENSTOWN, THE SAULT STE. MARIE CENTRAL BUSINESS DISTRICT IMPROVEMENT AREA

Notes to Financial Statements

Year ended December 31, 2007

The Board was established on September 28, 1976 to foster and enhance commercial interests in the downtown business improvement area of Sault Ste. Marie, Ontario.

1. Significant accounting policies:

The financial statements of the Board are the representation of management prepared in accordance with Canadian generally accepted accounting principles for local government organizations, as recommended by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants. Significant aspects of the accounting policies adopted by the Board are as follows:

(a) Fund accounting:

Funds within the financial statements consist of the operating fund and reserve funds. Transfers between funds are recorded as adjustments to the appropriate fund balance.

(b) Capital assets:

The historical cost and accumulated amortization for capital assets are not recorded for Board purposes. Capital assets are reported as an expenditure on the statement of financial activities in the year of acquisition.

(c) Reserves:

Certain amounts, as approved by the Board, are set aside in reserves for future operating and capital purposes. Transfers to and/or from the reserves are recorded as an adjustment to the respective reserve when approved.

BOARD OF MANAGEMENT OF QUEENSTOWN, THE SAULT STE. MARIE CENTRAL BUSINESS DISTRICT IMPROVEMENT AREA

Notes to Financial Statements

Year ended December 31, 2007

1. Significant accounting policies (continued):

(d) Government subsidies:

Government subsidies are recognized in the financial statements as revenues in the period in which events giving rise to the subsidy occur providing the subsidies are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

(e) Use of estimates:

The preparation of the financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates.

2. Term deposit:

The term deposit is a guaranteed investment certificate from Canadian Imperial Bank of Commerce with annual interest rate of 3.25% due January 9, 2008 with early withdrawal privileges. Interest is receivable upon maturity.

3. Special project:

During 2005, the Board commenced a two year Downtown Development Initiative Project with an anticipated cost of \$300,000, of which 50% is to be recovered from Federal grants, 25% from municipal grants and 25% from the Board's resources. As at December 31, 2007, \$216,945 (2006 - \$199,306) had been expended on the project. The project has been extended to July 2008.

4. Commitment:

The Board rents its premises with minimum annual lease payments plus common area costs of approximately \$18,720 plus GST. The lease expires January 31, 2010.

BOARD OF MANAGEMENT OF QUEENSTOWN, THE SAULT STE. MARIE CENTRAL BUSINESS DISTRICT IMPROVEMENT AREA

Notes to Financial Statements

Year ended December 31, 2007

5. Statement of cash flows:

A statement of cash flows has not been presented as it would not provide any additional meaningful information

6. Fair value of financial instruments:

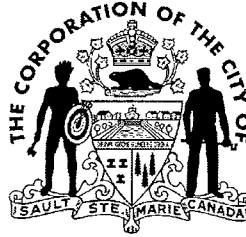
The carrying value of the Board's cash, term deposit, accounts receivable and accounts payable and accrued liabilities approximate their fair value due to the relatively short periods to maturity of these items.

7. Expenditure by object:

Total expenditures by object are as follows:

	2007	2006
Wages and benefits	\$ 119,902	\$ 83,873
Materials, supplies, services and capital	96,571	217,564
	<u>\$ 216,473</u>	<u>\$ 301,467</u>

JOSEPH J. CAIN
MANAGER RECREATION & CULTURE DIVISION



COMMUNITY SERVICES DEPARTMENT
RECREATION & CULTURE DIVISION
Bellevue & Bondar Marinas
Cultural
Historic Sites
Leisure Services/Leadership
Recreational Lock
Roberta Bondar Tent Pavilion
Seniors' Services
Sports/Events/Development

2008 05 12

Mayor John Rowswell
and Members of City Council

SENIORS CENTRES GRANT

Background

In November of 2007, the Ministry of Health and Long Term Care informed the City that it was providing a one-time grant of \$22,500.00 to the Seniors Centres for the purchase of operational supplies. Staff consulted with the Seniors Host Clubs at both Seniors Centres in the City and they are in agreement with the list of items compiled. (See attached list). The list was subsequently submitted to the Ministry of Health and Long Term Care. The Ministry specified that this grant could not be used for capital purchases or repairs. Since the grant was not spent by year end it was placed into a Seniors Centres Grant Reserve.

Staff is requesting City Council's approval to use the \$22,500.00 provided by the Provincial Government to purchase the items on the attached list for the Senior Citizens' Drop-In Centre on Bay Street and the Steelton Senior Citizens' Centre on Wellington Street West.

Recommendation

It is recommended that City Council approve the expenditure of \$22,500.00 currently in the Seniors Centres Grant Reserve provided by the Ministry of Health and Long Term Care toward the attached list of items for the Senior Citizens' Drop-In Centre located on Bay Street and the Steelton Senior Citizens' Centre on Wellington Street West.

Respectfully submitted,

Joseph J. Cain
Manager Recreation & Culture

Recommended for approval,

Nicholas J. Apostle
Commissioner Community Services

RECOMMENDED FOR APPROVAL

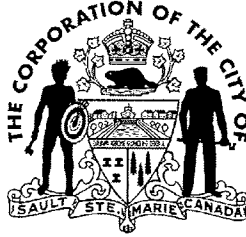
Joseph M. Fratesi
Chief Administrative Officer

December 18, 2007

The following is a list of items that could be purchased for Seniors Services to assist in the delivery of a diversified program for seniors of our community. This addresses needs at both centres.

Quantity	Item	Ind Price	Total
4	60' round banquet table	250.00	1000.00
8	8 foot x 3foot tables (folding)	75.00	600.00
12	6 foot x 3 foot tables (folding)	60.00	720.00
75	Stacking chairs (vinyl)	35.00	2625.00
8	Chair dollies	30.00	240.00
2	Kitchen Aid Mixer	400.00	800.00
4	Irons	50.00	200.00
3	Rubbermaid Trolly Carts	160.00	480.00
2	Bunn O Matic Coffee Mach.	495.00	990.00
3	100 Cup Urns	180.00	540.00
2	50 Cup Urns	165.00	330.00
3	Hot Plates (2 unts)	120.00	360.00
2	Sewing machines	350.00	700.00
1	Storage Cupboard @shelves	250.00	250.00
1	Upright Freezer 11.6 cubic feet	500.00	500.00
1	BBQ	600.00	600.00
1	32 quart cooking pot	120.00	120.00
1	Lid for 32 quart pot	25.00	25.00
1	24 quart pot	100.00	100.00
1	Lid for 24 quart pot	25.00	25.00
1	Visual Board (wall mounted)	660.00	660.00
1	Lap Top Computer	900.00	900.00
2	Digital Karaoke Systems	250.00	500.00
1	Channel speaker system @DVD	400.00	400.00
2	32" Flat panel TV	940.00	1880.00
3	Floor Shuffleboard Equipment	160.00	480.00
36	Stacking Chairs @arms	35.00	1260.00
1	Photocopy Machine	800.00	800.00
1	Digital Camera	300.00	300.00
2	DVD player	150.00	300.00
2	Appolo Literal Racks	155.00	310.00
3	Oscillating Fan	55.00	165.00
1	Butcher Block Table	850.00	850.00
1	Electronic message Board	850.00	850.00
4	Kitchen Cutting Boards	120.00	480.00
1	4 Drawer Legal Filing Cabinet	300.00	300.00
1	Misc. Pictures	350.00	350.00
1	Serger machne	350.00	350.00
TOTAL			\$22,500.00

JOSEPH J. CAIN
MANAGER RECREATION & CULTURE DIVISION



COMMUNITY SERVICES DEPARTMENT
RECREATION & CULTURE DIVISION
Bellevue & Bondar Marinas
Cultural
Historic Sites
Leisure Services/Leadership
Recreational Lock
Roberta Bondar Tent Pavilion
Seniors' Services
Sports/Events/Development

2008 05 12

Mayor John Rowswell
and Members of City Council

FINANCIAL ASSISTANCE REQUEST FROM THEATRE S.M.C.

In February of 1996 the "Request for Financial Assistance for Provincial/National/International Cultural Competitions Policy" was accepted as recommended by the Cultural Advisory Board. The Policy outlines the conditions of application and the awarding of grants for cultural competitions.

Appended is an application under the above noted policy from Theatre S.M.C. to represent our region at the Theatre Ontario Festival to be held in North Bay, Ontario on May 14, 2008. The Cultural Advisory Board reviewed the request on April 29, 2008.

It is the opinion of the members of the Cultural Advisory Board that the Financial Assistance for Provincial/National/International Cultural Competitions Policy was implemented to recognize only those individuals and groups who have achieved outstanding competence within a field in their community. The Theatre S.M.C. production of "**Rosencrantz And Guildenstern Are Dead**" meets this criterion and it is for this reason the following resolution was approved by members:

Moved by: K. Seidemann
Seconded by: I. Oktaba

"Resolved that the members of the Cultural Advisory Board recommend the awarding of a Provincial/National/International Cultural Competitions Grant in the amount of \$1,000.00 to Theatre S.M.C. for their production of "**Rosencrantz And Guildenstern Are Dead**" and their participation in the Theatre Ontario Festival to be held in North Bay, ON on May 14, 2008."

CARRIED

A similar grant was awarded to the Theatre SMC for their participation in the Theatre Ontario Festival in 2006 in Sarnia, ON.

A copy of the 2008 submission of the Theatre S.M.C. under the Corporation of the City of Sault Ste. Marie Request for Financial Assistance for Provincial/National/International Cultural Competition Purposes is appended. Funds for the program are assigned to the general grants account for City Council and is separate from the Cultural Financial Assistance Grant Program.

Recommendation

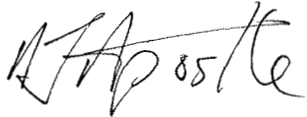
City Council is requested to approve a Provincial/National/International Cultural Competitions Grant in the amount of \$1,000.00 to Theatre S.M.C. for their production of "**Rosencrantz And Guildenstern Are Dead**" and their participation in the Theatre Ontario Festival to be held in North Bay, ON on May 14, 2008.

Respectfully submitted,

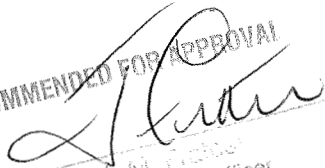


Joseph J. Cain
Manager Recreation & Culture

Recommended for approval:



Nicholas J. Apostle
Commissioner Community Services



RECOMMENDED FOR APPROVAL
Joseph M. Fisher
Chief Administrative Officer

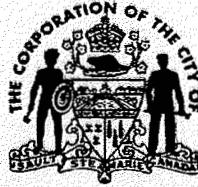
js/reccult/cultural/cab/corresp/2008/councilTheatre S.M.C.

cc: W. Freiburger, Commissioner of Finance and Treasurer
Cultural Advisory Board

attachment

APR 0 9 2008

RECEIVED



**CORPORATION OF THE CITY OF SAULT STE. MARIE
REQUEST FOR FINANCIAL ASSISTANCE FOR
PROVINCIAL/NATIONAL/INTERNATIONAL
CULTURAL COMPETITION PURPOSES**

NOTE: This form must be returned to the Recreation & Culture Division, Community Services Department, Civic Centre, 99 Foster Drive, Sault Ste. Marie, ON

Theatre SMC

Name and Full Mailing Address of the Applicant (all correspondence relating to this request for financial assistance will be directed to this address).

Thomas Brandstetter (Producer)

43 Illinois Ave.

Sault Ste. Marie, ON

Phone: *(h) 942-0494 (w) 942-5775* Fax: *942-0990*

Postal Code: *P6A 4M4* E-Mail: *thomas.brandstetter@edwardjones.com*

Names and Address of Contact Persons (if different from above).

	Name	Home Address	Business Address	Phone
1)	<i>Joseph Zanzon</i>	<i>Apt. 207 - 301 Oryme Ave.</i>		<i>942-8158</i>
2)		<i>(work) 130 Wellington St. E.</i>		<i>945-5540</i>
3)				
4)				

Identify which of the areas stated in the definition of culture (Cultural Policy for the Corporation of the City of Sault Ste. Marie) best describes your detailed activity.

*Performing Arts - Live Theatre Production of
Rosencrantz and Guildenstern Are Dead.
Theatre SMC*

Name of Provincial/National/International Cultural Competition attending. Please append correspondence that confirms individual or group qualification as an Ontario or Canadian representative. APPLICATIONS WILL NOT BE PROCESSED OR APPROVED WITHOUT PROOF OF ELIGIBILITY.

Theatre Ontario

Please see attached Festival Schedule.

Date(s) of Competition:

May 14-17, 2008. Our show date is May 14, 2008.

Location of Competition:

École Secondaire Publique Odyssee, North Bay, ON

Names and address of participants, or append group list.

See attached Cast List and Production Team. 17 members of the Production Team will be accompanying the Cast for a total of 35 people.

Total amount of Assistance Requested \$ 5000.00

Please specify, as accurately as possible, how the financial assistance will be used if approved.

<u>Hotel Accommodations</u>	<u>\$4000.00</u>	<u>Programme</u>	<u>\$600.00</u>
<u>Truck & Van Rental, Gas</u>	<u>\$1000.00</u>	<u>Theatre Ontario Memberships</u>	<u>\$165.00</u>
<u>Meal Expenses</u>	<u>\$2100.00</u>		
<u>Tickets, Posters, Publicity and Royalties for Encore Shows.</u>	<u>\$1700.00</u>	<u>Total Costs :</u>	<u>\$9565.00</u>

List any other source(s) of assistance received.

QuonTa \$600.00

Have you requested Provincial/National/International Cultural Competition Financial Assistance from the City previously?

Yes ☒ No ☐ Amount \$ 1000.00 Year 2006

Have you received Provincial/National/International Cultural Competition Financial Assistance from the City previously?

Yes ☐ No ☐ Amount \$ Year

If yes, please describe.

We applied for funding in 2006 to attend Theatre Ontario in Sarnia for our production That Summer

I CERTIFY that to the best of my knowledge, the information provided in the Request for Provincial/National/International Cultural Competition Financial Assistance Form is accurate and complete and is endorsed by the individual, or the not-for-profit cultural group I represent.

DATED at Sault Ste. Marie, the 8th day of April, 2008

<u>Thomas Brandstetter</u>	<u>Producer</u>	<u>TH Brandstetter</u>	<u>942-0494</u>
Name	Title	Signature	Phone Number

<u>Joseph Lanson</u>	<u>Director</u>	<u>Joseph Lanson</u>	<u>942-8158</u>
Name	Title	Signature	Phone Number

Two signatures are required. Applications submitted with only one signature will not be accepted.

PLEASE RETURN THIS FORM AND RELATED SUPPORTING DOCUMENTATION TO:

The Cultural Advisory Board
c/o The Recreation & Culture Division
c/o The Manager of Recreation & Culture
99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

FOR OFFICE USE ONLY

Application Received By: Date:

Collection of Personal Information Notice

Personal information on the Provincial/National/International Cultural Competition Financial Assistance Form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy ACT R.S.O. 1990 m c.M.56 and will be used solely to determine applicable information necessary for application. Questions about this collection should be directed to the address noted in the Competition Outline.

Thank you
Cultural Advisory Board

Theatre Ontario

[About Us](#)
[News](#)
[On Stage](#)
[Training](#)
[Actors & Producers](#)
[Resource Centre](#)
[School Tool](#)

Theatre Ontario Festival 2008

North Bay, Ontario

May 14 to 18, 2008

FESTIVAL 2008

The annual Theatre Ontario Festival is a showcase of outstanding community theatre productions chosen from regional festivals across the province. The Festival brings together theatre lovers from across the province, and is an excellent learning experience, with adjudications, workshops, and play readings.

Hosts

Festival 2008 is co-hosted by Gateway Theatre Guild, QUONTA and Theatre Ontario. The Festival Co-Chairs are Rex Hiscock and Gabriel Giroux. The Honourary Festival Chairs are Mayor Vic and First Lady Patty Fedeli.

To contact the Festival Hosts:

Theatre Ontario Festival 2008
P.O. Box 76
Haileybury, ON
POJ 1K0
705.647.6808.

Festival Performance Schedule

All performances are at 8:00pm. There is a public adjudication in the theatre immediately following the performance. After each performance, an "After-Glow" celebration is held in the Lakeshore Room of the Best Western. The Awards Brunch is being held at 11:00am in the Regency Ballroom of the Best Western. Information on ordering tickets to the performances, "After-Glow" celebrations, and awards brunch can be found below. The schedule of productions is:

Wednesday, May 14	<i>Rosencrantz And Guildenstern Are Dead</i> by Tom Stoppard	Theatre SMC (Sault Ste. Marie)	QUONTA
Thursday, May 15	<i>Proof</i> by David Auburn	Peterborough Theatre Guild	EODL
Friday, May 16	<i>I Ought To Be In Pictures</i> by Neil Simon	Kincardine Theatre Guild	WODL
Saturday, May 17	<i>Outlaw</i> by Norm Foster	Markham Little Theatre	ACT-CO
Sunday, May 18	Awards Brunch		

Cast List (in order of appearance)

Rosencrantz	Andrew Lorimer
Guildenstern	Jonas Trottier
The Player	John Hawke
Alfred	Josh Morin
Tragedians	Quinn Pleau-MacWilliam
	Kasey Politano
	Brendan Callegari
	Andrew Naphan
	Michael Chalut
	Bill Webb
	Claryssa Webb
	Bill Murphy
Hamlet	Chris Woodcock
Ophelia	Claryssa Webb
Claudius	Marty Smith
Gertrude	Jennifer Ramsey
Polonius	Gilles Villebrun
Ambassador	Michael Chalut
Horatio	Andrew Naphan
Ghost (of King Hamlet)	Ted Deluco
Off-stage musicians	Bill Webb
	Claryssa Webb
	Bill Murphy
	Conor Doan

Production Team

Directors:	Joseph Lauzon & Loretta Durat
Producers:	Katie Barsanti, Tom Brandstetter
Stage Management:	Carol Colombo
Musical Direction:	Bill Webb
Costume Designer:	Lisa Dinel (Masqueradedesigns Inc.)
Costume Seamstresses:	Lisa Villebrun and her team
Sound Design:	Steve Burgess
Properties Coordinator:	Terri Lynn Maniaco, Helen Periera, Christine Werner
Assistant Stage Managers:	Jessie Harnden
Set Designers:	Joseph Lauzon & Alar Poldmaa
Bench Construction:	John Hawke
Cart Design and Construction:	Alar Poldmaa
Woodworking Team:	Alar Poldmaa, Frank Hryszkiewicz, John Hawke and Construction students at SMC
Set Artists:	Deborah Hawke, Suzanne Pleau-MacWilliam, Terri Lynn Maniaco, William Hollingshead, Emily Herbert and student artists at SMC
Light Design:	Adam Pinder & Joseph Lauzon
Light Technicians:	Adam Pinder & Jacob Salituri
Sword Fight Consultant:	Brent Vallee
Swords Construction:	Mern Devon & Carl Maniaco
Face and Body Cast Molding:	Suzanne Pleau-MacWilliam
Marketing Team:	Rosalie Graham, Tom Brandstetter, Katie Barsanti & Sergio Bernardo
Media Liaison:	Sergio Bernardo
Ad Sales Coordinators:	Danny Viotto & Marisa Grancic

Programme Design: Greenleaf Studios (Jeannette Dugas)

Poster Design: Joseph Lauzon & Jeannette Dugas

Set Painting: Friends of Theatre SMC

House Management Coordinators: Rose Mary Valade, Mary Lou Morassut

House Management Team: Friends of Theatre SMC

Hair Stylists and Wigs: Patty Caputo & Greg Guzzo

Cheque and Receipt Manager: Cindy Salituri

Media Liaison: Sergio Bernardo

Poster Disbursement: Mary Polnick, Shannon Sarlo, Friends of Theatre SMC

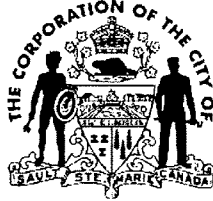
Quonta Coordinator/Liaison: Maria Burgess

Ticket Sales Coordinator: Danny Viotto

Ticket Sales: Sierra Spadafora, Tasha Valente & Vanessa Lake

Company Electrician: Ted Deluco

Scenic Design Consultant: Suzanne Motluk



2008 05 12

Mayor John Rowswell
and Members of City Council

Bellevue Marina – Boat Launch

At the March 31, 2008 meeting, Council approved the following work to both sides of the boat launch as necessitated by deteriorated infrastructure and low water levels:

- Dredge the marina bottom;
- Removal and replacement of concrete panels and steel plates below water level;
- Add new concrete panels to extend the length of the launch ramps.

The estimated cost of \$40,000.00 to be funded as follows:

- the first \$31,000.00 coming from the Parks and Recreation Reserve Account;
- and the remainder coming from the Marina Reserve Account.

The scope of the work to be performed entails two aspects; first is the work by the private contractor; and second is the supply of concrete panels by the PWT.

Staff prepared a tender and the following prices were received. The low bidder (Porpealia Repair) was \$38,620.00. This amount plus the PWT work brings the total amount for the project to \$45,120.00. Adding in a contingency of 10% brings the grand total to \$49,632.00.

In order to stay within the cost reported to Council, staff requested the contractors provide quotes on doing only half the project – one side of the boat launch. The low quote (Porpealia Repair) for this work was \$27,850.00 plus the PWT work brings the total to \$34,350.00. Adding a contingency of 10% brings the grand total to \$37,785.00.

The Commissioner of Finance has confirmed that the additional costs can be funded from the Facility Reserve Account.

This project is time sensitive. The work should be performed as soon as possible so that the boat launch can be opened for mid-May to coincide with the opening of the Marina and the Lock. This is the only boat launch on the City's waterfront. The nearest one is in Garden River and it is a private launch. The successful contractor is able to do the work right away and is awaiting approval.

Recommendation

Staff recommends that Porpealia Repair be awarded the contract for the Bellevue Marina Boat Launch improvements in the amount of \$38,620.00 plus G.S.T. and further that the additional costs (over the budgeted amount of \$40,000.00 which is estimated at \$9,632.00 - PWT concrete panels and project contingency) be funded from the Facility Reserve Account.

Respectfully submitted,



Nicholas J. Apostle
Commissioner Community Services

cc: B. Freiburger, Commissioner of Finance

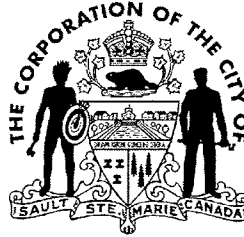
jb/recout/marina/2008/information to council bellevue boat launch

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

JOSEPH J. CAIN
MANAGER RECREATION & CULTURE DIVISION



COMMUNITY SERVICES DEPARTMENT
RECREATION & CULTURE DIVISION

Bellevue & Bondar Marinas
Cultural
Historic Sites
Leisure Services/Leadership
Recreational Lock
Roberta Bondar Tent Pavilion
Seniors' Services
Sports/Events/Development

2008 05 12

Mayor John Rowswell
and Members of City Council

COMMUNITY HERITAGE ONTARIO CONFERENCE

This report is submitted in accordance with the requirement that all out-of-town travel by members of committees be approved by City Council.

The members of the Sault Ste. Marie Municipal Heritage Committee view the annual Community Heritage Ontario Conference as a valuable training opportunity for members. Normally each year, one member from the Committee attends this conference. This year the conference will be held in Collingwood, Ontario from May 30 to June 1, 2008.

On April 9, 2008 the Sault Ste. Marie Municipal Heritage Committee passed the following resolution:

Moved by: T. Wall

Seconded by: A. Macgregor

"Resolved that R. Kinghorn attend the Annual CHO/ACO/CAPHC Conference on behalf of the Sault Ste. Marie Municipal Heritage Committee and further that Mr. Kinghorn's attendance be subsidized for an amount not to exceed the \$700.00 from the Travel and Training Budget of the Municipal Heritage Committee; and furthermore that a travel request be sent to City Council for approval."

CARRIED

Recommendation

It is recommended that City Council approve the resolution from the Sault Ste. Marie Municipal Heritage Committee approving Mr. Roger Kinghorn's attendance at the Annual CHO/ACO/CAPHC Conference at Collingwood, Ontario from May 30 to June 1, 2008.

Respectfully submitted,

Joseph J. Cain
Manager Recreation & Culture

Recommended for approval,

Nicholas J. Apostle
Commissioner Community Services

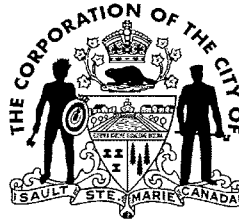
RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

5(r)

Jerry D. Dolcetti, RPP
Commissioner

Don J. Elliott, P. Eng.
Director of Engineering Services



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

Tel: (705) 759-5378
Fax: (705) 541-7165

2008 05 12

Our File: Contract 2008-3E

Mayor John Rowswell and
Members of City Council
Civic Centre

**RE: CONTRACT 2008-3E
RECONSTRUCTION OF RETTA STREET (MARK STREET TO WELLINGTON STREET)**

Tenders received for Contract 2008-3E were opened at a public meeting on Thursday, May 1, 2008 in the Steelton Room of the Civic Centre. Present at the opening was Councillor Lorena Tridico, as well as City staff and contractor representatives.

The contract calls for the reconstruction of Retta Street from Mark Street to Wellington Street.

A total of two (2) tenders were received. Each tender has been checked as shown on the attached sheet. The low tender of **\$1,896,989.12** (including GST) is above the our estimate of **\$1,600,000.00** (including GST). When GST and recoverable PUC costs are removed, and an allowance for engineering is added, the City's cost to complete this project is estimated to be **\$1,543,902.70**. This is above the approved 2008 capital works allowance of **\$1,300,000.00** for Retta Street. The overrun can be attributed to increased fuel and labour costs and a very busy construction season. As the 2008 budget showed, we may be required to cancel the reconstruction of Korah Road to cover this overrun. Accordingly, we recommend Contract 2008-3E be awarded to Ellwood Robinson Limited.

By-law **2008-100** authorizing execution of the Contract and By-law **2008-101** authorizing a road closure of Retta Street (Mark Street to Wellington Street) from May 26, 2008 until October 30, 2008, have been placed on the Agenda for your consideration.

Respectfully submitted,

Carl Rumiel, P. Eng.
Design & Construction Engineer

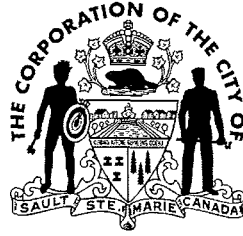
CR/al
attachment

Recommended for approval,

Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning

RECOMMENDED FOR APPROVAL

Joseph M. Fralcor
Chief Administrative Officer



2008 05 12

Our File: Contract 2008-3E

CONTRACT 2008-3E

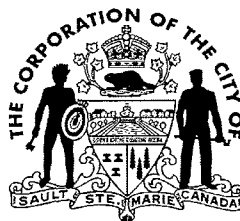
RECONSTRUCTION OF RETTA STREET

LIST OF BIDDERS

CONTRACTOR	TOTAL BID PRICE
Ellwood Robinson Limited	\$1,896,989.12
Pioneer Construction Inc.	\$2,142,113.01
City Estimate	\$1,600,000.00

Jerry D. Dolcetti, RPP
Commissioner

Don J. Elliott, P. Eng.
Director of Engineering Services



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

Tel: (705) 759-5378
Fax: (705) 541-7165

5(s)

2008 05 12
Our File: Contract 2008-4E

Mayor John Rowswell and
Members of City Council
Civic Centre

**RE: CONTRACT 2008-4E
RECONSTRUCTION OF FRANKLIN STREET (WALLACE TERRACE TO HENRIETTA
STREET)**

Tenders received for Contract 2008-4E were opened at a public meeting on Thursday, April 24, 2008 in the Steelton Room of the Civic Centre. Present at the opening was Councillor David Celetti, as well as City staff and contractor representatives.

The contract calls for the reconstruction of Franklin Street from Wallace Terrace to Henrietta Street.

A total of four (4) tenders were received. Each tender has been checked as shown on the attached report from STEM Engineering Group Incorporated. The low tender of **\$1,286,506.73** (including GST) is below the Consultant's estimate of **\$1,316,292.08** (including GST). When GST and recoverable PUC costs are removed, and an allowance for engineering is added, the City's cost to complete this project is estimated to be **\$1,207,016.71**. This is above the approved 2008 capital works allowance of **\$1,100,000.00** for Franklin Street. This is approximately 10% above the budget amount and can be attributed to increased fuel and labour costs as well as a very busy construction season. As the 2008 budget showed, we may be required to postpone the reconstruction of Korah Road to cover this overrun. The low bidder, J. Provost Contracting is an established firm from out of town who has experience in similar work. Accordingly, we recommend Contract 2008-4E be awarded to J. Provost Contracting Ltd.

By-law **2008-102** authorizing execution of the Contract and By-law **2008-103** authorizing a road closure of Franklin Street (Wallace Terrace to Henrietta Street) from May 26, 2008 until October 30, 2008, have been placed on the Agenda for your consideration.

Respectfully submitted,

Carl Rumel, P. Eng.
Design & Construction Engineer

CR/al
attachment

Recommended for approval,

Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

April 30, 2008

Project No. 07131

Corporation of the City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, Ontario
P6A 5N2

Attention: Mr. Carl Rumiel, P. Eng.
Design and Construction Engineer

Subject: RECONSTRUCTION of FRANKLIN STREET – WALLACE TERRACE to HENRIETTA STREET
TENDER AWARD – Contract 2008-4E

On Thursday, April 24, 2008 tenders were received for the Franklin Street Reconstruction Project. Present at the opening were representatives of the City – Carl Rumiel, Paul Cameron, Bev Alisch and Councilor David Celetti who opened the tenders, and STEM Engineering Group – Randy Beltramin and Randy Sherman.

A total of four bids were received and following are the total tender prices including G.S.T. :

J. Provost Contracting	\$ 1,286,506.73
Ellwood Robinson	\$ 1,436,974.88
Pioneer Construction	\$ 1,534,134.96
Palmer Construction	\$ 1,623,688.92

The tenders have been checked for correctness and inclusion of all required submissions. A mathematical error for the Total Tender Value on the Palmer Construction Tender increased their bid value by \$3,000.00. However, because they were the highest bidder, it had no effect on the outcome of the other bids. Therefore we confirm that all is in order with the lowest bid. Our estimate for the project was \$1,316,292.08 which is 2.3% above the lowest tender.

We (STEM) have spoken to the President of J. Provost Contracting, an out of town Contractor from Wawa Ontario, about the necessity of having representatives of the General Contractor on site to perform the work and provide Supervision. Mr. Joe Provost assured us that it is their intention to be on site and work directly with their underground sub contractor, Rainone Construction (2007) of Sault Ste. Marie, Ontario.

Accordingly, we recommend J. Provost Contracting be awarded the contract. The form of agreement for the contract is attached.

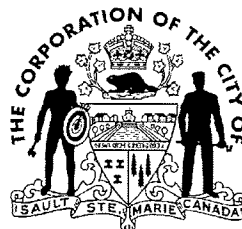


Randy Beltramin, P. Eng.
Principal

attachments

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



**LEGAL
DEPARTMENT**

I.1

REPORT TO: Mayor John Rowswell and
Members of City Council

REPORT FROM: Lorie Bottos
City Solicitor

DATE: 2008 05 12

SUBJECT: Insurance Renewal for June 1, 2008 – May 31, 2009

BACKGROUND

The City places its insurance through Algoma Insurance Brokers Limited locally with Frank Cowan Company Limited being the main broker for the coverage. The insurance company is the Guarantee Company of North America. The City has been with Algoma now for about eight years. The City was with Frank Cowan Company Limited from 1987 to 2000 and then again from 2005 until the present.

The insurance premium, compared on a year to year basis, will drop by about \$19,800.00. For the 2007-2008 term the premium was \$1,090,973.00. For the 2008-2009 term it will be \$1,071,142.00. Both those figures are subject to provincial sales tax. The service to the City by both Algoma Insurance and Frank Cowan Company Limited has been very good.

Frank Cowan Company is an expert in the area of municipal, school board and hospital insurance. In addition, Frank Cowan Company Limited provides risk management services to its clients in the form of seminars.

COMMENT

Right now the coverage that the City has on its liability, errors and omissions, non-owed auto and automobile insurance is \$15,000,000.00. With the rising awards to injured parties the recommendation from Rob Walz of Algoma

Insurance is that the City raise that limit to \$20,000,000.00. The cost for that additional coverage would mean a premium increase of about \$21,000.00.

I considered the possibility of going out to tender for insurance coverage. However we have only been with Frank Cowan Company Limited for three full years. To get a good claims record I think we should stay with the current insurance provider for this year at least.

RECOMMENDATION

My recommendation to Council is that:

1. The City's insurance coverage for the period June 1, 2008 to May 31, 2009 be placed with Frank Cowan Company Limited through local broker Algoma Insurance Brokers Limited, and
2. That Council apply the premium saving to increase the liability limit from \$15,000,000.00 to \$20,000,000.00.
3. Depending on the market situation we look at issuing a tender or proposal call for the City's insurance either for the 2009 renewal or the 2010 renewal at the latest.

Yours truly,



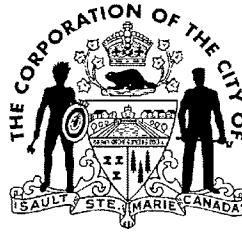
Lorie A. Bottos
City Solicitor
LAB:bb



RECOMMENDED FOR APPROVAL
Joseph M. Fratesi
Chief Administrative Officer

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



**LEGAL
DEPARTMENT**

FILE NO.: P.4.6.366

REPORT TO: Mayor John Rowsell
and Members of City Council

REPORT FROM: Lorie A. Bottos
City Solicitor

DATE: 2008 05 12

SUBJECT: CITY SALE OF GRAVEL PIT AT NORTH END OF CARPIN
BEACH ROAD

PURPOSE

The purpose of this report is to recommend to Council the sale of the Carpin Beach gravel pit.

ATTACHMENT

A sketch showing the gravel pit is attached.

BACKGROUND

The sale of this property to Prpich Forestry & Construction Ltd. was recommended to Council on October 16, 2006. Unfortunately that deal was not completed because of access issues. To get to the City owned gravel pit access had to be taken over other property. I reported to Council on this problem on 2007 03 26.

COMMENT

Pat McAuley and I for the last six months have been in discussions with Mr. Norm Pestka who has expressed an interest in acquiring the property. Mr. Pestka operates out of Ontonagon Michigan but has incorporated 1584901 Ontario Inc.

- 2 -

Mr. Pestka has offered \$180,000.00 for the gravel pit. In addition Public Works and Transportation will have access to the loader in the gravel pit at no cost.

Mr. Pestka will address the access issue on his own and will take the property "as is". The City will not be involved if there is an access dispute other than supporting Mr. Pestka if a neighbour disputes his right of access.

This gravel pit is not needed by the Department of Public Works and Transportation. There are other sources for aggregate. This gravel pit is too far away for easy access by Public Works. In addition there are liability concerns if the City continues to own this pit. There is evidence of trespass to the site both in winter and summer because the gate restricting access to the site is often left open by people who need access to their property further north.

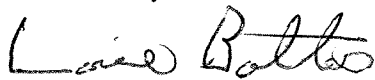
RECOMMENDATION:

The recommendation from Pat McAuley and me is that the City accept the offer from Mr. Pestka at \$180,000.00. The only condition that Mr. Pestka has proposed is that he can have transferred to him the gravel pit licence from the Ministry of Natural Resources. Mr. McAuley and I don't see a problem with such a transfer taking place.

The price is lower than originally offered but there has been no other interest expressed in the pit. This property is surplus to the City's needs.

Pat McAuley advised me that at the present time tests are being done for asbestos at Public Works' main garage and the former pipe plant at Sackville Rd. If those tests reveal that there is asbestos that must either be removed or covered he would like the proceeds from this sale directed towards the costs of doing any work required at the main garage or pipe plant. Any surplus proceeds would be then put into the Property Account.

Yours truly,



Lorie A. Bottos
City Solicitor

LAB/on
Enclosure

cc. Pat McAuley, Commissioner of Public Works & Transportation

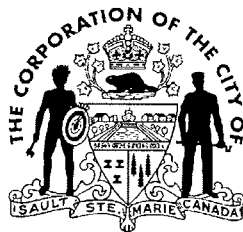
RECOMMENDED FOR APPROVAL



Joseph M. Frates,
Chief Administrative Officer.

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR
File No. L-242



LEGAL DEPARTMENT

REPORT TO: Mayor John Rowswell
and Members of City Council

REPORT FROM: Lorie Bottos
City Solicitor

DATE: 2008 05 12

SUBJECT: **MUNICIPAL FISH HATCHERY – USE BY
DEPARTMENT OF FISHERIES AND OCEANS,
SEA LAMPREY CONTROL CENTRE**

1. PURPOSE

The purpose of this report is to seek Council's approval to lease the Municipal Fish Hatchery for use by the Department of Fisheries and Oceans as a Sea Lamprey Control Centre.

2. BACKGROUND

For a number of years the Department of Fisheries and Oceans had leased the Municipal Fish Hatchery Building on Canal Drive as a Sea Lamprey Control Centre. The lease was cancelled in 2006 due to the Gateway development. Since that project is not proceeding this year, the Department of Fisheries and Oceans has requested that the building be once again leased to it. Staff was circulated and it was agreed that it would be appropriate to enter into a lease agreement for a one year term at the same rent as was previously paid - \$10,000.00 per year.

3. RECOMMENDATION

The agreement, which is attached to and forms part of By-law 2008-73, appears elsewhere on your agenda and is recommended for approval.

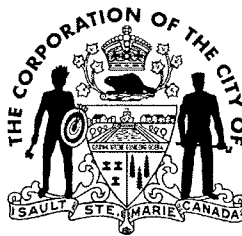
Yours truly,

L. Bottos/sd

L. A. Bottos
City Solicitor
/sd

RECOMMENDED FOR APPROVAL
[Signature]
Joseph M. Frates,
Chief Administrative Officer

The Corporation of the City of Sault Ste. Marie
P.O. Box 580 ~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1
Telephone: (705) 759-5400 ~ Fax: (705) 759-5405
www.cityssm.on.ca



2008 05 12

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Mayor John Rowswell
and Members of City Council

SUBJECT:

Engineering Services: Hub Trail Construction;
Black Road to Pine Street (Finn Hill area)

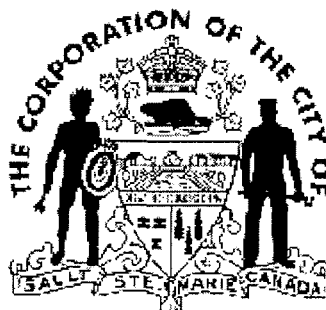
At the regular meeting of 2008 04 14, Council approved retaining the firm of Kresin Engineering for the design and contract administration for the construction of the Hub Trail through the Finn Hill area between Black Road and Pine Street.

By-Law 2008-96, authorizing execution of an engineering agreement between the City and Kresin Engineering Inc. will be found elsewhere on Council's agenda and is recommended for approval. The estimated cost to provide these services is approximately \$48,100.

Planning Director's Recommendation – That City Council approve By-Law 2008-96, authorizing execution of an engineering agreement between the City and Kresin Engineering for the design and contract administration for the construction of the Hub Trail between Black Road and Pine Street.

SDT/pms

RECOMMENDED FOR APPROVAL
Joseph M. Fratesi
Joseph M. Fratesi
Chief Administrative Officer



2008 05 12

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Mayor John Rowswell
and Members of City Council

SUBJECT:

Site Plan Control Designation

SUBJECT PROPERTY:

Civic – 197 Trunk Road

Location – Plan 55366 Lots 113 to 119 and RP
1R-10952 Parts 1, 2 and 3, PT Nicolas Avenue

Size – Approximately 0.65 ha

Present Use – Grocery Store

Owner – 470909 Ontario Ltd

Civic – 227 Trunk Road

Location – Plan 55366 Lot 1 Lot 2

Size – Approximately 0.13 ha

Present Use – Vacant Lot

Owner – Benjamin Pino

Civic – Closed portion of Nicolas Avenue

Location – RP 1R11342 Part 1

Size – irregular shape

Present Use – Vacant

Owner – Benjamin Pino

REQUEST:

The applicant, being the City of Sault Ste. Marie, is requesting that the properties located at 197 and 227 Trunk Road and an irregular shaped portion of the previously closed portion of Nicolas Avenue be designated as areas that are subject to Site Plan Control.

The three named areas identified in this report as the subject properties currently form part of a joint development plan that includes adjacent land identified as 219 Trunk Road and 100 Nicolas Avenue. All of the lands to be utilized as a joint development are under common ownership.

219 Trunk Road and 100 Nicolas Avenue were previously rezoned and simultaneously designated as areas of site plan control in order to facilitate the construction of a new grocery store as a replacement to the existing grocery store at 197 Trunk Road.

The existing building at 197 Trunk Road will be retained and will be utilized for an undetermined form of retail in the future.

Both the lands affiliated with the new grocery store and the lands affiliated with the grocery store that is being replaced are dependant upon each other for parking, access and landscaping. Consequently, one site plan agreement will be required to govern the functioning of the two buildings in a harmonious fashion.

Planning Director's Recommendation - That City Council designate those lands located at 197 and 227 Trunk Road and an irregular shaped portion of the closed Nicolas Avenue as areas that are subject to Site Plan Control, for the purpose of ensuring that the joint development plan for all properties involved is regulated by a singular agreement and to facilitate the sharing of common parking and access attributes between the uses.



REQUIRED SITE PLAN [DC] CONTROL DESIGNATIONS

Reference
Application
4-08-DC



197 Trunk Road

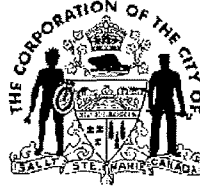
227 Trunk Road

Closed Portion of Nicolas



Maps 21 & 1-20

James M. Elliott, P. Eng.
Deputy Commissioner



Public Works &
Transportation Department

2008 05 12

Mayor John Rowswell
And Members of Council
Civic Centre

RE: INTERSECTION OF SECOND LINE AND GOULAIS AVENUE

On January the 28th 2008 Council pass the following resolution:

“Resolved that the letter dated January the 23rd, 2008 from Tony Mancuso concerning a request for improved signage for westbound and eastbound traffic which would better identify the turning lanes and straight through lanes at the intersection of Second Line West and Goulais Avenue be referred to the Public Works and Transportation Department for review and report back to Council.”

This report will address the request for improved signage/markings for westbound and eastbound traffic at the intersection of Second Line and Goulais Avenue.

Discussion

Signage on Cantilever Structures

Examples of a large cantilever structure being suggested in the letter by Mr. Mancuso (attached) can be seen at highway intersections or major intersections where there is excessive turning moments. It has been estimated that a structure for the Second Line/Goulais Avenue location would cost approximately \$65,000.

The lane configurations and signals at Second Line/Goulais Avenue intersection have been designed to accommodate the volume and speed of traffic that enters and exits this location. The traffic signals, lane configurations and signage meet the requirements set out in the Ontario Traffic Manual with the exception of a sign required on the southwest side of Second Line. This sign is required in the boulevard area to indicate the through and turning lanes.

2008 05 12
Page 2

Staff is of the opinion that a cantilever sign is not required at this intersection and should only be installed when traffic volumes and movements reach a level that warrants changes under the Ontario Traffic Manual.

Improved Pavement Markings

The City presently uses latex paint markings at this intersection as well as the majority of intersections throughout the city. Latex markings have a limited lifespan of approximately 7 to 8 months due to the fact that during the winter months the paint is worn off by the abrasive action of sand and salt. At this particular intersection, the line markings are difficult to see during the winter months and are almost completely removed by the end of the winter. Staff has marked the center line and turning lanes with tabs of 3M tape to help indicate the lanes.

Some streets in the City have epoxy paint markings that are highly visible and significantly more durable than latex markings (lifespan up to five years). Epoxy markings are approximately 10 times more expensive than that of latex markings and are mainly used on arterial streets or major intersections. It is the best alternative for line markings on arterial streets where traffic volumes and turning movements are high. Public Works staff has been working with the Engineering Department to include epoxy markings on streets that will be resurfaced.

Staff is of the opinion that there is a need for improved line markings at this particular intersection. It is felt that the installation of epoxy markings at this location can be accommodated within the Public Works Line Painting Budget at a cost of \$3000. These epoxy markings will identify the center line, 50 metres both directions as well as left turn arrows for the turning lanes.

Recommendation

It is recommended that epoxy line markings at locations noted above be installed at the Second Line/Goulais Avenue intersection and that the work be funded from the Line Painting Account.

Respectfully submitted,



J.M. Elliott, P. Eng.
Deputy Commissioner

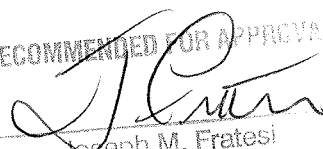
Recommended for approval,



Patrick M. McAuley, P. Eng.
Commissioner

JME:cmr

\\pwt\DeptShare\Council 2008\Second Line, Goulais Avenue Intersection

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

January 23, 2008

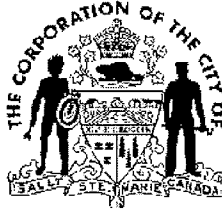
Hello Frank

I'm writing this letter to raise concerns regarding the intersection at 2nd Line and Goulais Ave. Throughout the last few years, there has been an increase in traffic at this particular intersection as well with accidents and near misses. This intersection is not only confusing to most people who do not reside in the area but also those who ignore the turning lanes to beat the traffic from the outer lanes. The winter weather adds more confusion to the area as the asphalt paint is not visible. A solution to this problem at this intersection would be to increase the signage for westbound and eastbound traffic with a cantilever style pole with signs installed on both sides to identify the turning and straight-through lanes. Can you please forward this concern to the appropriate person so a resolution can be drafted and be presented to council for their consideration in the near future. Thankyou for your assistance with this matter.

Sincerely

Tony Mancuso

James M. Elliott, P. Eng.
Deputy Commissioner



Public Works &
Transportation Department

2008 05 12

Mayor John Rowsell
And Members of Council
Civic Centre

**RE: PROPOSED CONTRACTING OUT OF THE CITY'S
REFUSE COLLECTION**

Purpose

The purpose of this report is to request Council's approval to investigate the contracting out of refuse and leaf/yard waste collection that is presently being carried out by City forces.

Background

Public Works forces collect residential refuse in the urban or downtown area of the City for approximately 11,900 customers. The approximate boundaries are Goulais Avenue to the west, Boundary Road to the east and Second Line to the north. City forces also collect leaf and yard waste for the entire City. The balance of the City's 13,000 refuse customers are serviced by Municipal Waste and Recycling Inc. under a contract with the City. Since amalgamation, the City has split refuse collection between City forces and the private sector in this manner.

The City employs four (4) workers to carryout the year-round refuse collection and two (2) workers from April to November to collect leaf and yard waste. With respect to equipment, the City has five (5) collection trucks with three (3) being used for refuse collection (one is a spare) and two (2) for leaf and yard waste (one is a spare).

Discussion

There have been a number of issues that have occurred within the Public Works operation that have made the supervisory staff rethink/review the refuse collection operations.

The Corporation of the City of Sault Ste. Marie
Public Works and Transportation Department
128 Sackville Road ~ Sault Ste. Marie, ON P6B 4T6
Telephone: (705) 759-5207 ~ Fax: (705) 541-7010
www.cityssm.on.ca

2008 05 12

Page 2

Workers Compensation claims along with the Ministry of Labour's emphasis on safety have made supervisory staff look at ways to limit the City's liability as well as reduce costs.

The Ministry of Labour has stated that they will be taking a more active approach with regard to preventing injuries in the City's operations. During 2007, the refuse collection employees had 10 occurrences where there was lost time. These occurrences cost the City approximately \$40,000 and were generated from the six (6) employees that work in this area. Over the past 10 years there have been eight (8) employees in the refuse collection area that have received permanent injuries and are now accommodated elsewhere in the organization. These injuries tend to be strains/sprains or what is considered muscular-skeletal disorders.

The refuse collection operation is very labour-intensive outside work and it is difficult to retain staff over the long term, as employees have the ability to transfer out of the landfill in the spring and fall each year. Thus there is a considerable movement of staff back and forth between the Works and Waste Divisions, making scheduling difficult. If the City contracts out refuse collection, the union has been told that the affected employees will be absorbed into the Public Works Division work force, through attrition. The collective agreement has no restriction on contracting out provided that no permanent employee who has completed four years is not laid off due to the contracting out.

Within the next five years there will be major capital expenditures required for trucks. Three (3) of the City's refuse collection trucks have reached a point where they must be replaced in the next two years and the two(2) remaining vehicles will have to be replaced within the next five years. This will require a capital expenditure of approximately \$900,000 in the next two years.

As noted, the City presently has a contractor (Municipal Waste and Recycling Inc.) who collects the refuse from the semi-urban and rural areas of the city. The contract is paid per stop on a monthly basis. The contractor collects from 12,997 curb side stops at a yearly cost of \$335,323 or \$2.15 per stop per month. The contract is in year four of a five-year contract. In the case of the City operation, there are 11,908 stops at yearly cost of \$420,563 or \$2.94 per stop per month.

One of the directions that recycling/refuse contractors in the industry have taken is the implementation of mechanical/robotic arms and specially designed trucks. The systems are operated from the cab of the truck and require less physical labour and at the same time can increase the productivity of the operation. The City's recycling contractor, Green Circle Inc. is in the process of looking at this type of system.

It is felt by staff that a "Request for Proposals" (RFP) prepared by an engineering consultant would be the means to explore other less labour-intensive options, including

2008 05 12
Page 3

robotic arms. A RFP would look at all options (including manual pickup) that will best serve the long-term interests of the City. The cost to provide these engineering services would be approximately \$10,000.

Supervisory staff has met with the union executive and outlined concerns with continuing refuse collection with City forces. We noted the concerns about injuries, upcoming equipment costs and the overall cost of refuse collection by City's forces as compared to other contractor costs. It was agreed by both parties that the union would be involved in the review and analysis of the information collected through the "request for proposal" process.

Summary

- The Ministry of Labour has expressed concern and stated that they will be taking a more active approach with regard to preventing injuries within the City of Sault Ste. Marie operations.
- The refuse collection area has a high rate of injuries as well as permanent injuries. As a result, a number of injured employees have been accommodated elsewhere in the Public Works operations.
- Refuse collection is very labour-intensive outside work and it is difficult to retain employees to work in this area.
- Employees can be absorbed into the work force as a result of retirements.
- If the City remains in the refuse collection business, it is expected that in the next two years a major capital expenditure of \$900,000 will be required for equipment purchases.
- A review of the cost indicates that a City refuse collection operation is more costly than a private sector operation.
- There are four local refuse contractors who could provide the services to the City and therefore staff feels that there is a competitive environment for this work.
- A request for proposals would look at all options including manual pickup that will best serve the long-term interest of the City.
- Supervisory staff met with the union executive and outlined concerns. The union agreed to be involved in the evaluation of the request for proposals.

2008 05 12

Page 4

Recommendations

The following is recommended by staff:

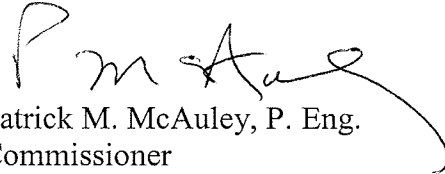
- Investigate options of contracting out refuse collection based on a RFP.
- City hire a consultant to prepare an RFP
- Based on previous experience of preparing the RFP for the Yellow Box Recycling Program, TSH be hired to prepare the RFP.
- The upset limit for carrying out the engineering work be set at \$10,000 and be funded from the Landfill Reserve Account.
- A report to Council, with recommendations will be brought to Council after the proposals have been analysed.

Respectfully submitted,



J. M. Elliott, P. Eng.
Deputy Commissioner

Recommended for approval,

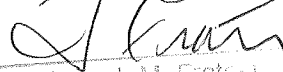


Patrick M. McAuley, P. Eng.
Commissioner

JME:cmr

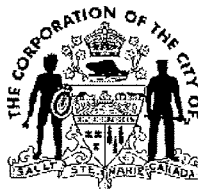
\\pwt\DeptShare\Council 2008\Contracting Out City's Refuse Collection – Revised #2

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

James M. Elliott, P. Eng.
Deputy Commissioner



Public Works &
Transportation Department

2008 05 12

Mayor J. Rowsell
And Members of City Council
Civic Centre

RE: PUBLIC WORKS EQUIPMENT NEEDS – 2008

On an annual basis, the Public Works Department brings to Council, a proposed list of equipment, purchases and trade-ins for the upcoming year as part of our fleet management program. This year's list is attached.

As noted, these capital purchases are coming from the following reserve accounts:

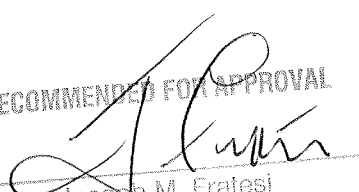
Reserve Account	Estimated Reserve Available
Public Works & Transportation Equipment Reserve	\$1,401,697.16
Landfill Reserve	\$5,923,950.00
Cemeteries Reserve	\$1,200,000.00

We request approval at this time to prepare specifications and to tender for the various pieces listed. The results of each tender will be brought back to Council for approval, as tenders are called.

All of which is respectfully submitted,


J. M. Elliott, P. Eng.
Deputy Commissioner

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer

JME:cmr

c.c. M. Blanchard, Manager – Equipment & Buildings

\\pwt\DeptShare\Council 2008\PWT Equipment Needs 2008

5(aa)

Proposed New Equipment List for 2008 (May 02, 2008)					
Public Works (Cost Centre 160-010-036-4)					
Item	Quantity	Proposed New Equipment	Trade In	Estimated Trade in Value	Estimated Proposed Cost
1	1	Plow Truck with Sander	#224 1995 INT. TANDEM DUMP (c/w Sander)	\$ 10,000.00	\$ 180,000.00
2	1	Backhoes	#453 - 1996 JCB 4-WD BACKHOE	\$ 8,000.00	\$ 138,000.00
3	1	Front End Loader	#451 - 1994 KOMATSU ARTICULATED FRONT END LOADER	\$ 8,000.00	\$ 185,000.00
4	1	Hot Box Diesel Fired Patcher	#936 - 1997 RMV HOT PATCHER	\$ 500.00	\$ 30,000.00
5	1	Grader with Snow Wing	#598 - 1998 CHAMPION GRADER	\$ 20,000.00	\$ 275,000.00
6	1	One Ton Crew Cab Truck with dump box	#184 - 1997 FORD 1 TON CREWCAB (W/ DUMP)	\$ 2,500.00	\$ 60,000.00
7	1	Municipal Style Sidewalk Machine	#613 - 1996 TRACKLESS VEHICLE	\$ 10,000.00	\$ 135,000.00
8	1	Stores Off Road Forklift Unit	NEW		\$ 40,000.00
9	1	Stores In Door Electric 12' Forktruck	NEW		\$ 12,000.00
10	1	Electric Building Sweeper	NEW		\$ 7,500.00
11	1	Half Ton Pickup Work Truck	#176 1997 CHEV 1/2 TON	\$ 1,000.00	\$ 30,000.00
Public Works Total:				\$ 60,000.00	\$ 1,092,500.00

Parks (Cost Centre 160-010-036-4)					
Item	Quantity	Proposed New Equipment	Trade In	Estimated Trade in Value	Estimated Proposed Cost
12	2	Riding Mowers	#651 - 1993 JOHN DEERE RIDING MOWER #656 - 1995 JOHN DEERE RIDING MOWER	\$ 2,000.00	\$ 46,000.00
13	2	ATV	#672 BEARTRACKER, #673 BEARTRACKER	\$ 1,200.00	\$ 9,400.00
14	1	PTO Driven Broadcast spreader	#1307 LELY BROADCASTER	\$ 100.00	\$ 4,200.00
15	1	Sod Cutter	#1165 1982 RYAN SOD CUTTER	\$ 50.00	\$ 6,100.00
16	1	Half Ton Pickup Work Truck	#181 1997 CHEV 1/2 TON	\$ 1,000.00	\$ 30,000.00
17	1	Turf Roller	#1312 PULL BEHIND ROLLER	\$ 25.00	\$ 7,500.00
18	1	Forestry Aerial Lift	#240 - 1999 GMC 5 TON W/AERIAL DEVICE	\$ 15,000.00	\$ 175,000.00
Parks Total:				\$ 19,375.00	\$ 278,200.00

Total New Equipment Cost Centre 160-010-036-4:	\$1,370,700.00
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Landfill Tipping Fees Reserves					
Item	Quantity	Proposed New Equipment	Trade In	Estimated Trade in Value	Estimated Proposed Cost
19	1	Front End Loader	#452 -1995 CASE LOADER	\$10,000.00	\$ 260,000.00
*20	1	Trommel Screener	NEW		\$ 90,000.00
21	1	Landfill Compactor	#407 - 1998 CATERPILLAR COMPACTOR	\$35,000.00	\$ 675,000.00
Total Landfill Reserves:				\$45,000.00	\$1,025,000.00

Cemeteries Reserves					
Item	Quantity	Proposed New Equipment	Trade In	Estimated Trade in Value	Estimated Proposed Cost
22	1	Half Ton Pickup Work Truck	#182 1997 CHEV 1/2 TON	\$ 1,000.00	\$ 30,000.00
23	1	Vibratory Tamper	#2229 WACKER TAMPER	\$ 200.00	\$ 4,500.00
24	2	8 Foot Snowblowers	#2281 1996 AGRO SNOWBLOWER #2287 AGRO SNOWBLOWER	\$ 500.00	\$ 14,000.00
25	1	Walk Behind Mulching Mower	NEW		\$ 600.00
26	1	Trailer Mounted Hydro Seeder	NEW		\$ 16,000.00
Total Cemetery Reserves:				\$ 1,700.00	\$ 65,100.00

*Note: Item 20 has been approved by Council to go to tender January 28 2008.

GRAND TOTAL FOR THIS PROPOSAL FOR 2008:	\$2,460,800.00
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CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>1</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 15, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> YES	<u>New</u>
ONE (1) – PLOW TRUCK C/W WING ANGLE PLOW AND SANDER		
	<u>ESTIMATED COST</u> <u>\$180,000</u>	
1) Replacement: Unit #224 1995 International Tandem c/w Angle Plow and Wing. Hours: 6000 + Rental Credits: \$135,255 Total Costs: \$144,084 This unit is not considered cost effective to continue to repair due to its age. The cab of the truck is in poor shape due to corrosion.	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$10,000</u>	
Plow Trucks are used to clear snow, wing back snow banks and perform winter snow removal. In the summer months, the wing and plow are removed and the truck is used as a dump truck for summer roadway and sewer construction projects.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#1 Budget Detail Estimate -1 Plow Trucks.doc

5(a.a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>2</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 18, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> <u>Yes</u>	<u>New</u>
ONE (1) BACKHOE / FRONT END LOADER		
Unit #453 – 1996 JCB Tractor W/Extendahoe and Front End Loader Credits= \$252,032.46 Costs = \$98,797.90 Hours = 8000	<u>ESTIMATED COST</u> <u>\$138,000</u>	
Because of its age and running hours, it is not cost effective to repair or overhaul this unit. This unit is currently in the Public Works Fleet. It will be traded in for a unit with the capabilities to safely lift concrete products such as risers, pipes and catch-basins. The trade in unit does not have ride control which is a safety feature when traveling.	<u>ESTIMATED TRADE-IN</u> <u>VALUE</u> <u>\$8,000</u>	
Backhoes are used for various construction jobs throughout the city including sidewalk, curb, road and sewer repair. In the winter months they are used for cold mix loading and the odd winter maintenance job.		

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>3</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 18, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> Yes	<u>New</u>
ONE (1) FRONT END ARTICULING LOADER		
	<u>ESTIMATED COST</u> <u>\$185,000</u>	
Replacement: Unit #451 Komatsu Front End Loader Hours: 14,000 Rental Credits: \$164,644.58 Total Costs: \$186,175.02 This unit is not considered cost effective to repair due to its age and the number of hours in operation. This loader has a history of hydraulic problems.	<u>ESTIMATED TRADE-IN</u> <u>VALUE</u> <u>\$8000</u>	
Front End Loaders are used to remove snow from laneways, bus stops and parking lots in the winter months. They are also used to load sanders and salt trucks. In the summer months they are used for various road and sewer construction projects.		

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5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>4</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 18, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> <u>YES</u>	<u>New</u>
ONE (1) – HOT BOX POTHOLE PATCHER		
	<u>ESTIMATED COST</u> <u>\$30,000</u>	
TRADE IN - Unit #936 – 1997 RMV HOT PATCHTER It is not considered cost effective to continue to repair this unit. It is badly corroded and in need of repair. The replacement unit will be a diesel fired unit that will not require propane training to run.	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$500</u>	
Hot Box Pothole Patchers are trailer mounted units used in all areas of the city by crews of workers who manually fill potholes with heated mix. This is especially useful in the spring due to freeze/thaw cycles which lead to damaged asphalt and potholes.		

5(a.a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>5</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 19, 2008</u>

<u>DESCRIPTION DETAIL</u>	<u>STATUS</u>	
	<u>Replacement</u> <u>YES</u>	<u>New</u>
ONE (1) – Grader for Winter Snow Removal and Summer Grading Projects		
	<u>ESTIMATED COST</u> <u>\$275,000.00</u>	
Replacement: Unit #598 1998 Champion 740 Grader Hours: 8500 Rental Credits: \$436,213 Total Costs: \$260,048		
REPLACEMENT - Leased Grader Typical repair costs for graders range from \$20,000 -\$30,000 annually. Considering the age and hours use of this unit it is not cost effective to continue to repair this unit. Graders are necessary for cutting ice and reducing packed snow on streets which regular plow trucks cannot do. The City currently own two 1998 Champion Graders that are used for winter snow removal and summer road grading projects.	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$20,000</u>	

5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Public Works	ACCOUNT NO.: 160-010-036-4
ITEM NO.: 6	PREPARED BY: Mike Blanchard	DATE: April 21, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> Yes	<u>New</u>
ONE (1) – ONE TON TRUCK C/W HYDRAULIC DUMP BODY – 6-MAN MODEL		
	<u>ESTIMATED COST</u> <u>\$60,000</u>	
Replacement: Unit #184 – 1997 FORD 1 Ton Hours = 20,000 + Credits= \$66,823 Costs = \$100,139	<u>ESTIMATED TRADE-IN</u> <u>VALUE</u> <u>\$2500</u>	
This unit is in need of repair. The chassis in poor condition because of corrosion. It is not cost effective to continue to repair this vehicle.		
This unit is used by various construction crews to transport workers and tools to worksites throughout the city. It is also used in winter months to manually spread sand at bus stops and cross walks as well as towing Hotbox asphalt patchers for spring pothole repair.		

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>7</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 21, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> <u>YES</u>	<u>New</u>
ONE (1) – MUNICIPAL SIDEWALK TRACTOR C/W ANGLE PLOW, SWEEPER AND SNOWBLOWER.		
	<u>ESTIMATED COST</u> <u>\$135,000.00</u>	
Replacement: Unit #613 1996 Trackless Sidewalk Machine Total Credits: \$100,000 Total Costs: \$87,310 Hours: 4500	<u>ESTIMATED TRADE-IN</u> <u>VALUE</u> <u>\$10,000</u>	
Because of the age of the unit and the harsh work it completes it is not considered cost effective to continue to repair this unit.		
This piece of equipment is currently used by the Public Works Department for sidewalk snow removal and sweeping sand removal. It is also used by Parks for flailing and mower operations in summer months.		

\\citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#7 - Budget Detail Estimate - Sidewalk Tractor.doc

5(a.a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>8 & 9</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 21, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u>	<u>New YES</u>
ONE (1) – OFF ROAD FORKLIFT	<u>ESTIMATED COST</u>	
This piece of equipment will be used by Stores personnel to organize outside inventory. It will also be used to load trucks with concrete products, wood and piping used by construction crews.	<u>\$40,000.00</u>	
ONE (1) – IN DOOR FORKLIFT	<u>ESTIMATED COST</u>	
This piece of equipment will be used by Stores personnel to organize inside inventory. It will also be used to move inventory safely throughout the stores area. Battery operation will not create carbon monoxide hazards indoors.	<u>\$12,000.00</u>	

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#8,#9 - Budget Detail Estimate - Stores Forklift.doc

5(a2)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>10</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 21, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u>	<u>New YES</u>
ONE (1) – IN DOOR ELECTRIC SWEEPER	<u>ESTIMATED COST</u>	
This piece of equipment will be used by Janitorial, and Mechanic Shop personnel to sweep work areas inside the Public Works Centre. Sweeping will reduce dust from welding and sand from winter months. It will also be used to sweep floor dry from oil spills and create a cleaner safer shop area.	<u>\$7500.00</u>	

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#10 - Budget Detail Estimate - Electric Building Sweeper.doc

5(a.a.)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Public Works</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>11</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 21, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> YES	<u>New</u>
ONE (1) – ½ TON PICKUP WORK TRUCK	<u>ESTIMATED COST</u> <u>\$30,000</u>	
Replacement: Unit #176 1997 CHEV ½ ton Hours: 8100 Rental Credits: 35,908.56 Total Costs: \$38,130.52 Kilometers: 180,000 Average replacement period for half tons is 7 to 10 year. This ½ ton requires extensive body work. It also requires replacement of fuel lines and brake lines due to corrosion. It is not cost effective to keep this unit in the fleet and continue to repair it considering the age and use.	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$1000</u>	
Half Ton Pickup Work trucks are used for litter pickup, transporting workers to worksites, carrying tools such as rakes, shovels, picks, lumber, road signs, cones and small engine equipment as well as towing trailers.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#11 Budget Detail Estimate -WORKS HALF TON.doc

5(a.a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	2008	CLASSIFICATION:	Parks	ACCOUNT NO.:	160-010-036-4
ITEM NO.:	12	PREPARED BY:	Mike Blanchard	DATE:	April 21, 2008

<u>DESCRIPTION DETAIL</u>	<u>STATUS</u>	
	<u>Replacement</u> <u>YES</u>	<u>New</u>
TWO (2) – RIDING MOWERS		
	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$46,000 for both</u>	
Replacement: Unit #656 – 1995 John Deere Riding Mower		
Hours = 2100		
	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$1000.00 each</u>	
Credits= \$16,223.40		
Costs = \$48,570.19		
Replacement: Unit #651 – 1993 John Deere Riding Mower		
Hours = 2360		
Credits= \$21,696.14		
Costs = \$46,917.67		
These machines are small diesel engine driven, front mounted mowers used by Students and Parks Employees during the summer months for grass maintenance at various Parks and roadsides.		

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Parks	ACCOUNT NO.: 160-010-036-4
ITEM NO.: 13	PREPARED BY: Mike Blanchard	DATE: April 21, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> YES	<u>New</u>
TWO (2) FOUR WHEEL ATVs		
	<u>ESTIMATED COST</u> \$9400 for both	
Replacement: Unit #672 – 2000 Beartracker 4 Wheel ATV		
	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> \$600 each	
Replacement: Unit #673 – 2001 Beartracker 4 Wheel ATV		
These units are small engine devices. It is not cost effective to overhaul and continue to repair these units.		
These machines are used to tow supplies into Parks and for grooming ball diamonds as well as off road work. There are also a number of attachments such as pressure washers, and fail mowers that are towed behind ATV for parks and sports field maintenance.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#13 - Budget Detail Estimate- Parks ATVs.doc

5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	2008	CLASSIFICATION:	Parks	ACCOUNT NO.:	160-010-036-4
ITEM NO.:	14	PREPARED BY:	Mike Blanchard	DATE:	April 23, 2008

<u>DESCRIPTION DETAIL</u>	<u>STATUS</u>	
	<u>Replacement</u> <u>YES</u>	<u>New</u>
ONE (1) – PTO DRIVEN BROADCAST SPREADER		
	<u>ESTIMATED COST</u> <u>\$4200.00</u>	
Replacement: Unit #1307 – LELY Broadcast Spreader	<u>ESTIMATED TRADE IN</u> <u>VALUE</u>	
Hours = N/A	<u>\$100.00</u>	
This machine is used to spread fertilizer for maintenance of parks and sports fields. It is an attachment to a farm tractor and is driven from the tractor power take off. The current unit is in need of repair and no longer spreads material in an even manner. It is not cost effective to continue to repair this unit.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#14 - Budget Detail Estimate- Parks Broadcast Spreader.doc

5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Parks	ACCOUNT NO.: 160-010-036-4
ITEM NO.: 15	PREPARED BY: Mike Blanchard	DATE: April 23, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
ONE (1) – SOD CUTTER	<u>Replacement</u> <u>YES</u>	<u>New</u>
	<u>ESTIMATED COST</u> <u>\$6100.00</u>	
Replacement: Unit #1165 – 1982 RYAN Sod Cutter	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$100.00</u>	
This machine is a small engine device used to cut sod for Parks and Sports Field applications. The current unit is in need of repair. It is not cost effective to continue to repair this piece of equipment due to its age.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#15 - Budget Detail Estimate- Sod Cutter.doc

5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	2008	CLASSIFICATION:	Parks	ACCOUNT NO.:	160-010-036-4
ITEM NO.:	16	PREPARED BY:	Mike Blanchard	DATE:	April 21, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> YES	<u>New</u>
ONE (1) – ½ TON PICKUP WORK TRUCK 1) Replacement: Unit #181 1997 CHEV ½ ton Hours: 10,500 Rental Credits: \$41,494.72 Total Costs: \$58,035.17 Kilometers: 180,000 Average replacement period for half tons is 7 to 10 years. This ½ ton requires extensive body work, as well as replacement of brake lines, fuel lines due to corrosion. It is not cost effective to keep this unit in the fleet and continue to repair it considering the age and use.	<u>ESTIMATED COST</u> <u>\$30,000</u>	
Half Ton Pickup Work trucks are used for litter pickup, transporting workers to worksites, carrying tools such as rakes, shovels, picks, lumber, road signs, cones and small engine equipment as well as towing trailers.	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$1000</u>	

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#16 Budget Detail Estimate -PARKS HALF TON.doc

5(a2)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Parks	ACCOUNT NO.: 160-010-036-4
ITEM NO.: 17	PREPARED BY: Mike Blanchard	DATE: April 30, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
ONE (1) – TURF ROLLER	<u>Replacement</u> YES	<u>New</u>
	<u>ESTIMATED COST</u> <u>\$7500</u>	
1) Replacement: Unit #1312 1996 Pull Behind Roller Hours: N/A This is an attachment device that mounts on the rear of a farm tractor. It is used by the Parks Department to level turf on sports fields in the summer months. In the winter months it is used to roll snow to make a base for outdoor rinks. This unit is not considered cost effective to continue to repair due to its age and the drum and bearings are in poor shape. The mounting frame also requires welding repairs.	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$25</u>	

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#17 Budget Detail Estimate -1 Parks Turf Roller.doc

5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Parks</u>	ACCOUNT NO.:	<u>160-010-036-4</u>
ITEM NO.:	<u>18</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 15, 2008</u>

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> YES	<u>New</u>
ONE (1) – FORESTRY AERIAL TRUCK		
	<u>ESTIMATED COST</u> \$175,000	
1) Replacement: Unit #240 1999 GMC 5 TON with Forestry Aerial Lift. Hours: 9500 + Rental Credits: \$138,821.25 Total Costs: \$108,590.47 This machine is an aerial device used by the forestry crew to trim trees throughout the city including Parks, Laneways and Boulevards. In addition it is used in winter months to clean ice and snow hazards from city buildings. This machine will require leveling cables and rebushing of the aerial bucket soon. The tool boxes are corroded and require bodywork. The engine clutch has been an on going repair issue. This unit is not considered cost effective to continue to repair due to its age and safety issues.	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> \$15,000	

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#18 Budget Detail Estimate -1 Forestry Aerial Truck.doc

5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Landfill	ACCOUNT NO.: Landfill Tipping Fees
ITEM NO.: 19	PREPARED BY: Mike Blanchard	DATE: April 23, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
ONE (1) FRONT END ARTICULING LOADER	<u>Replacement</u> <u>Yes</u>	<u>New</u>
	<u>ESTIMATED COST</u> <u>\$260,000</u>	
Replacement: Unit #452 1995 CASE 821 Front End Loader Hours: 15,000 Rental Credits: \$320,397.75 Total Costs: \$263,522.63 This unit is not considered cost effective to repair due to its age and the number of hours in operation. The loader bucket is worn and in need of rebuilding, the brakes are in need of rebuilding as well.	<u>ESTIMATED TRADE-IN</u> <u>VALUE</u> <u>\$10,000</u>	
The machine is used daily at the landfill to load the haul truck with sand for refuse cover. It is also used to move refuse, and brush to create landfill space to extend the life of the landfill. In the winter months it is used for snow removal as necessary.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#19 Budget Detail Estimate -Landfill Loader.doc

5(a)

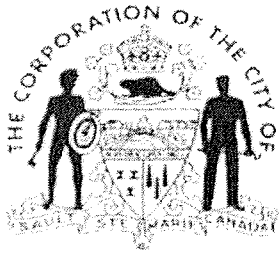
CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Landfill	ACCOUNT NO.: Landfill Tipping Fees
ITEM NO.: 20	PREPARED BY: Mike Blanchard	DATE: April 30, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
ONE (1) TROMMEL SCREENER	<u>Replacement</u>	<u>New</u> <u>YES</u>
	<u>ESTIMATED COST</u> <u>\$90,000</u>	
This unit was approved to go to tender in January of 2008. It is a screening plant machine that will be used to filter the compost material that is collected from the city's yard waste program at the landfill. It will also be used by other departments to screen a variety of material including gravel and sand.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#20 Budget Detail Estimate -Trommel Screener.doc

5(a)



CITY COUNCIL RESOLUTION

5(aa)

Agenda Item

Date: January 28, 2008

MOVED BY
SECONDED BY

Councillor
Councillor

S. Butland
O. Grandinetti

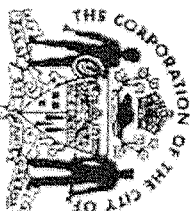
Resolved that the report of the Manager of Landfill/Refuse dated 2008 01 28 concerning Early Approval of Compost Site Trommel Screener be accepted and the recommendation that Council authorize the purchase of a trommel screen for the Sault Ste. Marie Landfill Site composting operations with funds to come from the Landfill Site Reserve account be approved.

☒ CARRIED ☐ DEFEATED ☐ AMENDED ☐ DEFERRED
☐ REFERRED ☐ OFFICIALLY READ NOT DEALT WITH

Bryan Hayes
SIGNATURE

☒ C.A.O.	☐ Comm. Community Services	☐ Mayor
☒ City Solicitor	☒ Comm. P.W. & Transportation	☐ Dir. Libraries
☒ Comm. Finance/Treasurer	☐ City Clerk	☐ E.D.C.
☒ Comm. Eng. & Planning	☐ Fire Chief	☐ Cons. Authority
☐ Comm. Human Resources	☐ Police Chief	☐

Monty Pinder
Manager
Refuse & Landfill



Public Works &
Transportation
Department

2008 01 28

Mayor J. Rowsell
And Members of City Council
Civic Centre

SUBJECT: EARLY APPROVAL OF COMPOST SITE TROMMEL SCREENER

Purpose

The purpose of this report is to request Council's early approval for the tender of a trommel screen to screen the final compost product at the Sault Ste. Marie landfill site. Normally we bring a complete list of our equipment needs for the year to Council shortly after the budget is approved for the current year.

Background

The Public Works and Transportation Department has been composting leaf and yard waste at the City Landfill site for the past several years. The leaf and yard waste is collected by city forces during the months from April to October of each year and brought to the landfill site for composting. It takes approximately 8 months to compost the leaf and yard waste to material where it is classified as Class A compost. As part of the process, the final product must be screened in order for it to be used as a compost material for City operations.

Since starting composting leaf and yard waste at the landfill in 2005, we have composted about 900 tonnes of leaf and yard waste annually. All of the compost generated at the facility has been tested annually and meets the MOE requirements as a Class "A" compost. This means it can be used any where without restrictions.

We mix the compost with various types of soil to produce a top soil for Public Works, Cemeteries and Parks landscaping needs. For Council's information, following the installation of the in-ground sprinkler system at Strathclair Park, all soccer fields were top dressed using topsoil we made with our compost. This is a continuing process on all City

2008 01 28

Page 2

fields as compost becomes available. We also use the product at cemeteries and for landscaping restoration work for the Public Works sewer replacement and curb and sidewalk repair programs.

By producing our own topsoil with compost, we have saved an estimated \$40,000 in reduced topsoil purchases in 2007.

Current Site

Our present composting operation is located within the fill boundary (footprint) of the landfill site. This area must be made available sometime in 2008 to allow the continued landfilling of the City's refuse. The Engineering Department is in the process of seeking approval from the Ministry of the Environment (MOE) for a more permanent site within the landfill site. Staff will be reporting to Council in the spring of 2008 on this issue.

On the existing location, we have approximately 900 tonnes of compost material on the ground of which approximately half has all ready been cured and is ready for screening. The balance of material will be tested and ready for screening in the early part of summer.

For the past two years, we have rented screening equipment from private contractors. This is not cost effective with rental rates that can be as much as \$5000 per week.

A trommel screener is a unique drum type screener that is used in the industry for compost applications as well as being used in the aggregate business. It will be needed as soon as the snow is gone in order to screen the compost that has already been cured and tested.

The Solid Waste Division also plans to recover sod and topsoil from various PWT dig-ups and construction projects, as well as material that can be recovered from ditching operations. Once the material is put through the screener, the topsoil can be separated from the vegetation and become a useful product. All the grass, sod and vegetation can then be placed into the compost windrows as feed stock in order to increase compost production.

As part of the 2008 Budget submission, the Public Works and Transportation Department has a supplementary request of \$90,000 for the purchase of a trommel screen. This item has been discussed with the Finance Department and funds are available from the Waste Disposal Site Reserve Account. This equipment contributes to landfill diversion and helps extend the life of the landfill, thus the use of landfill reserve funds is appropriate.

Since the 2008 budget process will not be completed until March/April of 2008, staff will not be able to start the tendering process until that time. In addition, the tendering process and delivery of equipment can take up to four months and therefore the delivery date for the piece of equipment may not be until the fall of 2008. In order to save springtime screening costs, staff is requesting approval for the tender of this piece of equipment. It is expected that City will save up to \$10,000 annually in screening costs starting with the 2008 composting operations.

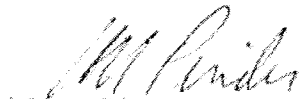
2008 01 28

Page 3

Recommendations

It is recommended that Council approve the purchase of a trommel screen for the Sault Ste. Marie Landfill Site composting operations and that the funds come from Waste Disposal Site Reserve Account.

All of which is respectfully submitted,



Monty Pinder
Manager Landfill/Refuse

Submitted for approval,



Patrick M. McAuley, P. Eng.
Commissioner

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	2008	CLASSIFICATION:	Landfill	ACCOUNT NO.:	Landfill Tipping Fees
ITEM NO.:	21	PREPARED BY:	Mike Blanchard	DATE:	April 23, 2008

DESCRIPTION DETAIL	STATUS	
	<u>Replacement</u> Yes	<u>New</u>
ONE (1) LANDFILL COMPACTOR		
Replacement: Unit #407 1998 CATERPILLAR 826 Compactor Hours: 16,000 Rental Credits: \$891,428.02 Total Costs: \$571,342.12		<u>ESTIMATED COST</u> <u>\$675,000</u>
This unit is one of the most expensive and important assets in the City's Fleet. It was commissioned in 1998 and now has approximately 16,000 hours operating time. The cost of a new landfill compactor is in the \$675,000 range. The machine was overhauled in 2004 following manufacturer guidelines. Another overhaul of this machine is not recommended due to its age. During the past 10 years we have been working under a Maintenance Agreement with Toromont the Caterpillar dealer for the Compactor. Under this agreement Toromont performs maintenance and oil sampling according to Manufacturer Guidelines and guarantees any major repairs that may have to be done during the course of the Contract. This contract will continue until July 2009 which will allow time for a new machine to be ordered and be ready for that date. The landfill compactor shred refuse and compacts it to save space in the landfill site. It is used on a daily basis.		<u>ESTIMATED TRADE-IN</u> <u>VALUE</u> <u>\$35,000</u>

5 (aa)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Cemetery	ACCOUNT NO.: Cemetery Reserves
ITEM NO.: 22	PREPARED BY: Mike Blanchard	DATE: April 23, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
	<u>Replacement</u> YES	<u>New</u>
ONE (1) – ½ TON PICKUP WORK TRUCK		
1) Replacement: Unit #182 1997 CHEV ½ ton Kilometers: 121,000 Average replacement period for half tons is 7 to 10 years. This ½ ton requires extensive body work due to corrosion and years of use. It is not cost effective to keep this unit in the fleet and continue to repair it considering the age and use. This truck is visible to the public on a daily basis.		<u>ESTIMATED COST</u> <u>\$30,000</u>
Half Ton Pickup Work trucks are used for litter pickup, transporting workers to worksites, carrying tools such as rakes, shovels, picks, lumber, road signs, cones and small engine equipment as well as towing trailers.		<u>ESTIMATED TRADE IN</u> <u>VALUE</u> <u>\$1000</u>

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#22 Budget Detail Estimate -Cemetery HALF TON.doc

5(a.a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Cemetery	ACCOUNT NO.: Cemetery Reserve
ITEM NO.: 23	PREPARED BY: Mike Blanchard	DATE: April 23, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
ONE (1) – VIBRATORY TAMPER	<u>Replacement</u> YES	<u>New</u>
	<u>ESTIMATED COST</u> <u>\$4500.00</u>	
Replacement: Unit #2229 – 1999 WACKER Tamper	<u>ESTIMATED TRADE IN</u> <u>VALUE</u>	
	<u>\$200.00</u>	
This machine is a small engine device used for tamping and preparing plots at the Cemetery. The clutch and ram are in need of repair, it is not cost effective to continue to repair this piece of equipment due to its age.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#23 - Budget Detail Estimate- Cemetery Tamper.doc

5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Cemetery</u>	ACCOUNT NO.:	<u>Cemetery Reserve</u>
ITEM NO.:	<u>24</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 23, 2008</u>

<u>DESCRIPTION DETAIL</u>	<u>STATUS</u>	
	<u>Replacement</u> <u>YES</u>	<u>New</u>
TWO (2) – 8 FOOT SNOW BLOWERS		
	<u>ESTIMATED COST</u> <u>\$14,000 for both</u>	
Replacement: Unit #2281 – 1996 AGRO Snow-blower Attachment	<u>ESTIMATED TRADE IN</u> <u>VALUE</u>	
Hours = N/A	<u>\$250 each</u>	
Replacement: Unit #2281 – 1996 AGRO Snow-blower Attachment		
Hours = N/A		
These machines are farm tractor type of attachments driven from the Tractor power take off. The snow-blowers are used in the Cemetery to clear roadways of snow during the winter months. Because of there age and use it is not cost effective to continue to repair these piece of equipment. Augers and impellers are worn.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#24 - Budget Detail Estimate- Cemetery Snowblower.doc

5(a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

YEAR: 2008	CLASSIFICATION: Cemetery	ACCOUNT NO.: Cemetery Reserve
ITEM NO.: 25	PREPARED BY: Mike Blanchard	DATE: April 23, 2008

<u>DESCRIPTION DETAIL</u>	STATUS	
ONE (1) – MULCHING WALK BEHIND MOWER	<u>Replacement</u>	<u>New</u> YES
	<u>ESTIMATED COST</u> \$600	
	<u>ESTIMATED TRADE IN</u> <u>VALUE</u> N/A	
This machine is a small engine push behind device used to cut grass in the Cemetery.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#25 - Budget Detail Estimate- Walk Behind Mower.doc

5(a.a)

CITY OF SAULT STE. MARIE
PUBLIC WORKS AND TRANSPORTATION
- BUDGET DETAIL ESTIMATES -

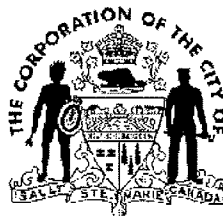
YEAR:	<u>2008</u>	CLASSIFICATION:	<u>Cemetery</u>	ACCOUNT NO.:	<u>Cemetery Reserve</u>
ITEM NO.:	<u>26</u>	PREPARED BY:	<u>Mike Blanchard</u>	DATE:	<u>April 23, 2008</u>

<u>DESCRIPTION DETAIL</u>	<u>STATUS</u>	
	<u>Replacement</u>	<u>New YES</u>
ONE (1) – TRAILER MOUNTED HYDRO SEEDER		
	<u>ESTIMATED COST</u>	
	<u>\$16,000</u>	
	<u>ESTIMATED TRADE IN VALUE</u>	
	<u>N/A</u>	
This machine is a small engine device powering a pump, with a large tank and an agitator. It is used to spray water and seed into areas that require repair or have been repaired and require grass growth. This unit will be used in the Cemetery as well as by the Parks Department for sports fields and parks.		

\\Citydata\pwt\EquipmentAndBuildings\DivHead\Blanchard 2008\Budgets\Budget Details for Tenders\#26 Budget Detail Estimate -Cemtery Hydro Seeder.doc

5(a.a.)

Randall Roy
Waste Diversion
Supervisor



Public Works &
Transportation
Department

2008 05 12

Mayor J. Rowsell
and Members of City Council
Civic Centre

**RE: MUNICIPALITIES OF ALGOMA
USE OF HOUSEHOLD SPECIAL WASTE FACILITY**

The purpose of this report is to update Council on the status of the Household Special Waste agreements with the surrounding municipalities and to recommend the extension of the existing agreements for 2008.

Discussion

On January 10th 2005, staff met with many of the outlying municipalities to discuss their use of the City's Household Special Waste Facility. The City requested that the municipalities agree to share equally in the cost of operating the facility on a per household basis. The majority of municipalities have signed agreements with the City and have used the services of the Household Special Waste Facility. Most of these agreements will expire in 2008.

The provincial government has mandated Household Special Waste under the Waste Diversion Act. Under the current program the municipality incurs all costs associated with the Household Special Waste Program. It is anticipated that the new program will require the municipality to collect the designated products and the product stewards will be required to manage shipping and disposal of the products, at their cost. This will mean savings of approximately \$35,000 this year for our facility in Sault Ste Marie. It is legislated that the new program will take effect in July 2008. The City needs to work with the surrounding municipalities to ensure a smooth transition to the new system. Costs and fees will have to be re-evaluated in the coming year to ensure a fair system remains in place. In order to allow the Ministry program to come into effect, the existing agreements that expire in 2008 need to be extended to give us the flexibility to renegotiate long term contracts, once the province has finalized their program.

5(bb)

2008 05 12

Page 2

Recommendation

It is recommended that Council authorize staff to extend the existing agreements with the outlying municipalities for one year at the current price of \$7.00 per permanent household.

All of which is respectfully submitted.



Randall Roy
Waste Diversion Supervisor

Recommended for approval,



Patrick M. McAuley, P. Eng.
Commissioner

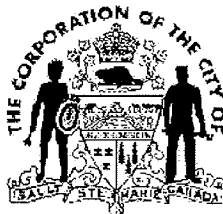
\\pwt\DeptShare\Council 2008\Household Special Waste Municipality Fee

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

Patrick M. McAuley, P. Eng.
Public Works &
Transportation



Public Works &
Transportation
Department

2008 05 12

Mayor J. Rowsell
And Members of City Council
Civic Centre

RE: ASBESTOS REMOVAL – PUBLIC WORKS

As a result of the asbestos inventory being undertaken on all City owned buildings by D. Harris and Associates, asbestos has been found in several locations at the Public Works facilities at 128 Sackville Road. The consultant has recommended the removal of the material rather than encapsulation, as the best way to meet asbestos regulations.

The former pipe plant building (now being used for storage) has asbestos that was used both for pipe fitting insulation and as backer board in the electrical room. Because of the condition and nature of this asbestos, a contractor licensed to do type III asbestos removal will be required.

Our main garage also has asbestos on heating pipes in various locations. This will require a less stringent type II removal.

Estimated Cost

The estimated cost for the contract management, testing requirements, and two asbestos removal contracts is:

Project management fees and testing costs (D. Harris & Associates)	\$ 7,000
Type III removal – Pipe Plant	20,000
Type II removal – Main Garage	<u>20,000</u>
Total	<u>\$47,000</u>

Funding

As noted elsewhere on the agenda, with the proposed sale of the Carpin Beach Road gravel pit, funds will become available that can be used to cover the costs associated with the asbestos removal from 128 Sackville Road. It is recommended that the Property Purchase Reserve be

2008 05 12

Page 2

used to cover the costs of asbestos removal at Public Works. When the transaction is completed for the sale of the Carpin Beach Road gravel pit, the reserve account will be reimbursed.

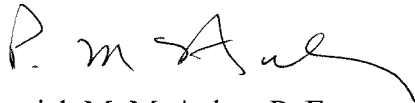
Balance of Asbestos Removal from City Facilities

For Council's information, the review and compiling of an asbestos inventory in other city facilities is not yet complete, and there may be additional work recommended once the review is finished. The quantity and extend of removal or encapsulation is not anticipated to be substantial. The Manager of Health and Safety along with the Treasurer are currently working on recommendations and funding methods for any future required work.

Recommendation

It is thus recommended that Council authorize the tendering and completion of the asbestos removal program for Public Works at 128 Sackville Rd as outlined herein, with funding to come from the Property Reserve Account.

Respectfully submitted,



Patrick M. McAuley, P. Eng.
Commissioner

PMM:cmr

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer



EDC Update May 2008

"Destiny is not a matter of chance; it is a matter of choice. It is not something to be waited for; it is something to be achieved" William Jennings Bryan

INTRODUCTION

Destiny SSM is a proactive partnership that works to develop a strategic focus aimed towards future developments for the community. Partners, such as the City of Sault Ste. Marie work together to build strategies and then partners lead or assist with the implementation of those strategies. As an important partner, Destiny SSM wanted to provide an update in regards to the organization, communication, key strategic priorities and evolution.

"Strategic positioning results in higher value added innovation"
Institute for Competitiveness and Prosperity, 2007

ORGANIZATION (Leaders for Positive Growth)

The Steering Committee is a partnership and includes representatives from the following organizations:

- Sault Ste. Marie Economic Development Corporation
- Community Development Corporation of Sault Ste. Marie & Area
- Sault Ste. Marie Chamber of Commerce
- Planning Division, City of Sault Ste. Marie
- Private Sector – Lucidia Inc.
- Sault Ste. Marie Innovation Centre
- Resource Members: FedNor, Ontario Ministry of Northern Development & Mines and Ministry of Training College and University

It is only through this collaborative partnership that leadership, successful implementation and constant monitoring exists. This group of people and organizations are making a shared and positive future a reality. Partner organizations work to contribute to strategy creation and lead or assist with implementation of the strategies identified through Destiny SSM facilitation.

Destiny SSM is funded by the following organizations:

- City of Sault Ste. Marie
- Industry Canada - FedNor
- Ontario Ministry of Agriculture, Food and Rural Affairs
- Community Development Corporation of Sault Ste. Marie and Area (in-kind services)

BACKGROUND

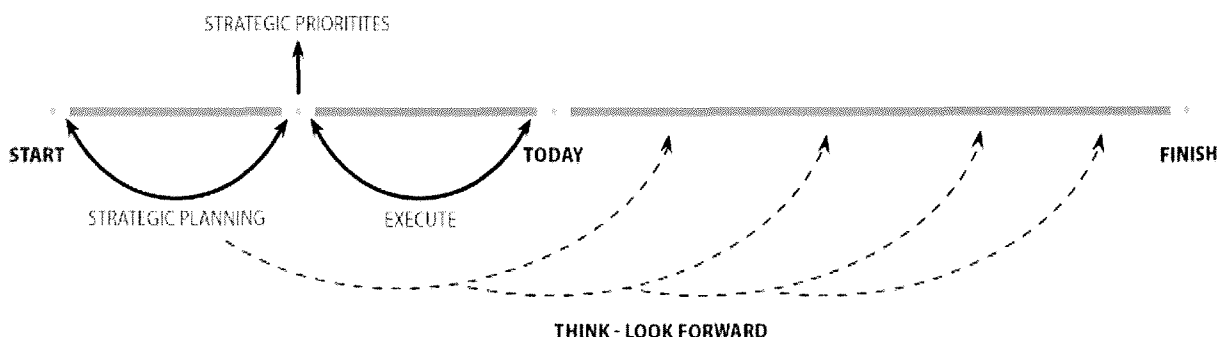
Destiny SSM is (taken from the 2002 Grant Thornton report):

- the “Change Agent” to champion of the process. It takes two to five years with concentrated and continuous actions to reinforce focus.
- the “Management of Process” – Project Management Plan (work, tasks, accomplishments) and the organizational structure ensures commitment to the plan and accountability.
- “Involvement of Key Stakeholders” - engage people in the design of the process/organization.
- Financial and human “Resource Allocation” to maintain positive progress.

Destiny SSM is a strategic partnership - a think tank. One that looks FORWARD, defining Sault Ste. Marie's economic direction. The Destiny SSM partnership provides a coordinated, meaningful approach to create Sault Ste. Marie's focus to attract investment, professionals and skilled labour. While engaging public and private sector champions in the implementation of projects, here is how Destiny fulfills its mandate:

- COLLECT INFORMATION on WORLD MARKET TRENDS - Observe trends (consumer, global technological), competitive threats, "disruptors", etc. to LEARN about projections and future potential.
- RELATE WORLD MARKETS TO LOCAL MARKET DEVELOPMENT - Evaluate market findings and relate them to SSM strengths to identify potential opportunities.
- CAPITALIZE ON SSM STRENGTHS and OPPORTUNITIES - Model scenarios to engage champions in defining and leading projects.
- EVALUATE DEVELOPMENTS – Assess potential developments using predefined, reliable criteria to determine priority areas.
- MAKE A PLAN, LEVERAGE CAPITAL and EVALUATE SUCCESS – Develop a plan that attracts investment and as the process occurs, evaluate success.
- FACILITATE DEVELOPMENT – Engage champions and partners to lead initiatives.
- MARKET SUCCESS to WORLD MARKETS – Communicate success of plans and opportunities to further add-value/expand developments to world markets.
- REPEAT PROCESS – once all opportunities are exhausted, begin the process again.

DESTINY



ACCOMPLISHMENTS

From the initial inception of Destiny SSM, several accomplishments have been realized across sectors, creating jobs and stimulating greater economic vitality. Almost all of the 101 projects first initiated at Destiny SSM's inception have been addressed.

Current Key Strategic Priorities that Destiny SSM is focusing on include:

Industry

- **Multi-modal** (Phase IV – Implementation)

Health, Science and Technology

- Northern Ontario **Clinical Research Network** (partnership between Northern Ontario School of Medicine and AUC)
- Create **Energy Strategy** and initiate **Renewable Energy Conference**
- Environmental Scan of local science and technology opportunities and **Convergence Centre** development
- **US-Canada science and technology partnership** opportunities

All Seasons Tourism

- Facilitate the establishment of a **Tourism Conglomerate**
 - Expand on **Parks Canada (Soo Locks)** opportunities

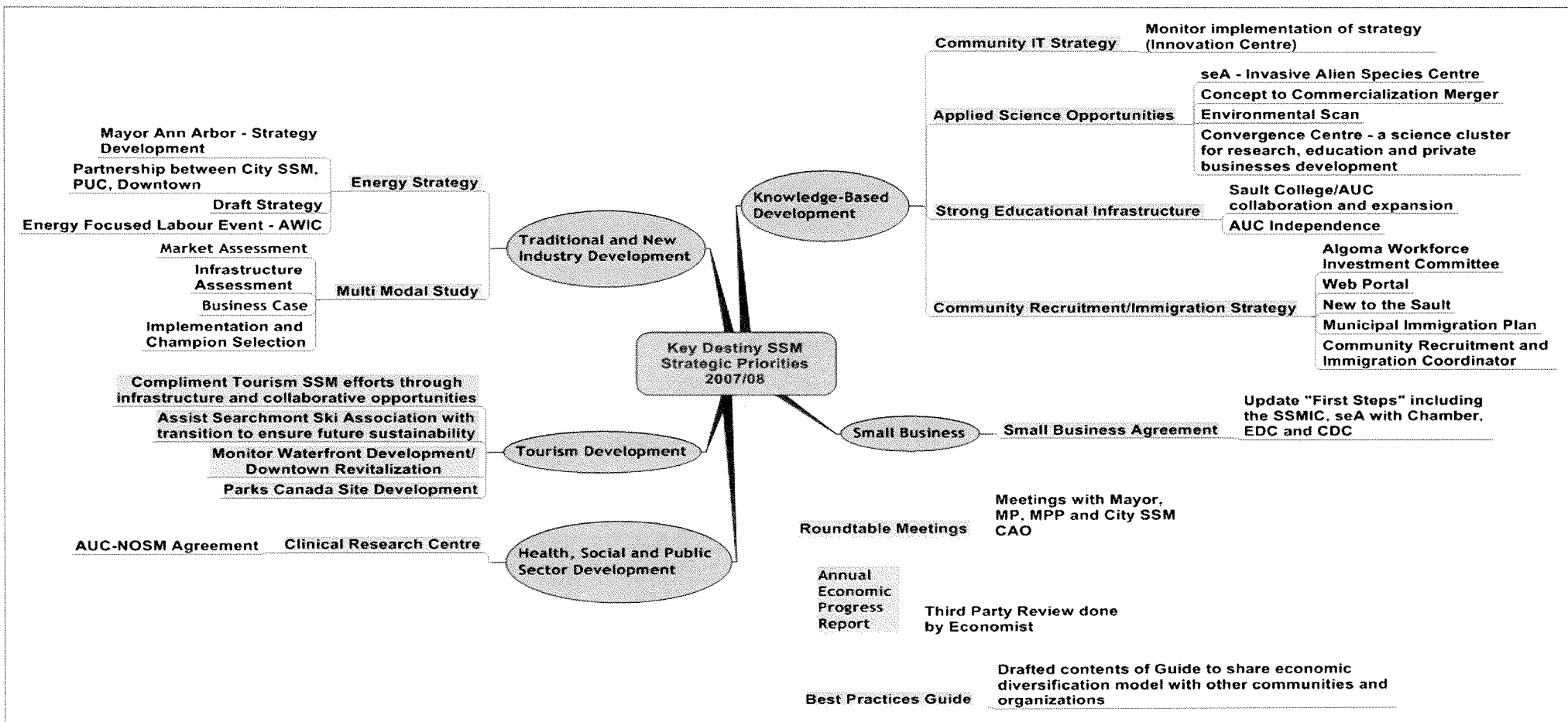
Other

- Develop **Community Recruitment and Immigration Strategy**
- Assist with **Aboriginal Economic Partnerships** development
- Create **Best Practices Guide** for economic diversification
- Destiny SSM strategy re-generation along with **Economic Summit, Partnership Board Meeting, AUC Business Strategy, and Entrepreneurial Input and Open House**
- **Website Update**

Monitor

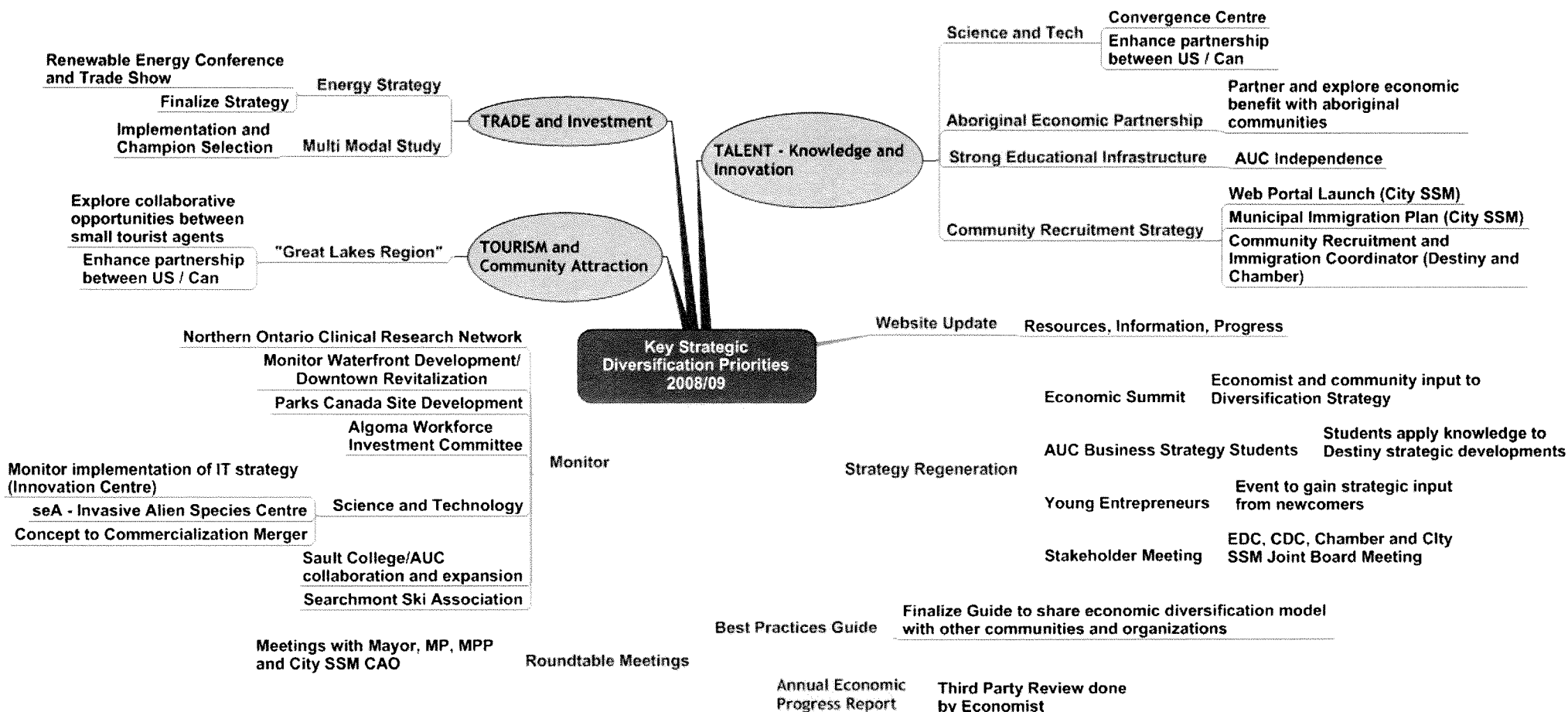
- **Small Business Agreement**
- **Science and Innovation Organizational Merger** (Concept to Commercialization – C2C)
- Group Health Centre and Sault Area Hospital Business Health Opportunities
- **Post-Secondary Community Partnership** continuing through EDC facilitation and existing partners between institutions
- Labour Market Partnership Project /Training Strategy (**Algoma Workforce Investment Strategy**)
- Support **Science Enterprise Algoma** (note: 2007 ED retires)
- Assist in the development of an **Invasive Species Centre**
- Facilitate creation of a **Centre for Forestry Excellence**
- **i4Success Innovation Strategy**
- Enhance **Waterfront/Downtown Strategy** and identify opportunities
- Assist the **Bushplane** centre and **Searchmont Ski Resort** sustainability

Sault Ste. Marie's Economic Diversification Strategy



(PP)S

Sault Ste. Marie's Economic Diversification Strategy



STRATEGY REGENERATION

To create the direction and focus for the future, Destiny SSM is initiating a number of events to gain input and information from others to establish the strategy for SSM economic diversification from 2010 and beyond. In addition, we are working to simplify growth engines and focus on high quality outputs.

ECONOMIC SUMMIT

Destiny SSM will be holding an **Economic Summit** on **Friday, May 30th, 8:30 am - 5:00 pm**.

The focus of the event is to review community successes to date, explore the national/global economy and global trends, then identify new areas of focus and key priorities as we continue our mission of economic diversification, population and job growth, increasing the local tax base, and building community partnerships. Atif Kubursi, a professor with McMaster University, will provide an overview of the current economic state and global trends.

GROWTH ENGINE REVISION

As we progress in our economic diversification strategy with a focused, results-oriented approach, we are downsizing our current growth engines to provide a simplified approach to strategy formation.

EXISTING	PROPOSED
TRADITIONAL and NEW INDUSTRY What SSM offers.	TRADE and INVESTMENT
TOURISM Where SSM is and its' econ., social and enviro. Position.	TOURISM and COMMUNITY ATTRACTION
KNOWLEDGE-BASE Capabilities of people providing what SSM offers?	KNOWLEDGE and INNOVATION (TALENT)
HEALTH, SOCIAL and PUBLIC SECTOR	
TRADE and EXPORT	
SMALL BUSINESS	

GOALS:

- **TRADE:** Develop value-added products and services, and secure solid investments.
- **TOURISM:** Create memorable experiences in a safe, comfortable environment with exceptional accommodations, products and services, to strengthen a loyal tourist base and pride in the community.
- **TALENT:** Develop, attract and continue to grow human capital, and encourage and support innovative, new solutions that are recognized throughout the world.

FUTURE FOCUS

In the future, Destiny SSM aim is to:

- Focus on global trends, Federal and Provincial strategies to align and direct community efforts towards developments that SSM naturally capitalizes on, and communicate national and provincial strategies on the website, along with global trends.
 - Maintain a library of informative documents, such as the National Science and Technology strategy, on the website to enable current information related to the economy to be found easily (in the form of links and downloadable documents)
 - Provide Literature Reviews as requested on related topics.
 - Develop reports that relate global trends and Federal or Provincial strategies to local opportunities and identify key areas of focus.
- Continue to provide Annual Progress Reports to enhance knowledge of venture developments and indicate future opportunities, including economic projection analysis.
 - Hire third-party consultant to continue to develop economic progress report, adding projection analysis, and make presentations to the community.
- Indicate potential partnerships with appropriate global, national or provincial agencies.
 - Engage Destiny SSM partner organizations in initiating relationships with agencies, organizations or business that are outside the community and relevant to key strategic priorities. Work to expand or enhance local developments, indicating and hopefully implementing possible partnership opportunities.
- Develop stronger private sector partnerships to engage leaders in developments and assist in growing existing or new ventures, providing forums for dialogue and input.
 - Organize forums to enable local investors, developers, researchers, governments, entrepreneurs, educators, etc. to dialogue on strategies for growth and work to identify champions.
 - Provide online tools to engage the community in contributing to opportunities for future diversification in Sault Ste. Marie that present profitable ideas for the Destiny partners to consider.
- Facilitate strategies and ensure partners/champions are informed and working together.
 - Organize participants from both private and public sectors and engage them in developing the intent and deliverables associated with strategies.
 - Provide a consistent process throughout the duration of strategic developments, maintaining ongoing communications and ensuring tangible results.
- Engage youth in strategy formation and implementation.
 - Continue to work with Algoma University Business Strategy Fourth Year Bachelor of Business Administration students to identify strategies and further engage them in community efforts, assisting with implementation.
- Contribute to community processes, resources and technologies that ensure smooth, efficient development practices.
 - Assist with promoting and understanding of the Economic Development Fund process and communicate the "Big" picture of possible funding opportunities or asks throughout the year.
 - Create a "Schedule of Funding" to ensure community leaders are aware of developments, along with the magnitude and scope of funding asks at all government levels.
 - Use project management software (e.g., Basecamp) to ensure strategic projects are managed, and that community partners are aware of their roles and accountabilities relating to key strategic priorities they are involved with.

"Success in today's environment does not result from emulating others but from using organizational [community] assets to build unique models, products and experiences"
 Roger Martin, Dean, Rotman School of Business, University of Toronto



Sault Ste. Marie
**ECONOMIC
DEVELOPMENT
CORPORATION**



DEVELOPMENT
Sault Ste. Marie
a division of the SSMEDC



**ENTERPRISE
CENTRE**
Sault Ste. Marie
a division of the SSMEDC



6(8)(a)
TOURISM
Sault Ste. Marie
a division of the SSMEDC

May 8, 2008

Mayor Rowswell and
Members of City Council

Re: Boniferro Mill Works (BMW) Economic Development Fund (EDF) Loan
Extension

In April 2007, Boniferro Mill Works (BMW) was advised by their rail carrier CN that repairs were required to the rail line and that shipments would be discontinued until repairs were made. BMW approached the Sault Ste. Marie Economic Development Corporation (SSMEDC) seeking financial assistance from the Economic Development Fund (EDF) to assist them in the immediate support of the repair and maintenance of the rail spur on BMW property so that they could continue to ship product to market. As a result of this temporary shut down, forty one employees were laid off.

Due to the urgency of the matter and the timing of the request to meet Council Meeting, the CEO in his Report to Council dated April 30, 2007, recommended \$60,000 bridge financing from the Economic Development Fund of which \$20,000 would be a grant contribution to the railspur infrastructure upgrades. At that time, Council recommended against the \$20,000 grant contribution and approved the full \$60,000 as an interest free loan with appropriate security. Upon Council's direction, SSMEDC entered into a one year agreement with BMW for the repayment of the funds and a Promissory Note securing the loan. This agreement expires on or before May 14, 2008.

BMW has completed infrastructure improvements to the rail line as requested by their rail carrier CN Rail. Since these repairs, the sawmill has operated continually, now employing more than fifty workers.

Our client has requested a six month extension to their EDF loan as they continue to face financial challenges in the forest products sector and require this extension to assist their operation during this recovery phase. During this extension period, BMW are prepared to pay \$1,500 per month to help reduce the total loan amount.



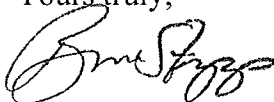
SSMEDC Staff Recommendation:

SSMEDC is requesting City Council to approve contract amendments to include:

1. A six month extension to Boniferro Mill Work's \$60,000 interest free loan;
2. A plan to pay a principal reduction of \$1,500 per month for six months commencing June 14, 2008 to reduce the total loan amount and the balance of \$51,000 to be repaid in full no later than November 30, 2008.

SSMEDC appreciates the consideration and support of Council during our client's difficult time.

Yours truly,



D. Bruce Strapp
CEO

Cc: Joe Fratesi, CAO, City of Sault Ste. Marie
Lorie Bottos, Solicitor, City of Sault Ste. Marie
Bill Frieburger, Finance, City of Sault Ste. Marie
SSMEDC Board of Directors
SSMEDC Executive Committee
Mike Wozny, Executive Director, Development SSM
John Febbraro, Director, Industrial Marketing, Development SSM

SAULT STE. MARIE ECONOMIC DEVELOPMENT CORPORATION
Board of Directors Electronic Vote
Wednesday May 7, 2008

Agenda Item – Status of Boniferro Mill Works EDF Loan Repayment

Moved by: Don Mitchell
Seconded by: Greg Punch

Whereas in April 2007, due to the urgency of the matter and the timing of the request to meet Council Meeting, the CEO in his Report to Council dated April 30, 2007, recommended \$60,000 bridge financing from the Economic Development Fund of which \$20,000 would be a grant contribution to the railspur infrastructure upgrades. At that time, Council recommended against the \$20,000 grant contribution and approved the full \$60,000 as an interest free loan with appropriate security. Upon Council's direction, SSMEDC entered into a one year agreement with BMW for the repayment of the funds and a Promissory Note securing the loan. This agreement expires on or before May 14, 2008.

Whereas Sault Ste. Marie Economic Development Corporation received a request from Boniferro Mill Works for a six month extension to the terms of the \$60,000 interest free loan from the Economic Development Fund (EDF) with a plan to pay \$1,500 per month for six months to reduce the total loan amount;

Whereas this request was brought forward by SSMEDC staff to the Board of Directors on May 5, 2008 with the recommendation to accept and approve BMW's request;

Resolved that the SSMEDC Board of Directors approve SSMEDC staff recommendation regarding BMW's 6 month extension and payment plan to City Council for their consideration and direction.

6(8)(a)



Boniferro Mill Works ULC
45 Third Line West
Sault Ste. Marie, Ontario
P6C 3B5
Phone (705) 942-4269 Fax (705) 942-8750
www.bmwssm.com

Mr. Bruce Strapp
President & CEO
Sault Ste. Marie Economic Development Corporation
99 Foster Drive
Sault Ste. Marie, Ontario

May 5, 2008

Dear Bruce :

Boniferro Mill Works appreciates the support of the City of Sault Ste. Marie with the granting of a \$60,000.00 interest free loan last year. This money was used to repair our rail siding as requested by our rail carrier CN Rail. Since these repairs, the sawmill has operated continually, employing more than fifty workers.

Our community partner companies such as Anthony- Domtar, Odena Reload, Rainone Construction and Henson & Tregonning Logging have been able to utilize this facility to enhance the transportation component of their business.

We continue to face financial challenges in the forest products sector. In order to help our operation continue through this recovery phase, I would respectfully request a six (6) month extension of the terms of this loan. During this extension, Boniferro Mill Works are prepared to pay \$1,500.00 per month to help reduce the total loan amount.

The PROMISSORY NOTE dated May 23, 2007 would continue on file securing the Daewoo 300 loader with Bateman fork attachment in the name of the Sault Ste. Marie Economic Development Corporation.

Thank you for considering this request. I look forward to continuing to work with the SSMEDC in the future.

Sincerely,

Jim P. Boniferro
President & CEO

PROMISSORY NOTE

MAY 28 2007

\$60,000.00

Due: May 14, 2008

The undersigned promises to pay to the order of the **Sault Ste. Marie Economic Development Corporation** the sum of Sixty Thousand Dollars (\$60,000.00) payable on or before May 14, 2008 without interest. Said payment shall be made at the Sault Ste. Marie Economic Development Corporation offices at 99 Foster Drive, Sault Ste. Marie, Ontario.

For value received.

This note is given in exchange for a Daewoo 300 loader with Bateman fork attachment and title to the said equipment shall remain in the name of the Sault Ste. Marie Economic Development Corporation until payment of this note has been made in full. The serial number of the Daewoo 300 loader is 0024 bearing a machine name of MG 300-III. The serial number for the Bateman fork attachment is 016582-5.

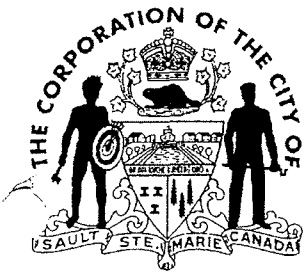
Dated at Sault Ste. Marie, Ontario this 23rd day of May, 2007.

BONIFERRO MILL WORKS ULC
PER



Jim Boniferro, President

I have the authority to bind the Corporation



CITY COUNCIL RESOLUTION

Date: April 30, 2007

Agenda Item

6(8)(a)

MOVED BY
SECONDED BY

Councillor
Councillor

T. Sheehan
P. Mick

Resolved that the report of the C.E.O. - Sault Ste. Marie Economic Development Corporation dated 2007 04 30 concerning Upgrading Boniferro Mill Works Railspur be accepted and the recommendation to provide \$60,000.00 from the Economic Diversification Fund towards this project as an interest free loan with appropriate security to be negotiated by the Sault Ste. Marie Economic Development Corporation and Legal Department be approved.

P. I. - Councillor Coletti
employee of Algoma Central Railway

MAY 4 2007

SAULT STE. MARIE
ECONOMIC DEVELOPMENT CORPORATION

☒ CARRIED ☐ DEFEATED ☐ AMENDED ☐ DEFERRED
☐ REFERRED ☐ OFFICIALLY READ NOT DEALT WITH

SIGNATURE

☒ C.A.O.
☒ City Solicitor
☒ Comm. Finance/Treasurer
☒ Comm. Eng. & Planning
☐ Comm. Human Resources

☐ Comm. Community Services
☐ Comm. P.W. & Transportation
☐ City Clerk
☐ Fire Chief
☐ Police Chief

☐ Mayor
☐ Dir. Libraries
☒ E.D.C.
☐ Cons. Authority
☐

April 30, 2007

Mayor John Rowswell &
Members of City Council
Corporation of the City of Sault Ste. Marie

RE: Upgrading of Boniferro Mill Works Railspur

The purpose of this letter is to request Council consideration of a short-term bridge financing from the Economic Diversification Fund to expedite the process of upgrading the Boniferro Mill Works (BMW) railspur.

Boniferro Mill Works operates off a 40 acre site. The infrastructure on the site is very critical to the over all success of the operation. On Wednesday April 25th, 2007, CN Rail advised BMW that the rail track on the site was condemned and they could not service the site until repairs were made. That included pulling three loaded cars of hardwood lumber from the site.

BMW have gone through the site with CN representatives and determined the work is required to bring the rail siding up to CN Rail's safety standards. At this time BMW is getting quotes from three Railroad contractors to complete the work. An estimate of \$60,000.00 in repairs is expected.

This siding services the operation for inbound logs as well as out bound lumber. It is also important to note that they also provide a service to National Transport for transloading warehouse as well as do the exclusive rail loading of all Anthony-Domtar Engineered I-Beams.

At this time, Boniferro Mill Works is in a layoff position with forty-One (41) employees off work. The strategy to bring these employees back to work involves reducing the finished inventory on site. Having the use of the rail siding and access to the markets this brings will expedite the start up process.

John Febbraro, Director of Industrial Marketing, Development SSM and myself met with Mr. Boniferro this afternoon and he emphasized the importance of upgrading this railspur as soon as possible. We were assured that BMW is financially sound but they are in a very tight cash flow situation. They are current with all of their mandatory expenses and are current with their wood suppliers. Mr. Boniferro has been very proactive in his discussions with the Minister of Natural Resources in regards to wood residuals (stumpage fees) which is one of his main reasons for their cashflow concerns. The importance of the successful operation of this railspur is imperative not only to BMW, but as was previously mentioned, also to National Supply and Anthony Domtar who are



two other main users of this spur.

The utilization of Economic Development Fund to bridge finance the immediate repair of the rail spur (estimated cost of \$60,000) and that SSMEDC would work with BMW to make an ask to the CDC, FedNor, and the other private sector users was also discussed. It is anticipated that CDC and FedNor would take a couple of months for applications and decisions to be made.

SSMEDC is therefore requesting that the Council approve:

1. \$60,000 from the EDF, of which two-third's (2/3rds) would be repayable from other sources of funds (BMW to take responsibility on this re: CDC, FedNor, and other users with the assistance of Developmet SSM).
2. Of this \$60,000, the EDF would make a \$20,000 contribution to the railspur infrastructure upgrades.

SSMEDC appreciates the consideration and support of Council on this immediate and unanticipated situation. BMW will continue to be a very strong community supporter. They will also continue to promote and achieve the growth of value added wood industries in our community.

Yours truly,

D. Bruce Strapp
CEO

Cc: Joe Fratesi, CAO City SSM
Lorie Bottos, Solicitor City SSM
Bill Freiburger, Finance, City SSM
Mike Wozny, Executive Director, Development SSM
John Febbraro, Director Industrial Marketing, Development SSM

Ontario renews Nestlé permit to extract groundwater for sale

BY MARTIN MITTELSTAEDT
ENVIRONMENT REPORTER

The Ontario Ministry of the Environment has renewed a controversial permit granting a unit of Nestlé Canada Inc. the right to continue extracting up to 3.6 million litres of groundwater a day near Guelph to sell as spring water.

The application for the permit by the food and beverage giant prompted thousands of letters of complaint to the government and has been a focal point of local opposition to the water bottling industry.

Environmentalists had been seeking to have the permit withdrawn, or scaled back, and objected to the government's practice of giving water away for free to those who have permits, including bottling companies that then sell the water they take.

While the ministry doesn't charge for actual water removals, it does levy modest cost-recovery fees to defray expenses for issuing and overseeing its permit system.

"I'm disappointed that they did not reduce their volume, nor did they address the whole issue of giving a public resource away to a private enterprise for free," said Mark Goldberg, co-founder of Wellington Water Watchers, a local activist group.

The province levies a one-time \$3,000 processing fee on complicated water permits that need a scientific evaluation. Beginning next year, it will charge an additional fee of



Mark Goldberg, co-founder of Wellington Water Watchers, walks along the water's edge last week in Aberfoyle, Ont., home of Nestlé Canada's water-extraction plant. GLENN LOWSON FOR THE GLOBE AND MAIL

\$3.71 for every million litres permit holders withdraw, or \$13.36 a day if Nestlé takes its full allotment.

"The quantity is outrageous and the fees are ridiculously low," said Jode Roberts, a spokesman for Ecojustice, formerly the Sierra Legal Defence Fund, a legal adviser to Wellington Water Watchers, which has estimated that if Nestlé bought municipal water in Guelph it would pay about \$2,700 a day.

The province released a statement yesterday saying it had issued the permit for a two-year period "with strict conditions to protect existing water users and the natural environment."

Nestlé said in a news release it was disappointed the prov-

ince didn't agree to give it a five-year permit, as it had requested. Nestlé has owned the site, located in Aberfoyle, since 2000.

Although the ministry said studies show Nestlé's water extraction isn't affecting others in the area or local surface waters, it decided to grant only a two-year permit and is requiring the company to perform further monitoring to verify the finding of no harm to the local environment.

The company's pumping has exerted enough pressure to cause surface water in a creek near its site to be drawn underground, but Nestlé has maintained that the effect is of no consequence because it hasn't affected flow rates of the stream.

AVERAGE INDUSTRY

Bottled water companies just swimming in profits

BY CLARKE

Last week, Toronto Mayor David Miller and the city council came under fire for entertaining a motion to place a 5-cent tax on each bottled water product sold in the city and a cent tax on all bottled water imported from outside the province. The bottled water industry promptly unleashed a barrage of e-mails, letters and public statements demanding that the proposal be quickly rejected. By week's end, the mayor appeared to be backtracking the idea, proposing instead that the matter be reviewed.

In the midst of all the furor, the central issue may have been lost. After all, the bottled water industry is arguably the fastest growing and certainly the most profitable component of the entire beverage industry. Moreover, it is reputed to be one of the least regulated industries in the country.

Indeed, bottled water companies are next to nothing for the water they bottle and sell. Take Ice River Springs near Feversham, Ont., which provides bottled water for Wal-Mart, Loblaws and Shoppers Drug Mart. Ice River Springs has a year permit to withdraw up to 1 million litres of water a day for its bottled water operations. Yet, the company paid the Ontario government only \$3,000 for the right to pump this seemingly unlimited supply of freshwater.

Meanwhile, the world's largest food conglomerate and the leading bottled water company, pays a paltry fee to withdraw millions of litres of water from rural springs and aquifers in Ontario. Earlier this year, when Nestlé applied to renew and its water takings permit in 2008, more than 5,000 citizens wrote protest letters calling on the municipal government to reject the company's bid, mainly because the community was experiencing serious reductions in local water tables. Meanwhile, the world's two other leading bottled water makers, Coca-Cola and PepsiCo, take the water directly from the municipal tap system for a minuscule fee. Not only do they pay a fraction of what household residents pay for

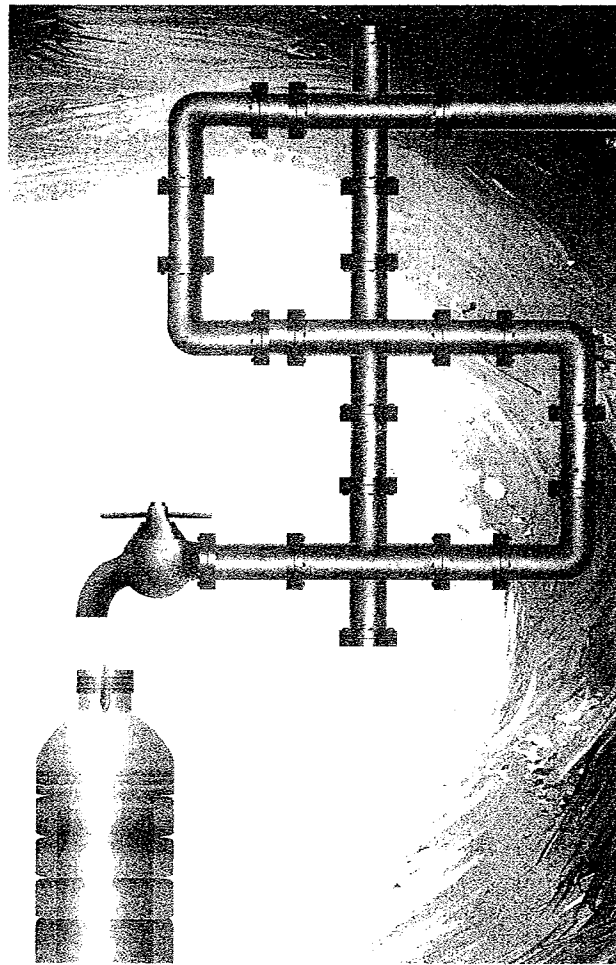


ILLUSTRATION BY PEDRO MOLINA

their water takings, but Coke and Pepsi are able to take advantage of the municipal water services for the production of their Dasani and Aquafina brands, which have already been developed and paid for by local citizens and taxpayers.

The Coca-Cola bottled water plant in Brampton is a case in point. A one-litre bottle of Coke's Dasani usually sells for around \$1.70. It has been estimated that for the same \$1.70 Coca-Cola can obtain up to 34,000 litres of water from the public tap water system in Brampton for its bottled water plant. In other

words, the municipality of Brampton is providing Coca-Cola with a huge subsidy.

What other industry in this country gets away with paying next to nothing for the primary resource it uses in the production of its products? At least the petroleum, mining and forestry industries are required to make royalty payments to governments for the raw materials they extract.

For consumers, this also raises the issue of price gouging practices by the bottled water giants. A 1.5 litre bottle of Pepsi's Aquafina, for ex-

ample, costs around \$2.70, but the same amount of water taken from the Montreal tap system costs only 1/500th of a cent. In fact, publicly delivered tap water costs only a tiny fraction of the price paid for bottled water, depending on water rates, which vary from one jurisdiction to another. What's more, public tap water is tested much more frequently than bottled water and there is no evidence to suggest that bottled water is safer and healthier than tap water.

According to industry analysts, after all the production, packaging and advertising costs are taken into account, the profit margins for convenience sized bottled water sales are a whopping 35 per cent. For the large home and delivery containers, there is an estimated 60 per cent profit margin. And, for the soft drink giants, bottled water is now twice as profitable as their carbonated drinks.

Little wonder that city officials want to slap a tax on bottled water sales. But such a tax should not be levied on the product itself. As critics have pointed out, the city would have to create a new additional tax-collecting bureaucracy, which would, in effect, defeat the purpose.

Instead, the City of Toronto would do well to call on Queen's Park to levy a special and effective surtax on the excessive profits of the bottled water corporations with the proviso that the revenues generated are earmarked for the retrofitting of municipal water systems and water conservation.

Equally important, Ottawa should be taking action on behalf of the public interest to rein in the bottled water industry by legislating strict health standards (such as required testing for bacteriological, chemical and radiological contaminants) and environmental standards (regarding water conservation, the use of plastic containers and recycling) for bottled water production in this country.

Tony Clarke, director of the Polaris Institute, is author of *Inside the Bottle: Exposing the Bottled Water Industry*.



Green Planet

Turning off the tap for bottled water

Cost to the environment, safety of plastic bottles among issues raised

My taste testers are doing everything short of gurgling their samples.

Some tip it back like it's Russian vodka, some sip it like a fine wine, and others seem to roll the liquid around on their palates, contemplating the nuances.

It was an unscientific experiment in the *Toronto Sun* newsroom for yesterday's World Water Day, asking my colleagues to single out the water sample they liked best.

Interestingly, two of the six testers picked tap water, two picked Dasani — which comes from the same public water source as a kitchen tap — and the others were divided between Evian and Fiji water.

Words like "crisp," "sweet," and my personal favourite "quenchifying" were used amongst my wordsmith brethren, God bless them.

It was an experiment to see if water flown halfway around the world from Fiji and France bearing hoity labels such as "Artesian" would do the expected and take the top spot over lowly tap water.

The crusade against bottled water has become the latest environmental witch hunt, with groups decrying the artefact as folly: Bottled water is anywhere from 240 to 10,000 times more expensive than tap, despite the fact that about 25 per cent of bottled water comes from municipal supply, says The Polaris Institute.

Plastic bottles are made of fossil fuels and chemicals, refined and manufactured by big oil companies, the institute goes on to say.

Water bottles are made primarily from polyethylene terephthalate, or PET, which is derived from crude oil. According to the Earth Policy

Institute, it takes 17 million barrels of oil annually to manufacture enough water bottles to satisfy U.S. demand — enough to fuel more than one million cars in the U.S. for a year.

Americans consume the most bottled water in the world overall, drinking 26 billion litres in 2004, and about 20% of Canadians drink bottled water exclusively — a habit that undermines the safety of tap water and commodifies a natural resource that's

a public commons, environmentalists say.

But the Canadian Bottled Water Association is standing firm against the barrage of charges, saying they're unfairly vilified and misrepresented.

"People are not turning to bottled water in place of tap water," says executive director Elizabeth Griswold. "People are turning to bottled water in place of sugary, high-caloric beverages."

It's the healthy alternative to soft drinks, she says, and helps to combat a social epidemic that threatens Canadian health — obesity.

All food products come in food packaging, Griswold continues, and bottled water makes up a small proportion of plastic packaging. She also disputes widely cited recycling statistics environmentalists use as ammunition in their campaign against the industry — that only a marginal percentage of bottles are recycled. According to the Environment and Plastics Industry Council, about half of the 125,775 tonnes of plastic beverage bottles generated in Canada in 2002 were recycled.

In 2006, a German study made headlines for concluding

that the longer water is stored in plastic bottles, the higher the concentration and likelihood of a toxic chemical, antimony, leaching into the water. Most of the 15 Canadian bottle samples had initial antimony levels of about 160 parts per trillion, but after six months of sitting in plastic, levels doubled.

Since then, Griswold has been hard at work pointing out that levels are well below Health Canada standards at 6,000 parts per trillion.

The bottled water industry withdraws a minute amount of water, she continues, at 0.2% of the overall North American water landscape.

But that's a misleading statistic, says bottled water campaigner Andrea Harden for Ottawa-based Polaris Institute.

"We need to look at the specific site where water is taken," she says. "We need to have a specific watershed to watershed analysis to understand the local impacts of watertaking."

As for charges of price gouging, Griswold says the typical purchase of water is in its bulk form, cases of 24,500 ml bottles, with a markup of about 30 cents per litre.

But therein lie the holes, Harden points out.

"If people are buying water in bulk, it's likely they are replacing bottled water for tap," she says.

Besides, she adds, 30 cents is still more than tap water, which is safe and leaves no environmental impact.

Fill up stainless steel containers with tap water, and push for public water fountains, Harden continues — a long-lost priority among city planners allowing for public fountains to fall into disrepair.

"We need to challenge the idea of convenience and make a commitment."

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BOTTLE-FREE ZONES

The Polaris Institute, the Sierra Youth Coalition, and the Canadian Federation of Students launched a campaign to establish bottled water-free zones on university and college campuses in time for yesterday's World Water Day. Some of the participating schools: University of Ottawa, Concordia University, Brock University, University of Guelph, University of Waterloo, Trent University, Ryerson University, University of Winnipeg, Queen's University, George Brown College.

Cities that are moving away from bottled water:

■ **Los Angeles** has been restricting the purchase of bottled water with city funds since 1987.

■ **San Francisco's** departments and agencies are banned from purchasing bottled water, saving city coffers \$500,000 yearly.

■ **St. Louis** is also poised to ban bottled water for city employees while Illinois state agencies are also banned from buying bottled water with government funds.

■ **Chicago** placed a five-cent tax on every bottled water sold to discourage consumption.

■ **New York City, Rome, Florence, and Paris** have mounted campaigns promoting tap water.

SOURCE: Earth Policy Institute

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Vivian Song
NATIONAL BUREAU

Board bans sale of bottled water at its schools

Tap water 'just as high quality' says Waterloo board; expects to eliminate all sales on property by 2009

KRISTIN RUSHOWY
EDUCATION REPORTER

The Waterloo Region board has banned the sale of plastic bottles of water in its schools starting next year, a move that is expected to spur others across the province into action.

The decision covers cafeterias, vending machines, and school and board functions.

"The thing about bottled water is that you can just as easily go to the tap — it's just as high quality" and in fact is tested more often and more rigorously, said Kitchener trustee Ted Martin, who spearheaded the Waterloo Region District School Board decision.

The new rules don't forbid students from bringing bottled water from their own homes, "but we hope through this campaign and the education around it, children wouldn't want to any more," Martin said.

At board meetings, trustees will likely be given jugs of water and drinking glasses — in fact, it was during such a meeting when Martin first began thinking about the negative aspects of the plastic bottles.

"It came up during last year's budget discussions," he said.

"We were looking at cutting programs, as school boards always are, and I saw these blue boxes overflowing with empty bottles of water."

Board staff will prepare a report on how to eliminate all sales of bot-

tled water in its schools and buildings by September 2009.

It will mean a loss of revenue for the board from vending contracts, although how much isn't known.

Environmentalist Josh Matlow, who is also a trustee for the Toronto District School Board, called the Waterloo initiative a "fantastic idea . . . and something we could do system-wide" in this city.

A few Toronto schools, including Claude Watson School for the Arts at Yonge St. and Sheppard Ave., are already taking steps to curb the use of bottled water.

Last fall, the school teamed with a local store to sell stainless steel bottles at a discount, and sold 300 — equal to its population.

"We were concerned about the volume of plastic bottles" as well as the health worries over bisphenol A — an industrial chemical used in the production of plastic bottles — said teacher Alan Gotlib.

While plastic bottles aren't banned "and we still have a fair number, this certainly has reduced the number we had," he said.

The school even purchased an engraving device to label children's stainless steel cups.

Colleen Schenk, president of the Ontario Public School Boards' Association, said Waterloo is the first board in the province to ban the sale of bottled water, although individual schools have already done so.

"I think you may see more boards going down this route," she said.

Despite drug findings, experts agree the tap is at least as safe as the bottle

By KIMBERLY HAYES TAYLOR
The Detroit News

We know it's widely recommended that we drink at least eight to 12 cups of water daily to remain healthy and hydrated. But, to most of us, it was disconcerting to hear that traces of 56 pharmaceuticals — including drugs for sexual health, asthma, epilepsy, mental illnesses and heart problems — were found in Metro Detroit's water supply following an Associated Press investigation earlier this month.

Though the Environmental Protection Agency says there's no way to filter out the traces of drugs in the water from the Detroit Water and Sewerage Department, which serves Detroit and 127 southeastern Michigan communities or about 4.2 million people, it also says the water is safe.

You may still find yourself wondering whether you should put bottled water at the top of the list as you contemplate your weekend shopping plans. But even the experts we spoke to consistently said they will continue gulping tap water down themselves.

In fact, Kim Harris, a life scientist and drinking-water health-effect specialist with Environmental Protection Agency Region 5, which encompasses Detroit, says it's perfectly fine to drink tap water, which may be the best option over bottled water.

"We're not advising people to switch to an alternate source of water," she says. "It's important as people are thinking about this issue to note you don't want to switch to an alternative source of water that may pose the same or additional problems."

Bethany Thayer, manager for the Henry Ford Health System's Center for Health Promotion and Disease in Detroit, says when she's thirsty, she turns on the tap.

Please see Water, Page 8D

Is tap water going bottled?

Scientists are doing research to learn the differences among the most common types of bottled water. Here's what we found:



Scott Olson / Getty Images

◀Purified water

If you love brands such as Coca-Cola's Dasani or PepsiCo's Aquafina, you're drinking tap water. Yes, the Food and Drug Administration and the International Bottled Water Association say purified water is filtered tap water. On its Web site, Coca-Cola claims Dasani is filtered using reverse osmosis, a filtration process greatly reducing high levels of nitrates, sulfates and sodium. Then, a special blend of minerals is added to the water to give it flavor, the company says. PepsiCo says its purified water brand, Aquafina, is filtered five times and purified twice.

But PepsiCo took some heat for failing to label its water source, it told the FDA — which regulates bottled water — it would label its bottles to show the source: municipal water. Besides reverse osmosis, purified water can be cleaned with deionization or distillation.

Distilled water

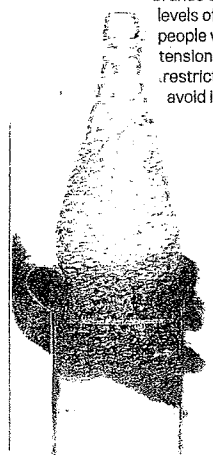
You've probably heard you should fill your steam iron with distilled water. That's because distilled water is mineral-free and won't cause your iron to spit brown gunk. The water is distilled by boiling until it turns to steam; then when it cools and returns to water again, it's bottled. The distillation process that removes the minerals also removes any flavor, leaving a distinctly flat taste. Still, because impurities and minerals have been removed, some people prefer distilled water for its purity.

Mineral water

This water — examples include Perrier and San Pellegrino — must contain at least 250 parts per million of dissolved minerals, and must be from a natural source. Minerals typically include magnesium, chromium, copper, lithium, iron, magnesium, potassium and silica. Mineral water — which is often, though not always, carbonated — usually costs more than other forms of water.

Carbonated water

This is simply water from domestic and international sources that has had bubbles added, essentially. Some brands contain high levels of sodium, so people with hypertension or salt restrictions should avoid it.



Andreas Rentz
Getty Images



Roslan Rahman / Getty Images

◀Spring water

This form of bottled water is collected from underground water sources that flow to the Earth's surface. Spring water can come from domestic or international sources, but it has to be collected at the spring or through a hole leading to the spring's formation. The water is tested for impurities and bottled. But Howard Hu, professor at the University of Michigan School of Public Health and chair of U-M's Department of Environmental Health Sciences, warns spring water is susceptible to groundwater contamination, or may contain natural contaminants: arsenic, uranium, heavy metals, all carcinogens.

Flavored water ▶

These have been the hottest forms of municipal water since hip-hop artists started lending their names to them. (For example, Curtis "50 Cent" Jackson invested in VitaminWater before Coca Cola bought the brand.) But popularity does not automatically translate to health value. While they often have vitamins added, flavored waters are fairly comparable to soda pop — loaded with sugar and calories or artificial sweeteners, as well as artificial flavors.



Naum Kazhdan / New York Times

7(b)

ONTARIO REGULATION 97/08

made under the

ENERGY CONSERVATION LEADERSHIP ACT, 2006

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Filed: April 17, 2008

Published on e-Laws: April 21, 2008

Printed in *The Ontario Gazette*: May 3, 2008

DESIGNATION OF GOODS, SERVICES AND TECHNOLOGIES

Designation of clotheslines etc.

1. The following are designated for the purposes of subsection 3 (1) of the Act:
 1. Clotheslines.
 2. Clothestrees.
 3. Any goods and technologies that have a purpose that is the same as a clothesline or clothestree, and no other purpose.
 4. Any equipment that is necessary for the proper installation and operation of anything that is designated under this section.

Prescribed circumstances

2. A person is permitted to install and use any goods or technologies designated in section 1, if the following circumstances apply:

1. The designated goods or technologies and any necessary equipment are installed on property upon which is situated a house or building that is used solely for residential occupancy and which is the person's place of residence.
2. The designated goods or technologies and any necessary equipment are installed in a manner so as to ensure that there are no impediments to safety, including, but not limited to, impediments to access to or egress from the house or building.
3. The designated goods or technologies and any necessary equipment are installed adjacent to the side or rear wall of the house or building so as to be useable by a person,
 - i. standing directly on the ground,
 - ii. standing on a deck or other fixed platform accessed directly from the ground floor of the house or building, if the deck or fixed platform is no higher than the floor level of the ground floor, or
 - iii. standing on a step-stool or similar device placed either directly on the ground or on a deck or other fixed platform accessed directly from the ground floor of the house or building, if the deck or fixed platform is no higher than the floor level of the ground floor.
4. The designated goods or technologies and any necessary equipment are installed in an area where the person has an exclusive right of use by virtue of their residency.

7(b)

Commencement

3. This Regulation comes into force on the day it is filed.

[Back to top](#)

For Laurie Cook, above, the answer to one energy issue is drying in the wind. She is working with others in Aurora, Ontario, to end a ban on clotheslines.

A Line in the Yard: The Battle Over the Right to Dry Outside

By ELISABETH ROSENTHAL

AURORA, Ontario — Rob and Laurie Cook are not prone to breaking the law, but these days they have been given to a regular act of civil disobedience: hanging their laundry to dry out in the backyard. The deed to their home — like most in this upscale suburb — prohibits outdoor clotheslines as eyesores.

"I thought people passing by couldn't see it, and the developers wouldn't see it, so it didn't bother my conscience too much," said Mr. Cook, a retired businessman and former officer in the Canadian Air Force who is part of a citizens group trying to get the clothesline ban overturned, arguing that line drying is better for the environment.

"Using a dryer may have made

sense 30 years ago when energy was cheap and we weren't aware of global warming," he said. "It doesn't any more."

The Cooks are part of a loose global network of people who are rallying around what they call the "right to dry." While not necessarily abandoning the electric dryer, they are adding the clothesline and the drying rack to their stable of household appliances, or fighting for the right to do so.

Ontario is among a number of places that is considering striking down the clothesline bans that have been common in North America and parts of Europe, arguing that they are environmentally irresponsible. Laws seeking to overturn clothesline bans are now pending in Connecticut, Vermont and Colorado.

"If we can't change simple stuff like this, we'll never handle the big things we need to do for the planet," said Aurora's mayor, Phyllis Morris, who earlier this year petitioned Ontario's government to declare clothesline bans an illegal "barrier to conservation" under provincial law. "People say, 'Oh, Phyllis, you want to turn women back into the laundry lady,' and I say wrong: This is about rights. It's about the environment."

Motivated by environmental concerns and skyrocketing energy costs, consumers like her and the Cooks are re-evaluating their drying habits. The British retail-



Motivated by environmental concerns and rising energy costs, some people in Aurora are forsaking tumble dryers.

er ASDA said that in the first four months of 2007, the most recent period for which numbers were available, sales of clotheslines and washing lines rose 150 percent and sales of clothespins over 1,000 percent. Hills Industries of Australia, whose core product is drying racks, reported that revenues in its home division jumped 15 percent in 2007.

Tumble dryers, like sport utility vehicles, are verging on an image problem: once symbols of economic success, they have morphed into icons of environmental disregard. The gas guzzlers of household appliances, electric dryers use about as much energy as a refrigerator — consuming more than 6 percent of

household energy — even though they are used only intermittently.

And there is a cheap and easy, carbon-free alternative. "A clothesline is not a solar panel or a Prius — its something that everyone can afford," said Alexander Lee, founder of Project Laundry List, which promotes sustainable technology in the home.

None of this means the tumble dryer is dead. Over the past three decades it has become a fixture of domestic life in the developed world. As of 2005, they were in more than 50 percent of households in the United States, Canada, the Netherlands, Belgium and Britain.

Even in the Netherlands, known as environmentally con-

scious, the number of dryers has been doubling every 10 years. The only country to have withstood the trend is Italy, where laundry hangs from balconies, even in cities.

But conservation experts say that to avert a temperature increase of 3.6 degrees Fahrenheit above preindustrial levels, global emissions must be cut by 80 percent by 2050. To reach that goal, they say, household emissions, which make up a quarter of the total in developed countries, will have to take a big cut. At least a third of the carbon savings in the residential sector comes from behavioral changes, according to a recent study by the Environmental Change Institute of Oxford University.

Dryers, which must heat air and spin clothes around, cannot be made much more efficient, or at least no one has figured out how to do it yet. The United States Environmental Protection Agency's energy star system, intended to direct consumers to more efficient models, does not rate dryers because they all use "similar" amounts of energy. In fact, for more energy-efficient clothes drying, it recommends choosing a model that detects when clothes are dry and shuts off, or "air drying clothes on clotheslines or clothes racks."

Appliance manufacturers say they are "continually looking for ways to improve efficiency," with

Continued on Page A14



Aurora is an upscale town where laundry is rarely public.

Chatham Daily News/Osprey News Network

7(b)

Clothes dryer use in Ontario produces
700,000 tonnes
of greenhouse gases per year



Bringing back the clothesline

MICHELE HENRY
STAFF REPORTER

They're hoping the province won't hang them out to dry.

A week after Premier Dalton McGuinty said he'd consider the issue, local environmentalists are eagerly awaiting a decision about whether Ontarians, no matter where they live, will be permitted to fly clotheslines in their backyards and hang their pants, shirts, towels and unmentionables outside.

Peter Love, Ontario's chief conservation officer, recommended last week that the province designate clotheslines as energy-efficient, which would allow everyone to use them—if they so desire.

Declaring them such would override any codes or regulations that may exist in housing developments or communities that prohibit residents from freeing their sheets.

In recent years clotheslines have shed the stigma of being associated with poverty, becoming

instead a sign of eco-awareness.

"I'm not sure what they're waiting for," says Phyllis Morris, clothesline activist and mayor of Aurora.

"If we can't solve a simple thing like hanging two hooks in the backyard, what chance do we have of solving our bigger energy crisis?"

Morris, who has been fighting for the province to make clotheslines legal everywhere, is thrilled that Love included them in the 12 recommendations he made to the province last week in his third annual report.

Love says clotheslines remain low on his bigger list of priorities, but still vital. He's interested to hear about the province has to say about the issue, hoping there will soon be a resolution.

"We're asking people to adopt a culture of conservation in everything they do," he says. "This is small but important. I'm not requiring everyone to use them. But at least let people have that right."

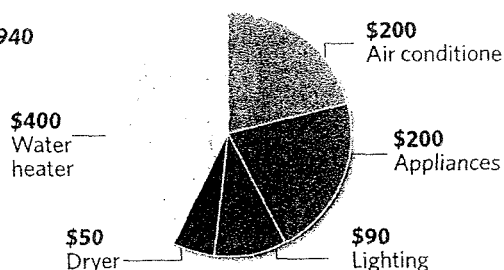
So why can't you have a clothesline?

Much of the reason relates to original property restrictions. Many builders and municipalities place limits on property titles (the rules relating to you property) to ensure a neighbourhood maintains its look. The restrictions could relate to paint colour, fencing or clotheslines. These restrictions can only be removed by a court or through an act of legislation.

Newer homes in the GTA tend to have property restrictions banning clotheslines. Many older neighbourhoods, built in a time when hanging clothes outside was a necessity because clothes dryers were not stand up may not have similar restrictions.

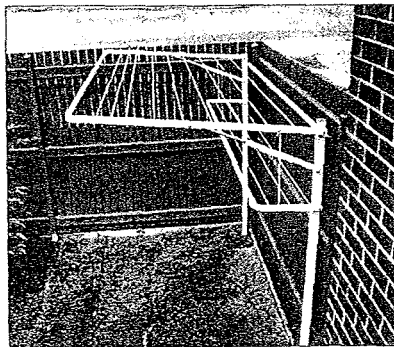
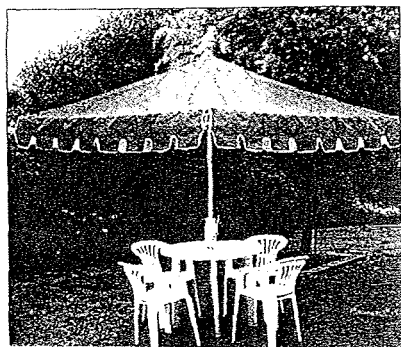
Average annual household energy costs, excluding space heating

Total= \$940



Alternatives

Clotheslines designed for the eco-aware market have become available in a variety of styles designed to minimize visual offence: retractable lines, racks that can be mounted on a wall or fence and folded away when not in use, even hoist styles with covers that look like the standard suburban patio umbrella. Many are made in Australia, a country that seems to be well ahead of Canada in clothesline use and innovation.



The beauty of laundry

In many places in Ontario, it is against the law to hang laundry out to dry. It has been that way for years due to neighbourhood covenants introduced by developers and residents hung up over the sight of someone's sheets flapping in the wind.

But drying laundry outdoors is actually a sign of social responsibility. Rather than wasting energy, and adding to their power bills, smart residents turn their dryers off and use free wind and solar energy to dry their clothes. That has big benefits for the environment.

According to the Ontario Environment Ministry's website, a standard clothes dryer consumes 900 kilowatt-hours of energy each year and results in the discharge of up to 840 kilograms of air pollution and greenhouse gases. All that can be avoided by hanging laundry on a clothesline. Yet residents in many Ontario communities who dare put their laundry out to dry risk a lawsuit.

Queen's Park has the power to trump neighbourhood covenants banning the use of clotheslines. Many mayors and environmental groups have urged the government to act. But it has not yet done so, despite having its own website tout the benefits of using a clothesline. Given the need to conserve energy, it is time to ban the bans.

Green canopy at stake

Few of Toronto's resources are more valuable than its trees — yet none seem more neglected. A healthy green canopy, shading streets and homes, reduces summer energy use by keeping buildings cooler. Trees beautify a city, help filter out air pollution and further enhance people's health by producing oxygen. The average tree generates 117 kilograms of oxygen in a year.

Yet Toronto's urban forest is rapidly dwindling. Only about 17 per cent of the city's total area has canopy cover. Many cities do better. For example, about 27 per cent of Ottawa is blanketed by green while Washington, D.C. has 40 per cent coverage.

As part of its fight against global warming, Toronto has a plan to shade 34 per cent of its surface with leaves by 2050. But there is serious concern that such growth in tree cover will never happen without significant policy and attitude changes in the city.

Arborist and author Todd Irvine, writing recently in the *Star*, has suggested several promising ways to broaden the green canopy. These include mandatory rules for new development requiring that at least 20 per cent of a project be tree-covered, at maturity. Developers could be encouraged to exceed that with a promise of lower taxes, or reduced service charges, based on the amount of canopy they provide.

New reward programs could be set up encouraging homeowners and businesses to replace stretches of asphalt or concrete with soil and trees. Little-used driveways, parking lots and pockets of old industrial land could turn green and healthy under such an approach.

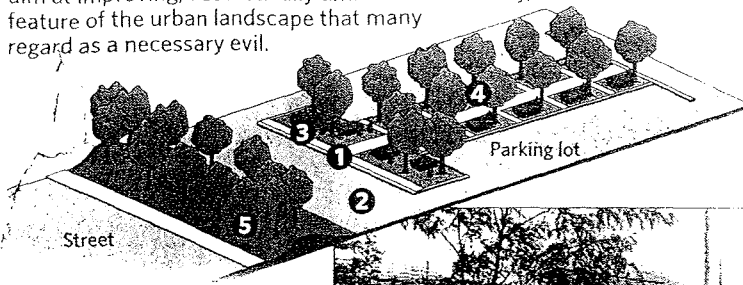
Finally, an existing tree protection bylaw, requiring the replacement of any cut-down tree past a certain size, should be better policed and enforced. Evidently, bylaw inspectors are finding it difficult to keep up with development proposals that require replacing existing trees.

These recommendations deserve serious study, and fast action if they live up to their promise. Time is critical because many of Toronto's trees are dying of old age, especially in the city's downtown neighbourhoods. Just replacing them will diminish Toronto's green cover for years to come. That is because towering trees, almost a century old, are being supplanted by 1.5-metre saplings that will take decades to match the canopy of trees they are replacing.

In the face of that reality, Toronto must work hard to double the size of its urban forest by 2050. But the rewards of success are immense: a cleaner, healthier, more energy efficient and a far more visually attractive place to live. Future generations will be grateful.

Green parking

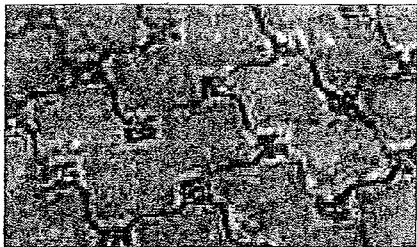
New guidelines for municipal and private parking lots aim at improving, aesthetically and environmentally, a feature of the urban landscape that many regard as a necessary evil.



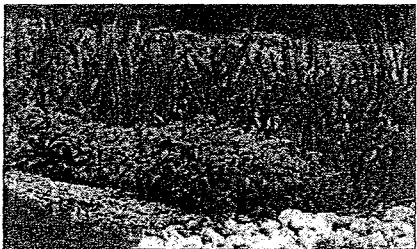
1. Recommended landscaping would include a variety of appropriately scaled, energy-efficient lighting to meet the safety needs of pedestrians and drivers, directed downward to avoid "overspill."



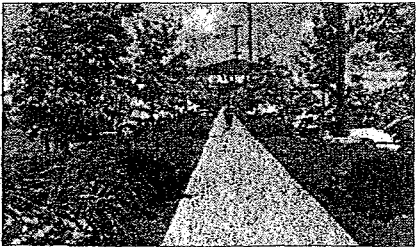
2. Permeable surfaces — paving bricks are one of several possibilities — are suggested to allow at least some runoff to drain into the groundwater supply rather than into overloaded storm sewers.



3. The guidelines encourage protecting existing vegetation and installing a permanent irrigation system. They suggest a list of native trees, grasses and wildflowers to plant.



4. Pedestrian pathways are encouraged to give walkers a safe, pleasant route through the lot, in combination with shady trees and soft landscaping.



5. A landscaped berm, screening — a fence, wall, planting or row of trees — and a slightly lower grade help soften the appearance of the parking lot from the street side.



City approves new guidelines for eco-friendly parking lots

Standards call for trees, walkways, lighting, improved drainage and enhanced landscaping

PAOLA LORIGGIO
STAFF REPORTER

Coming soon to a block near you: safer, prettier, greener parking lots.

A new set of city guidelines aims to improve environmental standards in all future private and municipal parking lots, with more trees, clear walkways and better drainage.

"We have quite a bit of parking in the city, so any opportunity we have to provide shade and cooling in those lots, we need to take it," said Councillor Karen Stintz, a member of the planning and growth management committee.

"No one likes getting in a hot car in the summer."

The design guidelines, which were agreed on yesterday, would help officials determine which construction plans are worthy of being approved.

They won't be applied retroactively to existing parking but are meant to "encourage" the owners to implement the standards when upgrading their lots.

None of the improvements is mandatory, but some may be integrated into city policies as the project evolves, said Robert J. Freedman, director of urban design for the city planning department.

Recommended changes include: creating landscaped areas with per-

manent irrigation systems, using light-coloured and porous paving materials, switching to energy-efficient light fixtures and adding public art.

Landscaping is key. The plan calls for planting native species of trees and shrubs in islands, along pedestrian walkways and as a screen around the edges of lots.

The cost of landscaping and greenery can add up, but Freedman said he believes the initiative will bring an equivalent payoff from the environmental and aesthetic perspective.

On a practical level, he said, reducing toxic runoff from parking lots lessens the cost of water cleanup for the city.

As it is, outdoor parking lots pose a triple threat to the Toronto's environment, according to the city report.

Vast expanses of dark asphalt absorb sunlight and contribute to the urban "heat island" effect. That, in turn, leads to higher smog levels.

Traditional lot paving also repels rainwater and melting snow, sending chemical-laden runoff into local waterways.

And those cars left in the sun? They emit their own blend of pollutants into the air.

So why not eliminate a few lots, instead of tinkering with them?

"In an ideal world, it would be great to have no lots," said Stintz (Ward 16, Eglinton-Lawrence). "But let's be realistic. We need to have them, so we might as well make them better."

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2008-73

AGREEMENT: (L-242) A by-law to authorize a Letter of Agreement to lease the Municipal Fish Hatchery for use by the Department of Fisheries and Oceans as a Sea Lamprey Control Centre and that the expenses to operate the building will be netted out of the rent paid by the Department of Fisheries and Oceans and the balance of the proceeds will be put in the Parks and Recreation Reserve account.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENTS**

The Acting Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" hereto dated the 7th day of April, 2008 between the City and the Department of Fisheries and Oceans (Sea Lamprey Control Centre).

2. **SCHEDULE "A"**

Schedule "A" hereto forms part of this by-law.

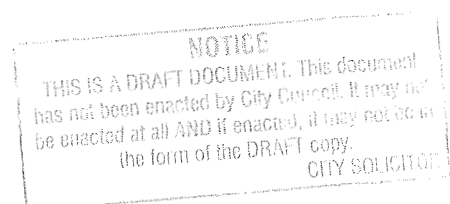
3. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

READ THREE TIMES and **PASSED** in open Council this 12th day of May, 2008.

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING



10(a)

SCHEDULE "A"
LETTER OF AGREEMENT

The Corporation of the City of Sault Ste. Marie (the City), being the registered owner of the Municipal Fish Hatchery building (the building), and properties thereto, located at 35 Canal Drive, Sault Ste. Marie, Ontario, agrees to lease the said building, including access road and parking lot privileges to Fisheries and Oceans Canada, Sea Lamprey Control Centre (the Centre), in accordance with the terms set out in this Letter of Agreement (Agreement).

The Centre agrees to use the building, and access to the building, exclusively for the use of the Sea Lamprey Control programs. This lease commences May 1, 2008 and terminates on April 30, 2009. Upon the mutual consent of the City and the Centre (the Parties), this lease may be extended for a further period of one year upon the same terms and conditions that are contained in this letter.

The Centre agrees to pay to the City one lump-sum, non-refundable payment in the amount of \$10,000.00 for the use of the building, including required water and utilities. This payment is due and payable 30 days from the date of execution of this Agreement by the City.

The Centre agrees to indemnify and save harmless the City against all liabilities, costs, fines, suits, demands and actions or causes of action of any kind for which the City may become liable by reason of any breach, violation or non-performance by the Centre of any covenant, term or proviso of this Agreement, or any injury, death or damage to property, occasion to or suffered by any person or any property by reason of any act, neglect or default of the Centre or its servants, employees, agents, subleases, of licensees or invitees on the building.

The City agrees to provide a reasonable standard of maintenance and repair for the building. The City further agrees to pay for the utility costs (electricity, water, gas) associated with the operation of the building. The Centre agrees to pay the costs for regular pump-out of the sewage holding tank and to provide adequate security for the building. The Centre further agrees to repair any damage or restore to prior condition any part of the building renovated to accommodate programs and staff.

This Agreement may be terminated by either Party by providing to the other Party, 60 days written notice to quit.

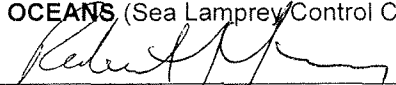
In the event that the Centre exercises its option to terminate upon 60 days written notice, the City is not obligated to return any portion of the \$10,000.00 received for the use of the building.

In the event that the City exercises its option to terminate upon 60 days written notice, the City shall return to the Centre that portion of the \$10,000.00 that the Parties deem appropriate.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this
7th of April, 2008.

SIGNED, SEALED & DELIVERED
in the presence of

**DEPARTMENT OF FISHERIES AND
OCEANS** (Sea Lamprey Control Centre)


ROBERT YOUNG - DIVISION MANAGER

**THE CORPORATION OF THE
CITY OF SAULT STE. MARIE**

JOHN ROWSWELL - MAYOR

DONNA P. IRVING - CLERK
XXXXXX CITY CLERK - XXXXXXXXXXXXXXX
DONNA P. IRVING

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2008-96

AGREEMENT: (E.3.4.4.) A by-law to authorize an agreement between the City of Sault Ste. Marie and Kresin Engineering Corporation for professional engineering services.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, ENACTS as follows:

1. EXECUTION OF DOCUMENTS

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to an agreement in the form of Schedule "A" hereto dated 23rd of April, 2008 between the City and Kresin Engineering Corporation for engineering services to construct a 2500 metre multi-use trail from the area known as Finn Hill at the intersection of McNabb Street and Black Road to the intersection of Pine Street and Northern Avenue.

2. SCHEDULE "A"

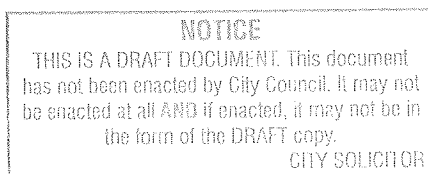
Schedule "A" hereto forms a part of this by-law.

3. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

Read THREE times and PASSED in open Council this 12th day of May, 2008.

MAYOR – JOHN ROWSWELL



CITY CLERK – DONNA IRVING

SCHEDULE "A"
AGREEMENT
FOR
PROFESSIONAL ENGINEERING SERVICES

MEMORANDUM OF AGREEMENT dated the 23rd day of April, A.D. 2008

-BETWEEN-

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Hereinafter called the 'Client'

THE PARTY OF THE FIRST PART

-AND-

KRESIN ENGINEERING CORPORATION

Hereinafter called the 'Engineer'

THE PARTY OF THE SECOND PART

WHEREAS the Client intends to:

Construct approximately 2500 metres of multi-use trail from the area known as Finn Hill at the intersection of McNabb Street and Black Road to the intersection of Pine Street and Northern Avenue.

and WHEREAS the construction shall include the clearing and grubbing of vegetation, installation of drainage infrastructure, supply and placement of granular base and subbase and the supply and installation of structures (i.e. bridges and pavilion), hereinafter called the "Project".

and WHEREAS the Client has requested the Engineer to furnish professional services in connection therewith as outlined in Article 2 of this Agreement;

NOW THEREFORE WITNESSETH that in consideration of the covenants contained herein, the Client and the Engineer mutually agree as follows:

ARTICLE 1 - GENERAL CONDITIONS

1.01 Retainer

The Client hereby retains the services of the Engineer in connection with the Project and the Engineer hereby agrees to provide the services described herein under the general direction and control of the Client.

In this Agreement the word Engineer shall mean professionals and specialists engaged by the Client directly and whose names are party to this Agreement.

1.02 Services

The services to be provided by the Engineer and by the Client for the Project are set forth in Article 2 and such services as changed, altered or added to under Section 1.08 are hereinafter called the 'Services'.

1.03 Compensation

The Client shall pay the Engineer in accordance with the provisions set forth in Article 3.

1.04 Staff and Methods

The Engineer shall use current state of the art principles and shall skilfully and competently perform the Services and shall employ only skilled and competent staff who will be under the supervision of a senior member of the Engineer's staff.

1.05 Drawings and Documents

Subject to Section 3.2.4 of Article 3, drawings and documents or copies thereof required for the Project shall be exchanged between the parties on a reciprocal basis. Documents prepared by the Engineer for the Client may be used by the Client, for the Project herein described, including "as built" records. The Client has ownership of the drawings

All drawings shall be prepared and submitted in digital format compatible with AutoCAD 2004.

1.06 Patents

All concepts, products or processes produced by or resulting from the Services rendered by the Engineer in connection with the Project, or which are otherwise developed or first reduced to practice by the Engineer in the performance of his Services, and which are patentable, capable of trademark or otherwise, shall be and remain the property of the Engineer and the Municipality.

The Client shall also have permanent non-exclusive royalty-free license to use any concept, product or process, which is patentable, capable of trademark or otherwise produced by or resulting from the Services rendered by the Engineer in connection with the Project and for any other municipal purpose or project.

1.07 Records and Audit

- (a) In order to provide data for the calculation of fees on a time basis, the Engineer shall keep a detailed record of the hours worked by and salaries paid to his staff employed for the Project.

- (b) The Client may inspect and audit the books, payrolls, accounts and records of the Engineer during regular office hours with respect to any item which the Client is required to pay on a time scale or disbursement basis as a result of this Agreement.
- (c) The Engineer, when requested by the Client, shall provide copies of receipts with respect to any disbursement for which the Engineer claims payment under this Agreement.

1.08 Changes and Alterations and Additional Services

With the consent of the Engineer, the Client may in writing at any time after the execution of the Agreement or the commencement of the Services delete, extend, increase, vary or otherwise alter the Services forming the subject of the Agreement, and if such action by the Client necessitates additional staff or services, the Engineer shall be paid in accordance with Section 3.2.1 for such additional staff employed directly thereon, together with such expenses and disbursements as allowed under Section 3.2.4.

1.09 Suspension or Termination

The Client may at any time by notice in writing to the Engineer suspend or terminate the Services or any portion thereof at any stage of the undertaking. Upon receipt of such written notice, the Engineer shall perform no further Services other than those reasonably necessary to close out his Services. In such an event, the Engineer shall be entitled to payment in accordance with Section 3.2.1 for any of the Engineer's staff employed directly thereon together with such expenses and disbursements allowed under Section 3.2.4.

If the Engineer is practising as an individual and dies before his Services have been completed, this Agreement shall terminate as of the date of his death, and the Client shall pay for the Services rendered and disbursements incurred by the Engineer to the date of such termination.

The Engineer may by notice in writing suspend the services, at his sole discretion, on failure of the Client to pay for outstanding services should payment for those services not have been rendered within the time specified under Section 3.3.1 of this Agreement.

1.10 Indemnification

The Engineer shall indemnify and save harmless the Client from and against all claims, actions, losses, expenses, costs or damages of every nature and kind whatsoever which the Client, his employees, officers or agents may suffer as a result of the negligence of the Engineer, his employees, officers or agents in the performance of this Agreement.

The Client agrees to hold harmless, indemnify and defend the Engineer from and against any and all claim, losses, damages, liability and costs of defence arising out of or in any way connected with the presence, discharge, release or escape of contaminants of any kind, excluding only such liability as may arise out of the negligence of the Engineer in the performance of consulting services to the Client within this project.

The Client shall indemnify and save harmless the Engineer from losses arising from the use of the material provided to the Engineer by the Client under Article 2 of this Agreement.

1.11 Insurance

The Engineer agrees to provide the following insurance coverage for the duration of the Project:

a) Comprehensive General Liability and Automobile Insurance

The Insurance Coverage shall be \$2,000,000.00 for general liability and \$2,000,000.00 for automobile insurance. When requested, the Engineer shall provide the Client with proof of Comprehensive General Liability and Automobile Insurance (Inclusive Limits) for both owned and non-owned vehicles.

b) Professional Liability Insurance

The Insurance Coverage shall be in the amount of \$2,000,000.00. When requested, the Engineer shall provide to the Client proof of Professional Liability Insurance carried by the Engineer.

c) Change in Coverage

If the Client requests to have the amount of coverage increased or to obtain other special insurance for this Project, then the Engineer shall endeavour forthwith to obtain such increased or special insurance at the Client's expense as a disbursement allowed under Section 3.2.4.

It is understood and agreed that the coverage provided by these policies will not be changed or amended in any way nor cancelled by the Engineer until (60) days after written notice of such change or cancellations has been personally delivered to the Client.

1.12 Contracting for Construction

Neither the Engineer nor any person, firm or corporation associated or affiliated with or subsidiary to the Engineer shall tender for the construction of the Project, or have an interest either directly or indirectly in the construction of the Project.

1.13 Assignment

Neither party may assign this Agreement without the prior consent in writing of the other.

1.14 Previous Agreements

This Agreement supersedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

1.15 Approval by Other Authorities

Unless otherwise provided in this Agreement, where the work of the Engineer is subject to the approval or review of an authority, department of government, or agency other than the Client, such applications for approval or review shall be the responsibility of the Engineer, but shall be submitted through the offices of the Client and unless authorized by the Client in writing, such applications for approval or review shall not be obtained by direct contact by the Engineer with such other authority, department of government or agency.

1.16 Principals and Executives

The use of Principals and Executives on a time basis by the Engineer, will be in accordance with

Section 1.23.1 (c).

1.17 Specialized Services

The Engineer may engage others for specialized services provided that prior approval is obtained, in writing, from the Client and may add a markup of not more than 5% of the cost of such services to cover office administration costs when claiming reimbursement from the Client.

1.18 Inspection

The Client, or persons authorized by the Client, shall have the right, at all reasonable times, to inspect or otherwise review the Services performed, or being performed, under the Project and the premises where they are being performed.

1.19 Publication

The Engineer agrees to obtain the consent in writing of the Client before publishing or issuing any information regarding the Project.

1.20 Confidential Data

The Engineer shall not divulge any specific information identified as confidential, communicated to or acquired by him, or disclosed by the client in the course of carrying out the Services provided for herein. No such information shall be used by the Engineer on any other project without the approval in writing of the client.

1.21 Arbitration

The Engineer and Client mutually agree that any disputes relating to the completion of the Project shall be resolved through arbitration as follows:

- (a) Any dispute, difference or disagreement between the parties hereto in relation to the Agreement shall be referred to arbitration.
- (b) No person shall be appointed to act as arbitrator who is in any way interested, financially or otherwise, in the conduct of the work on the Project or in the business or other affairs of either the Client or the Engineer.
- (c) The award of the arbitrator shall be final and binding upon the parties.
- (d) The provisions of The Arbitrations Act, R.S.O., 1990, C-A. 24, as amended shall apply.

1.22 Time

The Engineer shall perform the Services expeditiously to meet the requirements of the Client and shall complete any portion or portions of the Services in such order as the Client may require and the Client shall have the right to take possession of and use any completed or partially completed portions of the Work notwithstanding any provisions expressed or implied to the contrary.

The Client shall give due consideration to all designs, drawings, plans, specifications, reports, tenders, proposals and other information submitted by the Engineer, and shall make any decisions which he is required to make in connection therewith within a reasonable time so as

not to delay the work of the Engineer.

1.23 Estimates, Schedules and Staff List

1.23.1 Preparation of Estimate of Fees/Upset Fee Limits, Schedule of Progress and Staff List

When requested by the Client, the Engineer shall within fourteen days of the execution of this Agreement provide, for approval by the Client:

- (a) An estimate of the total fees and/or upset fee limit(s) to be paid for the Services.
- (b) A Schedule showing an estimate of the portion of the Services to be completed in each month and an estimate of the portion of the fee which will be payable for each such month.
- (c) A Staff list showing the number, classifications and salary ranges of staff and/or hourly rate ranges for Principals and Executives, for which the Engineer will seek payment on a time basis. The Engineer shall relate such information to the particular type of work that such staff is to perform, while employed on the Project. Such list shall designate the member of the Engineer's staff who is to be the liaison person between the Engineer and the Client.

1.23.2 Subsequent Changes in the Estimate of Fees/Upset Fee Limits, Schedule of Progress and Staff List

The Engineer will require prior written approval, from the Client for any of the following changes:

- (a) Any increase in the estimated fees/upset fee limits beyond those approved under Subsection 1.23.1 (a).
- (b) Any change in the schedule of progress which results in a longer period than provided in Subsection 1.23.1 (b).
- (c) Any change in the number, classification and salary ranges of the staff provided under Subsection 1.23.1 (c).

Such approval shall not be unreasonably withheld by the Client.

1.23.3 Monthly Reporting of Progress

When requested by the Client, the Engineer shall provide the Client with a written report showing the portion of the Services completed in the preceding month.

ARTICLE 2 - SERVICES

The following definitions shall apply:

2.1 Engineer's Services for Planning (Class EA) of the Project

The Engineer shall provide the services for planning of the Project and such work shall include the following:

1. Meeting with the Client to confirm the applicable Class EA schedule, and review of the proposed work program, including the preparation of a meeting report.
2. Preparation for (including the production of relevant plans, notices, information sheets etc.) and participation in a public open house.

2.2 Client's Services for Planning (Class EA) of the Project

The Client shall provide the Engineer with:

1. Confirmation of appropriate Class EA schedule.
2. General direction in the provision of services and approvals within reasonable time as necessary during the currency of this Agreement.
3. Assistance in advertising for, coordinating and conducting any public consultation events.
4. Copies of all related plans, drawings, documents and reports relating to the Project.

2.3 Engineer's Services for Preliminary Design of the Project

The Engineer shall provide the services for preliminary design and such work shall include the following, unless already provided during a previous study:

1. Preparation of preliminary project schedules and construction cost estimates.
2. Preparation and recommendation of alternative concepts and designs considering geometrics, property, cost and environmental features.
3. Development and recommendation of horizontal and vertical alignments for the Project on a plan scale acceptable to the Client.
4. Development and recommendation to the Client of a preliminary soils investigation program to permit the completion of the preliminary and detail design phases of the Project.
5. Preparation and distribution of minutes of Project meetings.
6. Preparation of correspondence on behalf of the Client and circulation thereof to governmental ministries, agencies and other public authorities for design information.
7. Preparation of property acquisition plans, if any.

8. Development of construction cost estimates.

2.4 Client's Services for Preliminary Design of the Project

The Client shall provide the Engineer with:

1. Copies of available Functional Study or Predesign Investigations undertaken for the Work.
2. Access to and the use of existing plans, profiles, utility information, legal documents and correspondence relevant to the Project.
3. Copies of all survey data, bench marks and plans of the Project, including digital data.
4. Copies of available traffic information including traffic counts, accident reports, etc.
5. Copies of available Traffic or Transportation Study Reports of the area.
6. Copies of available Functional Planning or Preliminary Design Reports of adjoining Projects.
7. Copies of future land use plans/development densities for sanitary/storm areas affecting the Project.
8. Copies of available storm drainage area plans/reports prepared for the study area.
9. Copies of the most current contract documents from adjacent reconstruction projects completed by the City.
10. General direction of the Engineer in the provision of services and approvals within reasonable time as necessary during the currency of this agreement.
11. Any information regarding utilities in the possession of the Client necessary for the preparation of the plans.

The Engineer shall be entitled to rely upon the information, direction and approvals provided by the Client pursuant to clauses (1) to (11) hereof, inclusive, as being accurate, in the performance of the Engineer's services under this Agreement.

2.5 Engineer's Services for Detailed Design of the Project

The services to be provided by the Engineer in the execution of the detailed design of the Project shall include:

1. Provision of expertise required for the design of all facilities to serve the best interests of the public, with due regard for environmental concerns, capital cost and operating efficiency in accordance with current state of the art and acceptable standards established by the Client and regulatory authorities.
2. Conducting field survey work, if required, after the design criteria and functional alignment have been established, which shall include all survey work necessary for the

estimating of quantities, the detailed setting of alignment and grade to fit controlling natural and artificial topographic and underground features, and design of drains, storm sewers, sidewalks, street lights, sanitary sewers, and water services, and the positioning of all appurtenances associated with the construction of the Project.

3. Investigation and confirmation of the present location of all above ground utilities, updating of the Client's plans and profiles to show the present location and the proposed location, and preparation of additional drawings required for alternative utility relocation as required by the Client, subject to clause 8 of Section 2.5.

Underground utilities shall be indicated on the plans and profiles in accordance with information submitted by the respective utility. The Engineer shall be entitled to rely upon the information and direction provided to it by the Utilities as being accurate in the performance of his services under this Agreement.

4. The preparation and submission of preliminary drawings, investigations, and recommendations to the Client, on such alternatives or modifications to the Project that the Engineer in his professional judgement, deems advantageous to the Client.
5. Advising the Client of the need to seek permission to enter private lands for investigation purposes. Such permission to enter private lands shall be obtained by the Client on behalf of the Engineer.
6. Participation in a reasonable number of meetings for information, negotiation or presentation purposes with the Client in connection with the services provided under this Agreement, after the establishment of the design criteria and functional alignment.
7. Preparation of contract documents for the Project including: detailed construction drawings, tender quantity forms, general conditions, specifications, information to bidders, and special provisions.
8. Preparation of detailed quantity and cost estimates, including sundry engineering and materials.
9. Provision of tendering documents and drawings.
10. Incorporation, into the contract document package of design drawings and specifications of work designed by others, when required.
11. Submission of plans, specifications, schedules, and applications for approval to the Client and to appropriate authorities, as required. Attending meetings at the offices of these public authorities to discuss designs and to provide explanations for the purpose of furthering the applications towards approval.
12. Assisting the Client in advertising for tenders.
13. Consultation during the tendering of a contract for the Project, the comparative analysis of bids and recommendations thereon, and the preparation of contract documents for execution.

2.6 Client's Services for Detailed Design of the Project

10(b)

The Client shall provide the Engineer with the following services, notwithstanding that, should the Client be unable to provide any of the services hereunder, they may be assigned to the Engineer under Section 1.08 of this Agreement.

1. Access to and, where necessary, copies of existing plans, profiles or other topographic information showing or pertaining to existing conditions within the Project area.
2. Detailed site survey data, in digital form.
3. Registered land plans, legal documents and surveys, where necessary, defining the property limits of existing rights-of-way and other parcels of land affected by the Project, and as required in the acquisition of property and lands for the Project.
4. Specimen contract documents for the guidance of the Engineer in the design of the Project to the standards required by the Client.
5. Standard drawings for specific installations required by the client.
6. General direction of the Engineer in the provision of the services.
7. Any available information regarding utilities necessary for the preparation of the plans.
8. Arranging and making provision for the Engineer's entry and ready access to property (public and private) as well as to the site of the Project, as necessary to enable him to perform his services.
9. Designating in writing an individual to act as his Representative who will transmit instructions to and receive information from the Engineer.
10. Acquisition of any lands that may be required.

The Engineer shall be entitled to rely upon the information, direction and approvals provided by the Client pursuant to Clauses 1 through 10 hereof, inclusive, as being accurate, in the performance of the Engineer's services under this agreement.

2.7 Engineer's Services for Contract Administration and Construction Supervision of the Project

The Engineer, on behalf of the Client, shall provide a review of the work during construction. It is understood that the Contractor is responsible for discharging his obligations under the terms and conditions of the construction contract, the performance of the Contractor is not the Engineer's responsibility nor are his review services rendered for the Contractor's benefit; and the Contractor is responsible for the quality of the work. It is further understood that only work which has actually been seen during examination of representative samples can be said to have been appraised, and comments on the balance of the work are assumptions based upon extrapolation.

The extent of the Engineer's duties for general review are as follows:

(a) Contract Administrative Services

1. Review, modification and approval of the Contractor's construction schedule, the

processing of progress and final payment certificates, and the preparation of progress reports to the Client at such time and in such form and detail as the client may require.

2. The review and checking of formwork drawings and proposed construction methods as warranted, to ensure that the Contractor's drawings and methods comply with the design requirements for the Project.
3. Consideration and recommendation in respect to alternatives of construction methods or material proposed by the contractor, and preparation of change orders.
4. Review of shop drawings submitted to the degree necessary to ensure they conform with the design requirements and contract documents.
5. Provision of recommendations on the validity of charges for additions or deletions and recommendations on the issue of change orders.
6. Processing and issuing of payment certificates.
7. Conducting progress meetings as may be required.

(b) Construction Inspection Services

1. Direction of the Engineer's field staff, and review of the Contractor's work to ensure compliance with the plans and specifications.
2. Surveying and calculation of pay quantities for the work.
3. Calculation and recording of quantities, for the preparation of progress and final payment certificates prescribed by the Client, together with the compilation of such survey notes, diaries, records and reports substantiating such certificates during construction and on completion of the work.
4. Arranging, preparing and shipping for testing materials supplied by the Contractor for incorporation into the work, and the review of test results and judgement of acceptability of said materials.
5. Coordinating on-site testing during the construction of the work to verify acceptability according to the specifications.
6. Assigning necessary field staff to perform such field operations necessary in the provision of the foregoing construction administration services.
7. Investigating, reporting and recommending on unusual circumstances which may arise during construction.
8. Carrying out final inspection at the conclusion of the construction contract, at the end of the maintenance period and as part of the acceptance program of the Client.
9. Preparing and submitting to the Client one complete set of reproducible, revised

contract drawings showing the 'as constructed' Project, to the extent requested by the Client and to the extent possible from information provided by the Contractor or otherwise patently visible. It is understood that the Engineer is not responsible for the accuracy or completeness of field changed information supplied (or to have been supplied) by persons not in the Engineer's employ.

2.8 Client's Services for Contract Administration and Construction Inspection of the Project

The Client shall provide the Engineer with the following services notwithstanding that, should the Client be unable to provide any of the services hereunder, they may be assigned to the Engineer under Section 1.08.

1. Supplementary factors governing the Contractor's operations, such as by-laws, property considerations, maintenance of public services and traffic.
2. General direction of the Engineer in the provision of the services.
3. Arranging and making provision for the Engineer's entry and ready access to property (public and private) as well as to the site of the work, as necessary to enable him to perform his Services.
4. Designating in writing an individual to act as his Representative, who will transmit instructions to, and receive information from, the Engineer.
5. Providing material testing services for granulars, concrete and asphalt during construction.

The Engineer shall be entitled to rely upon the information, direction and approvals provided by the Client pursuant to clauses 1 through 5 hereof, inclusive, as being accurate in the performance of the Engineer's services under this Agreement.

2.9 Milestones

The Engineer shall endeavour to perform the services set forth in paragraphs 2.1, 2.3, 2.5, and 2.7 of this Agreement in the time frames provided for in Schedule "1" attached hereto.

ARTICLE 3 - FEES AND DISBURSEMENTS

3.1 Definitions

For the purpose of this Agreement, the following definitions shall apply:

(a) **Payroll Cost:**

Payroll Cost is defined as hourly salary plus payroll burden.

The following formula shall be used to calculate the hourly salary for billing purposes. Hourly salary equals:

$$\frac{\text{Annual Salary}}{\text{Hours Per Week} \times 52 \times .85}$$

Payroll burden equals fringe benefits expressed as a percentage of salary that provides for health and medical insurance, group life and disability insurance, company and Canada Pension employer contribution, Workers' Compensation and Unemployment Insurance, but excludes bonuses or profit sharing. For the purpose of this Agreement payroll burden shall be 8.97% of hourly salary.

(b) **Cost of the Work:**

(NOT APPLICABLE)

(c) **Site**

Site includes the actual work site and other locations where the checking of materials, equipment and workmanship is carried out.

3.2 Basis of Payment

3.2.1 Fees Calculated on a Time Basis

3.2.1.1 The Client shall pay the Engineer a fee, calculated on a time basis, for that part of the Services described in Article 2. Fees on a time basis shall be as follows:

a) Staff on normal assignments - Payroll Cost multiplied by a factor of 2.0.

b) Services During Construction:

(i) For all services, except for staff full-time continuously on site - Payroll cost multiplied by a factor of 2.0.

(ii) For site staff working full-time continuously on site - Payroll cost multiplied by a factor of 1.7.

For purposes of this Agreement, the Engineer shall use the Billing rates as outlined in Schedule "2" of this Agreement. Any subsequent changes or amendments to this schedule shall be in accordance with Section 1.23.2.

3.2.1.2 Time Expended

All time expended on the assignment, whether in the Engineer's office, at the Client's premises, or elsewhere, and including travel time, shall be chargeable. This also includes, but is not limited to, stenographic and clerical staff engaged in the preparation of documents such as reports, and specifications.

3.2.1.3 Estimate of Fees

The Client shall only be required to pay for those services actually rendered on a time and materials basis. The Engineer estimates that the total fees to be paid for the services outlined in Sections 2.1, 2.3, 2.5, and 2.7 shall not be greater than those fees identified in Schedule "2" of this Agreement. Any subsequent changes or amendments to the estimated fees contained in Schedule "2" shall be in accordance with Section 1.23.2 of this Agreement.

3.2.3 Computer Services and Total Station Survey Services

The usage of computer equipment shall be considered a reimbursable expense, except where a computer is used for design under the percentage fee scale or for the Engineer's normal office administration.

The usage of total station survey equipment shall be considered a reimbursable expense.

3.2.4 Reimbursable Expenses

In addition to the fee, the Engineer shall be reimbursed at cost plus an administrative charge of 5% for all expenses properly incurred by him in connection with the project, including but not limited to: vehicle use charges, travelling and living expenses, long distance telephone charges, facsimile charges, printing and reproductions, progress photography and video charges, special delivery and express charges, overtime premium costs, on-site quality control equipment, materials and supplies; and survey supplies.

3.3 Payment

3.3.1 Fees Calculated on a Time Basis

The Engineer shall submit an Invoice to the Client for all Services completed in the immediately preceding month. Interest at the rate of 1½% monthly will be paid on the total outstanding unpaid balance commencing 30 days following the date of issuance of the Engineer's invoice.

In the event that payment is NOT received within 30 days from the date of issuance of an invoice the Engineer may suspend the services as specified under Section 1.09.

10(b)

IN WITNESS THEREOF the parties hereto have caused to be executed those presents by their officers properly authorized in that behalf on the day and year first above written.

SIGNED, DELIVERED

in the presence of:

ENGINEER: Kresin Engineering Corporation

Chris Kresin, P.Eng.
PRESIDENT

Michael Kresin, P.Eng.
SECRETARY/TREASURER

WITNESS

signature

name and title of person signing

CLIENT: The Corporation of the City of Sault Ste. Marie

Signature
Mayor - John Rowswell

name and title of person signing

signature
City Clerk - Donna P. Irving

name and title of person signing

WITNESS

signature

name and title of person signing

10(b)

Schedule "1"

MEMORANDUM OF AGREEMENT dated the 23rd day of April, A.D. 2008.

-BETWEEN-

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Hereinafter called the 'Client'

THE PARTY OF THE FIRST PART

-AND-

KRESIN ENGINEERING CORPORATION

Hereinafter called the 'Engineer'

THE PARTY OF THE SECOND PART

Estimated Project Schedule

Key Task	Start	End
1. Detailed Design	April 28, 2008	May 23, 2008
2. Tender	May 24, 2008	June 12, 2008
3. Construction	July 1, 2008	Oct. 1, 2008

10(b)

Schedule "2"**MEMORANDUM OF AGREEMENT dated the 23rd day of April, A.D. 2008****-BETWEEN-****THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

Hereinafter called the 'Client'

THE PARTY OF THE FIRST PART

-AND-**KRESIN ENGINEERING CORPORATION**

Hereinafter called the 'Engineer'

THE PARTY OF THE SECOND PART

Estimated Project Fees

Key Task	Estimated Fee	
	Time	Disbursements
1. Detailed Design ⁽¹⁾	\$4,000.00	\$300.00
4. Tender and Approvals	\$1,500.00	\$1,000.00
5. Construction		
- inspection	\$18,300.00	\$4,500.00
- administration	\$17,500.00	\$1,000.00
Sub-totals	\$41,300.00	\$6,800.00
TOTAL		\$48,100.00

⁽¹⁾ Excludes geotechnical work. Geotechnical work, if required, will be co-ordinated by the Engineer and the cost of the geotechnical work will be invoiced to the Client c/o the Engineer.

10(c)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2008-100

AGREEMENTS: (E. 3.4.) A by-law to authorize an agreement between the City and Ellwood Robinson Limited for the reconstruction of Retta Street from Mark Street to Wellington Street (Contract 2008-3E).

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, ENACTS as follows:

1. EXECUTION OF DOCUMENTS

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" hereto dated the 12th day of May, 2008 and made between the City and Ellwood Robinson Limited for the reconstruction of Retta Street from Mark Street to Wellington Street (Contract 2008-3E).

2. SCHEDULE "A"

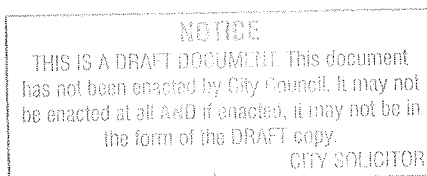
Schedule "A" hereto forms part of this by-law.

3. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

READ THREE TIMES and PASSED in open Council this 12th day of May, 2008.

MAYOR – JOHN ROWSWELL



CITY CLERK – DONNA IRVING

10(c)

SCHEDULE "A"

CORPORATION OF THE CITY OF SAULT STE. MARIE

CONTRACT 2008-3E

FORM OF AGREEMENT

This Agreement made (in triplicate) this 12th day of May in the year 2008 by and between Ellwood Robinson Limited hereinafter called the "Contractor"

AND

The Municipal Corporation of the City of Sault Ste. Marie, Ontario hereinafter called the "Corporation".

WITNESSETH: That the Contractor and the Corporation undertake and agree as follows:

1. The Contractor will provide all the materials and all the works shown and described in the contract documents entitled:

**RECONSTRUCTION OF RETTA STREET
CONTRACT 2008-3E**

which have been signed in triplicate by both parties and which were prepared under the supervision of Jerry D. Dolcetti, RPP, Commissioner of Engineering & Planning acting as and herein entitled, the Owner.

2. The Contractor will do and fulfill everything indicated by the Agreement, the General Conditions, the Specifications, the Special Provisions and the Drawings.
3. The Contractor will complete all the work to the entire satisfaction of the Owner within the period of time specified.
4. The Corporation shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions as set forth in the General Conditions and the Special Provisions. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.
5. The Corporation shall pay the Contractor for work that is ordered in writing by the Owner and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions.
6. The Contractor shall indemnify and save harmless the Corporation, its officers, employees and agents, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against the Corporation, its officers, employees and agents, by reason or in consequence of the execution and performance or maintenance of the work by the Contractor, its employees, agents or officers.

7. All communications in writing between the Corporation, the Contractor and the Owner shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Corporation for whom they are intended or if sent by post or by facsimile as follows:

THE CORPORATION: The Corporation of the City of Sault Ste. Marie
P.O. Box 580
Civic Centre
99 Foster Drive
Sault Ste. Marie, ON P6A 5N1

THE CONTRACTOR: Ellwood Robinson Limited
2075 Great Northern Road
Sault Ste. Marie, ON P6A 5L2

THE OWNER: Jerry D. Dolcetti, RPP
Commissioner, Engineering & Planning
P.O. Box 580
99 Foster Drive
Sault Ste. Marie, ON P6A 5N1
Facsimile 705-541-7165

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered
in the presence of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR - JOHN ROWSWELL

(seal)

CITY CLERK - DONNA P. IRVING

THE CONTRACTOR

COMPANY NAME

(seal)

SIGNATURE

10(d)

SCHEDULE "A"

CORPORATION OF THE CITY OF SAULT STE. MARIE

CONTRACT 2008-4E

FORM OF AGREEMENT

This Agreement made (in triplicate) this **12th** day of **May** in the year **2008** by and between **J. Provost Contracting** hereinafter called the "Contractor"

AND

The Municipal Corporation of the City of Sault Ste. Marie, Ontario hereinafter called the "Corporation".

WITNESSETH: That the Contractor and the Corporation undertake and agree as follows:

1. The Contractor will provide all the materials and all the works shown and described in the contract documents entitled:

**RECONSTRUCTION OF FRANKLIN STREET
FROM WALLACE TERRACE TO HENRIETTA STREET**

CONTRACT 2008-4E

which have been signed in triplicate by both parties and which were prepared under the supervision of Jerry D. Dolcetti, RPP, Commissioner of Engineering & Planning, acting as and herein entitled, the Engineer.

2. The Contractor will do and fulfill everything indicated by the Agreement, the General Conditions, the Specifications, the Special Provisions and the Drawings.
3. The Contractor will complete all the work to the entire satisfaction of the Engineer within the period of time specified.
4. The Corporation shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions as set forth in the General Conditions and the Special Provisions. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.
5. The Corporation shall pay the Contractor for work that is ordered in writing by the Engineer and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions.
6. The Contractor shall indemnify and save harmless the Corporation, its officers, employees and agents, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against the Corporation, its officers, employees and agents, by reason or in consequence of the execution and performance or maintenance of the work by the Contractor, its employees, agents or officers.

10(d)

7. All communications in writing between the Corporation, the Contractor and the Consultant shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Corporation for whom they are intended or if sent by post or by facsimile addressed as follows:

THE CORPORATION: The Corporation of the City of Sault Ste. Marie
P.O. Box 580
99 Foster Drive
Sault Ste. Marie, Ontario P6A 5N1

THE CONTRACTOR: J. Provost Contracting
P.O. Box 1518
683A Highway 17 North
Wawa, Ontario POS 1KO

THE CONSULTANT: STEM Engineering Group
875 Queen Street East, Suite 2
Sault Ste. Marie, Ontario P6A 2B3

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered
in the presence of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR - JOHN ROWSWELL

(seal)

CITY CLERK - DONNA P. IRVING

THE CONTRACTOR

J. PROVOST CONTRACTING

(seal)

SIGNATURE

THE CORPORATION OF THE CITY OF SAULT STE.MARIE

BY-LAW NO. 2008-98

OFFICIAL PLAN AMENDMENT: A by-law to adopt Amendment
No. 148 to the Official Plan. (713771 Ontario Limited)

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 21 of the Planning Act, R.S.O. 1990, chapter P.13 and amendments thereto, ENACTS as follows;

1. The Council hereby adopts Amendment No. 148 to the Official Plan for the Sault Ste. Marie planning area in the form attached hereto.
2. Subject to any referrals under the Planning Act, this by-law shall come into force on the date of its final passing.

Read THREE TIMES and PASSED in open Council this 12th day of May, 2008.

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

NOTICE

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CITY SOLICITOR

10(e)

**AMENDMENT NO. 148
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to the Text of the Official Plan as it relates to the Commercial Policies of the Plan.

LOCATION

Notwithstanding the Commercial Policies of the Official Plan, lands described as, PT Block B Plan 52431 St. Mary's PT4 IR2462, Located on the southeast corner of Pim Street and McNabb Street, Civic No. 480 Pim Street

BASIS

This Amendment is necessary in view of a request for to rezone the subject property to permit office uses of up to 1393.5m² (15,000 sq. ft.).

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

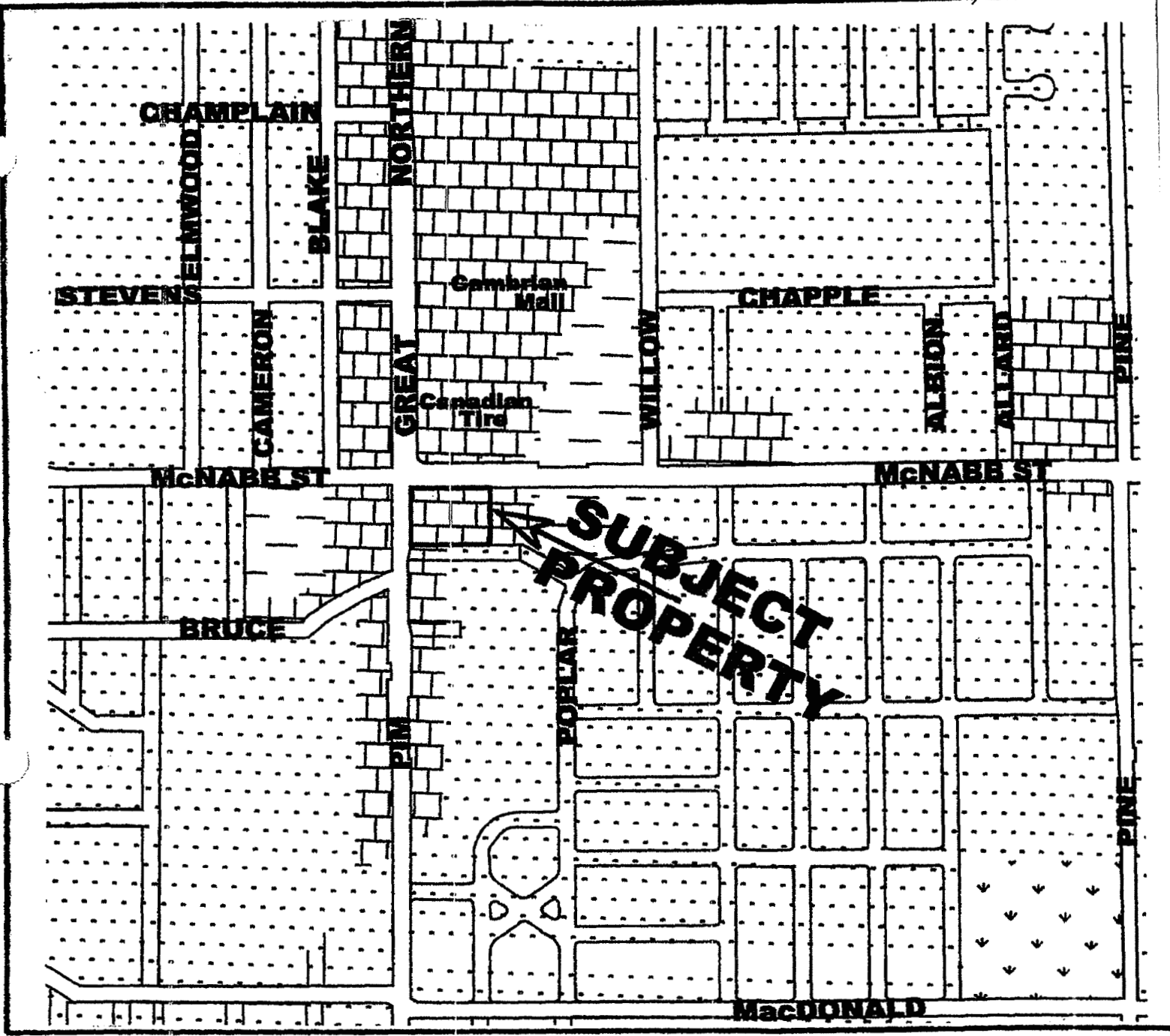
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

100. Notwithstanding the Commercial Policies of the Official Plan, lands described as, PT Block B Plan 52431 St. Mary's PT4 IR2462 , Located on the southeast corner of Pim Street and McNabb Street, Civic No. 480 Pim Street used for office uses of up to 1393.5m² (15,000sq.ft.).

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



OFFICIAL PLAN SCHEDULE "C"
LAND USE LEGEND



RESIDENTIAL



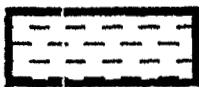
INDUSTRIAL



PARKS
RECREATIONAL



COMMERCIAL

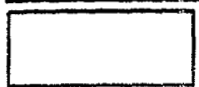


INSTITUTIONAL



RURAL AREA

SCHEDULE "A" to AMENDMENT No. 148



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2008-97

PROPERTY SALE (P.4.6.366) to authorize the sale of the Carpin Beach Road gravel pit to Norm Pestka or as directed by him.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to the Municipal Act, S.O. 2001, C. 25, ENACTS as follows:

1. LANDS DECLARED SURPLUS

The lands more particularly described in Schedule "A" to this by-law are surplus to the requirements of the municipality.

2. SALE AUTHORIZED

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in Schedule "A" hereto to the person or persons (or such other person or companies directed) and at the consideration shown therefore in the Schedule upon the conditions set out in Schedule "A".

3. EXECUTION OF DOCUMENTS

The Mayor and Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

4. SCHEDULE "A"

Schedule "A" hereto forms part of this by-law.

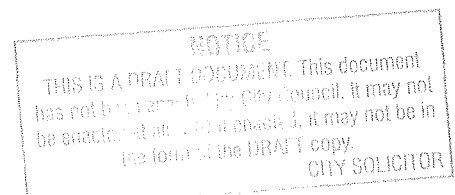
6. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

Read THREE TIMES and PASSED in open Council this 12th day of May, 2008.

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING



SCHEDULE "A" TO BY-LAW 2008-97

PURCHASER: Norm Pestka or as directed by him

CONSIDERATION: \$180,000.00

DESCRIPTION: 1776 Carpin Beach Road, Sault Ste. Marie, ON
northeast quarter, section 19, formerly Township of
Korah

CONDITIONS: (1) That the purchaser be successful on having
transferred to him the aggregate licence for the City
owned Carpin Beach Road gravel pit.

(2) The Department of Public Works and
Transportation will have free access to the loader on
the site.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2008-81

STREET ASSUMPTION: a by-law to assume for public use and establish as public streets various parcels of land conveyed to the City.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Sections 11(1) and 31(1) of the Municipal Act, S.O. 2001, c.25 thereto ENACTS as follows:

1. **STREETS ESTABLISHED AND ASSUMED**

The streets or parts of streets more particularly described in Schedule "A" to this by-law are hereby established as public streets and are assumed for public use.

2. **SCHEDULE "A"**

Schedule "A" forms a part of this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the date of its final passing.

READ THREE times and PASSED in open Council this 12th day of May, 2008.

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

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CITY SOLICITOR

Schedule "A"
To By-Law No.: 2008-81

1. **MAKI ROAD**
PIN – 31601-0170 (LT)
PT SEC 21 Korah as in T130323 and PT 4 IR-3221; Sault Ste. Marie
2. **24 CODY POINT**
PIN – 31551-0204 (LT)
LT 20 PL 681 Tarentorus; PT LT 19, 21, 30-31, St. Mary's Avenue, PL-681, Tarentorus, PT 14, IR-10809
3. **200 SECOND LINE WEST**
PIN – 31582-0214 (LT)
PT Lot 20, PL 12898, Korah, PT 3 IR-10708; Sault Ste. Marie
4. **QUEENSGATE BOULEVARD**
PIN – 31485-0052 (LT)
PT BLK 32 IM-525, PT 5, IR-11366, Rankin Location; Sault Ste. Marie

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2008 - 75

TAXES: (T.1.4.) being a by-law to provide for the adoption of taxation transition ratios.

WHEREAS Section 308 of The Municipal Act, 2001, as amended provides that the Council of a local municipality shall pass a by-law to establish tax ratios for the 2008 Taxation Year.

Therefore the Council of the Corporation of the City of Sault Ste. Marie pursuant to the Municipal Act, as amended ENACTS as follows:

1. **TAXATION TRANSITION RATIOS**

The Municipal Taxation Transition Ratios set out below are hereby adopted:

Residential & Farm	1.000000
Multi-Residential	1.282900
Commercial - Occupied	1.673000
Commercial - Excess Land	1.171100
Shopping Centres	1.776000
Shopping - Excess Land	1.243200
Office Building	2.443500
Office Buildings - Excess Land	1.710450
Parking Lots & Commercial Vacant Land	1.237200
Industrial - Occupied	1.925100
Industrial - Excess Land	1.251315
Industrial - Vacant Land	1.251315
Large Industrial	2.743114
Large Industrial - Excess Land	1.783024
Pipeline	1.499600
Farmland	0.250000
Managed Forests	0.250000

2. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

Read THREE times and PASSED in open Council this 12th day of May, 2008

MAYOR – JOHN ROWSWELL

CLERK – DONNA IRVING

NOTICE

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CITY SOLICITOR

10(i)

THE CORPORATION OF THE CITY OF SAULT STE MARIE

TAX RATE (LEVY) BY-LAW FOR 2008

By-law No. 2008 - 76

TAXES: (T.1.4) being a By-law to provide for the adoption of property tax rates for 2008.

WHEREAS Section 312 of The Municipal Act, 2001 provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class, and;

WHEREAS Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios, and;

WHEREAS the 2008 municipal tax levy for all purposes including debenture principal and interest payments has been set at \$ 80,414,103 comprised of \$ 76,759,298 for the overall (rural) area and an additional \$ 3,654,805 for the urban area only including debenture principal and interest payments specific to the special area.

Now THEREFORE the Council of the Corporation of the City of Sault Ste. Marie hereby ENACTS AS FOLLOWS

THAT a tax rate of 0.01820127 is hereby adopted to be applied against the whole of the assessment for real property in the **residential/farm class** for the overall area and THAT a tax rate of 0.01915246 is hereby adopted to be applied against the whole of the assessment for real property in the **residential/farm class** for the urban area.

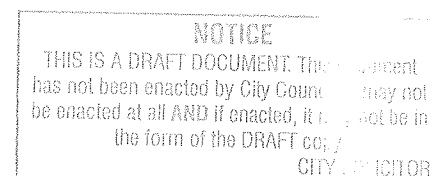
THAT a tax rate of 0.02335042 is hereby adopted to be applied against the whole of the assessment for real property in the **multi-residential class** for the overall area and THAT a tax rate of 0.02457070 is hereby adopted to be applied against the whole of the assessment for real property in the **multi-residential class** for the urban area.

THAT a tax rate of 0.03045072 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – occupied class** (including the **commercial – general rate only class**) for the overall area and THAT a tax rate of 0.03204206 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – occupied class** (including the **commercial – general rate only class**) for the urban area.

THAT a tax rate of 0.02131551 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – excess land class** for the overall area and THAT a tax rate of 0.02242945 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – excess land class** for the urban area.

THAT a tax rate of 0.03232545 is hereby adopted to be applied against the whole of the assessment for real property in the **shopping centre class** for the overall area and THAT a tax rate of 0.03401476 is hereby adopted to be applied against the whole of the assessment for real property in the **shopping centre class** for the urban area.

THAT a tax rate of 0.02262781 is hereby adopted to be applied against the whole of the assessment for real property in the **shopping centre – excess land class** for the



overall area and THAT a tax rate of 0.02381033 is hereby adopted to be applied against the whole of the assessment for real property in the **shopping centre – excess land class** for the urban area.

THAT a tax rate of 0.04447480 is hereby adopted to be applied against the whole of the assessment for real property in the **office buildings class** for the overall area and THAT a tax rate of 0.04679903 is hereby adopted to be applied against the whole of the assessment for real property in the **office buildings class** for the urban area.

THAT a tax rate of 0.03113236 is hereby adopted to be applied against the whole of the assessment for real property in the **office buildings - excess land class** for the overall area and THAT a tax rate of 0.03275932 is hereby adopted to be applied against the whole of the assessment for real property in the **office buildings - excess land class** for the urban area.

THAT a tax rate of 0.02251861 is hereby adopted to be applied against the whole of the assessment for real property in the **parking lots and commercial vacant land class** for the overall area and THAT a tax rate of 0.02369543 is hereby adopted to be applied against the whole of the assessment for real property in the **parking lots and commercial vacant land class** for the urban area.

THAT a tax rate of 0.03503927 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial - occupied class** for the overall area and THAT a tax rate of 0.03687040 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial - occupied class** for the urban area.

THAT a tax rate of 0.02277552 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial – excess land class** for the overall area and THAT a tax rate of 0.02396576 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial - excess land class** for the urban area.

THAT a tax rate of 0.02277552 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial – vacant land class** for the overall area and THAT a tax rate of 0.02396576 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial - vacant land class** for the urban area.

THAT a tax rate of 0.04992816 is hereby adopted to be applied against the whole of the assessment for real property in the **large industrial class** for the overall area and THAT a tax rate of 0.05253738 is hereby adopted to be applied against the whole of the assessment for real property in the **large industrial class** for the urban area.

THAT a tax rate of 0.03245331 is hereby adopted to be applied against the whole of the assessment for real property in the **large industrial – excess land class** for the overall area and THAT a tax rate of 0.03414931 is hereby adopted to be applied against the whole of the assessment for real property in the **large industrial – excess land class** for the urban area.

THAT a tax rate of 0.02729462 is hereby adopted to be applied against the whole of the assessment for real property in the **pipeline class** for the overall area and THAT a tax rate of 0.02872102 is hereby adopted to be applied against the whole of the assessment for real property in the **pipeline class** for the urban area.

THAT a tax rate of 0.00455032 is hereby adopted to be applied against the whole of the assessment for real property in the **farmland class** for the overall area and THAT a tax rate of 0.00478812 is hereby adopted to be applied against the whole of the assessment for real property in the **farmland class** for the urban area.

THAT a tax rate of 0.00455032 is hereby adopted to be applied against the whole of the assessment for real property in the **managed forest class** for the overall area and THAT a tax rate of 0.00478812 is hereby adopted to be applied against the whole of the assessment for real property in the **managed forest class** for the urban area.

EFFECTIVE DATE

This by-law takes effect on the date of its final passing.

READ three times and passed in open Council this 12th day of May, 2008.

MAYOR – John Rowsell

CITY CLERK – Donna P. Irving

THE CORPORATION OF THE CITY OF SAULT STE MARIE

ADOPTION OF EDUCATION TAX RATES FOR 2008

By-law No. 2008 – 77

TAXES: (T.1.4) being a By-law to provide for the adoption of Education Taxation Rates as established by the Province of Ontario.

WHEREAS Section 257.12.1 of The Education Act, provides that the Council of a local municipality shall pass a by-law to establish tax rates for the 2008 Taxation Year for Education purposes.

Therefore the Council of the Corporation of the City of Sault Ste. Marie adopts the following taxation rates for Education purposes.

Residential & Farm	0.00264000
Multi-Residential	0.00264000
Commercial - Occupied	0.02029036
Commercial - Excess Land	0.01420325
Commercial - Vacant Land	0.01507534
Office Buildings	0.02963508
Office Buildings - Excess Land	0.02074456
Shopping Centres	0.02153955
Shopping - Excess Land	0.01507769
Parking Lots & Commercial Vacant Land	0.01507534
Industrial - Occupied	0.02050528
Industrial - Excess Land	0.01332843
Industrial - Vacant Land	0.01332843
Large Industrial	0.02921839
Large Industrial - Vacant & Excess Land	0.01899195
Pipeline	0.01733837
Farmland	0.00066000
Managed Forests	0.00066000

EFFECTIVE DATE

This by-law takes effect on the date of its final passing.

READ Three times and Passed in open Council this 12th day of May, 2008.

MAYOR – John Rowswell

CITY CLERK – Donna P. Irving

NOTICE

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE

CONSOLIDATED TAX RATE BY-LAW FOR 2008

By-law No. 2008 - 78

TAXES: (T.1.4) being a By-law to provide for the adoption of property tax rates for 2008 for both Municipal and Education.

Further to By-laws 2008 – 76 and 2008 – 77 these by-laws are now consolidated.

WHEREAS the 2008 municipal tax levy for all purposes including debenture principal and interest payments has been set at \$ 76,759,298 for the overall (rural) area and an additional \$ 3,654,805 for the urban area only purposes including debenture principal and interest payments and the Provincial Requisition for Educational purposes of \$ 23,285,685. (for a total tax levy of \$ 103,699,788)

The Council of the Corporation of the City of Sault Ste. Marie hereby adopts the tax rates for both municipal and education purposes.

THAT a tax rate of 0.02084127 is hereby adopted to be applied against the whole of the assessment for real property in the **residential/farm class** for the overall area and THAT a tax rate of 0.02179246 is hereby adopted to be applied against the whole of the assessment for real property in the **residential/farm class** for the urban area.

THAT a tax rate of 0.02599042 is hereby adopted to be applied against the whole of the assessment for real property in the **multi-residential class** for the overall area and THAT a tax rate of 0.02721070 is hereby adopted to be applied against the whole of the assessment for real property in the **multi-residential class** for the urban area

THAT a tax rate of 0.05074108 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – occupied class** for the overall area and THAT a tax rate of 0.05233242 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – occupied class** for the urban area.

THAT a tax rate of 0.03551876 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – excess land class** for the overall area and THAT a tax rate of 0.03663270 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – excess land class** for the urban area.

THAT a tax rate of 0.03759395 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – vacant land class** for the overall area and THAT a tax rate of 0.03877077 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – vacant land class** for the urban area.

THAT a tax rate of 0.03045072 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – general rate only class** for the overall area and THAT a tax rate of 0.03204206 is hereby adopted to be applied against the whole of the assessment for real property in the **commercial – general rate only class** for the urban area.

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THAT a tax rate of 0.05386500 is hereby adopted to be applied against the whole of the assessment for real property in the **shopping centre class** for the overall area and THAT a tax rate of 0.05555431 is hereby adopted to be applied against the whole of the assessment for real property in the **shopping centre class** for the urban area.

THAT a tax rate of 0.03770550 is hereby adopted to be applied against the whole of the assessment for real property in the **shopping centre – excess land class** for the overall area and THAT a tax rate of 0.03888802 is hereby adopted to be applied against the whole of the assessment for real property in the **shopping centre – excess land class** for the urban area.

THAT a tax rate of 0.07410988 is hereby adopted to be applied against the whole of the assessment for real property in the **office buildings class** for the overall area and THAT a tax rate of 0.07643411 is hereby adopted to be applied against the whole of the assessment for real property in the **office buildings class** for the urban area.

THAT a tax rate of 0.05187692 is hereby adopted to be applied against the whole of the assessment for real property in the **office buildings - excess land class** for the overall area and THAT a tax rate of 0.05350388 is hereby adopted to be applied against the whole of the assessment for real property in the **office buildings - excess land class** for the urban area.

THAT a tax rate of 0.03759395 is hereby adopted to be applied against the whole of the assessment for real property in the **parking lots and commercial vacant land class** for the overall area and THAT a tax rate of 0.03877077 is hereby adopted to be applied against the whole of the assessment for real property in the **parking lots and commercial vacant land class** for the urban area.

THAT a tax rate of 0.05554455 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial - occupied class** for the overall area and THAT a tax rate of 0.05737568 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial - occupied class** for the urban area.

THAT a tax rate of 0.03610395 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial – excess land class** for the overall area and THAT a tax rate of 0.03729419 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial - excess land class** for the urban area.

THAT a tax rate of 0.03610395 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial – vacant land class** for the overall area and THAT a tax rate of 0.03729419 is hereby adopted to be applied against the whole of the assessment for real property in the **industrial - vacant land class** for the urban area.

THAT a tax rate of 0.07914655 is hereby adopted to be applied against the whole of the assessment for real property in the **large industrial class** for the overall area and THAT a tax rate of 0.08175577 is hereby adopted to be applied against the whole of the assessment for real property in the **large industrial class** for the urban area.

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THAT a tax rate of 0.05144526 is hereby adopted to be applied against the whole of the assessment for real property in the **large industrial – excess land class** for the overall area and THAT a tax rate of 0.05314126 is hereby adopted to be applied against the whole of the assessment for real property in the **large industrial – excess land class** for the urban area.

THAT a tax rate of 0.04463299 is hereby adopted to be applied against the whole of the assessment for real property in the **pipeline class** for the overall area and THAT a tax rate of 0.04605939 is hereby adopted to be applied against the whole of the assessment for real property in the **pipeline class** for the urban area.

THAT a tax rate of 0.00521032 is hereby adopted to be applied against the whole of the assessment for real property in the **farmland class** for the overall area and THAT a tax rate of 0.00544812 is hereby adopted to be applied against the whole of the assessment for real property in the **farmland class** for the urban area.

THAT a tax rate of 0.00521032 is hereby adopted to be applied against the whole of the assessment for real property in the **managed forest class** for the overall area and THAT a tax rate of 0.00544812 is hereby adopted to be applied against the whole of the assessment for real property in the **managed forest class** for the urban area.

RURAL URBAN

Residential & Farm	0.02084127	0.02179246
Multi-Residential	0.02599042	0.02721070
Commercial - Occupied	0.05074108	0.05233242
Commercial - Excess Land	0.03551876	0.03663270
Commercial - Vacant Land	0.03759395	0.03877077
General Rate Only (International Bridge)	0.03045072	0.03204206
Shopping Centres	0.05386500	0.05555431
Shopping - Excess Land	0.03770550	0.03888802
Office Buildings	0.07410988	0.07643411
Office Buildings - Excess Land	0.05187692	0.05350388
Parking Lots	0.03759395	0.03877077
Industrial - Occupied	0.05554455	0.05737568
Industrial - Excess Land	0.03610395	0.03729419
Industrial - Vacant Land	0.03610395	0.03729419
Large Industrial - Occupied	0.07914655	0.08175577
Large Industrial - Excess Land	0.05144526	0.05314126
Pipeline	0.04463299	0.04605939
Farmland	0.00521032	0.00544812
Managed Forests	0.00521032	0.00544812

EFFECTIVE DATE

This by-law takes effect on the date of its final passing.

READ Three times and Passed in open Council this 12th day of May, 2008.

MAYOR - John Rowswell

CITY CLERK - Donna P. Irving

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2008-101

TEMPORARY STREET CLOSING: (S.2.) A by-law to permit the temporary street closing of Retta Street from Mark Street to Wellington Street.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **TEMPORARY STREET CLOSING OF RETTA STREET**

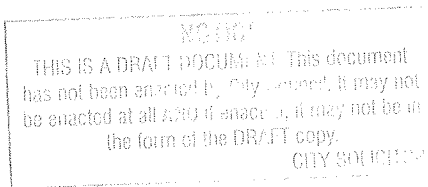
The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of Retta Street from Mark Street to Wellington Street to facilitate the reconstruction of Retta Street from May 26, 2008 until October 30, 2008.

2. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

READ THREE TIMES and PASSED in Open Council this 12th day of May, 2008.

MAYOR – JOHN ROWSWELL



CLERK – DONNA P. IRVING

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2008-103

TEMPORARY STREET CLOSING: (S.2.) A by-law to permit the temporary street closing of Franklin Street from Wallace Terrace to Henrietta Street.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **TEMPORARY STREET CLOSING OF FRANKLIN STREET**

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of Franklin Street from Wallace Terrace to Henrietta Street to facilitate the reconstruction of Franklin Street from May 26, 2008 until October 30, 2008..

2. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

READ THREE TIMES and PASSED in Open Council this 12th day of May, 2008.

MAYOR – JOHN ROWSWELL

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CLERK – DONNA P. IRVING

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2008 -99

ZONING: A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 480 Pim Street.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13 and amendments thereto, ENACTS as follows:

1. 480 PIM STREET – LANDS LOCATED ON THE SOUTHEAST CORNER OF PIM STREET AND MCNABB STREET; CHANGE FROM C4.S TO C4.S

The zone designation on the lands described in Section 3 of this bylaw, which lands are shown on Map 1-31 of Schedule A to Bylaw 2005-150, is changed from C4.S, General Commercial Zone with a "special exception" to C4.S, General Commercial Zone with a "special exception".

2. SECTION 2(78) TO BY-LAW 2005-151 REPEALED

Section 2(78) to By-law 2005-151 is hereby repealed.

3. BY-LAW 2005-151 AMENDED

Section 2 of By-law 2005-151 is amended by adding thereto the following subsection 2(269):

"Despite the provisions of By-law 2005-150, the lands located at the southeast corner of Pim Street and McNabb Street, having Civic No. 480 Pim Street and marked "subject property" on the map attached as Schedule 269 hereto is changed from C4.S, General Commercial Zone with a "special exception" to C4.S, General Commercial Zone with a "special exception" subject to the following special provisions:

1. the maximum gross floor area shall not exceed 1,393.5m² for office space only.
2. the length of the parking stalls is reduced to 5.48m."

4. SCHEDULE "A"

Schedule "A" hereto forms a part of this by-law.

5. Certificate of Conformity

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie, authorized and in force on the day of the passing of this by-law, as amended by Official Plan Amendment No. 148.

READ THREE TIMES and PASSED in Open Council this 12th day of May, 2008

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

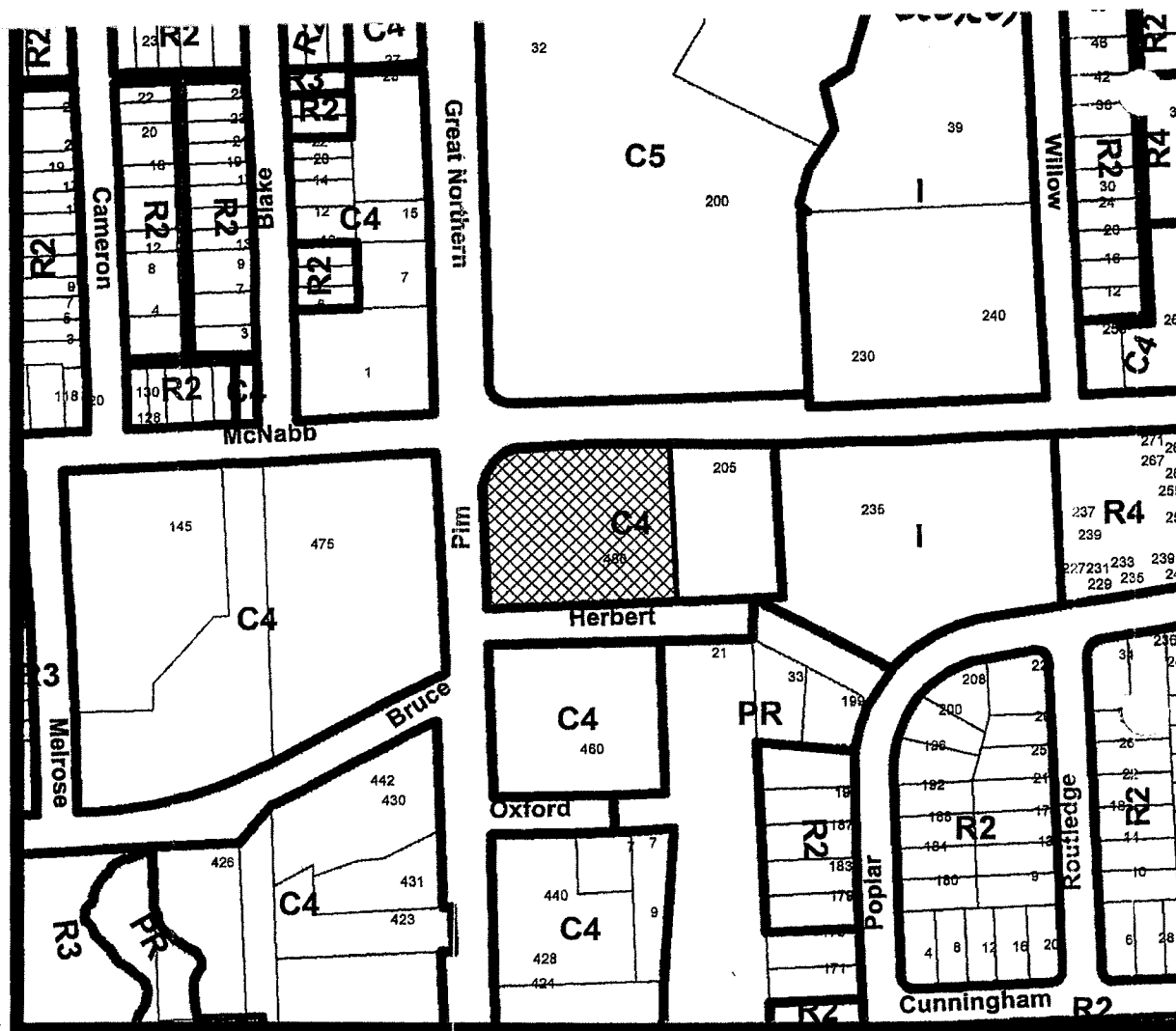
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SCHEDULE "A" TO BY-LAW 2008-99 AND SCHEDULE 269 TO BY-LAW 2005-151 OF THE CORPORATION OF THE CITY OF SAULT STE. MARIE, BE READ THREE TIMES AND PASSED IN OPEN COUNCIL THIS 12TH DAY OF MAY, 2008



EXISTING ZONING MAP

Application A-11-08-Z-OP 480 Pim Street



 Subject Property - 480 Pim Street

Maps 28 & 1-31 Metric Scale 1 : 3000

 C4 - General Commercial Zone

 R4 - Medium Density Residential Zone

 C5 - Shopping Centre Zone

 I - Institutional Zone

 R2 - Single Detached Residential Zone

 PR - Parks and Recreation Zone

 R3 - Low Density Residential Zone