REGULAR MEETING OF CITY COUNCIL
REVISED AGENDA

Monday, July 14, 2014

4:30 p.m.

Council Chambers

Pages

1. ADOPTION OF MINUTES 17 - 32

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the Minutes of the Regular Council Meeting of 2014 06 23 be approved.

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

3. DECLARATION OF PECUNIARY INTEREST

4. APPROVE AGENDA AS PRESENTED

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the Agenda for 2014 07 14 City Council Meeting as presented be approved.

5. PROCLAMATIONS/DELEGATIONS

5.1 VoterLookUp.ca Presentation

Bonnie Mick, MPAC

5.1.1 PowerPoint Presentation *33 - 49*

5.2 Departmental Budget Presentations 50 - 60

Public Works and Transportation

Engineering and Planning

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5.3 Economic Diversification Fund Requests

Don Mitchell, President, Sault Ste. Marie EDC will be in attendance regarding Agenda item 7.8.1

Jason Naccarato, Sault Ste. Marie Innovation Centre will be in attendance regarding Agenda item 7.8.2

6. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that all the items listed under date 2014 07 14 – Part One – Consent Agenda be approved as recommended.

6.1 Correspondence

6.1.1 AMO News Releases 61 - 65

New Provincial Cabinet Named
Accountability Act Introduced

6.1.2 OGRA News Releases 66 - 67

2014 Throne Speech
OGRA Welcomes Newly Appointed Cabinet

6.1.3 Friends of the Earth 68 - 71

Protection of honey bees; recommending discontinuing the use of neonicotinoid products (neonics) on municipal properties

6.1.4 Town of Penetanguishene 72 - 74

Call for formation of a Small and Rural School Alliance

6.2 Street Closing Request 75 - 82

Letters of request for temporary street closings are attached for the consideration of Council.

1. Filming scenes for the Movie "Remember" – Thursday, August 7, 2014 – Albert Street West from Gore Street to Andrew Street and Gore Street from Queen Street West to Albert Street West – 12 noon to 8:00 p.m.
2. Emergency Music Festival – Saturday, August 9, 2014 – Queen Street East from East Street to Brock Street – 9:00 a.m. to 12 midnight

The relevant By-laws 2014-161 and 2014-160 are listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.3 Liquor Licence Extension Request 83 - 83

Correspondence requesting permission for private property liquor licence extension is attached for the consideration of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that City Council has no objection to the proposed extended licenced area as detailed in the written request for a liquor licence extension on private property for an outdoor event on the following date and time:

- Royal Canadian Legion Branch 25 – 96 Great Northern Road – August 16, 2014 – 11:00 a.m. to 11:00 p.m. – Annual Horseshoe Tournament

6.4 Staff Travel 84 - 84

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

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the Chief Administrative Officer dated 2014 07 14 concerning Staff Travel be approved as requested.

6.5 Tenders for Equipment 85 - 96

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

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the Manager of Purchasing dated 2014 07 14 be received and that the tenders for the supply and delivery of various pieces of equipment in the total amount of $1,174,337.75 be awarded as follows:

One (1) 58000 GVW tandem truck c/w plow, wing, harness and dump box – TMS Truck Centre Ltd. – $191,645

One (1) 58000 GVW tandem truck c/w underbody plow and dump box – TMS Truck Centre Ltd. – $163,214

One (1) rear discharge spreader – Amaco Construction Equipment Inc. – $81,568.95

One (1) municipal tractor c/w snowblowers, plow, sweeper and sander – Work Equipment Ltd. – $156,885

One (1) detachable loader mounted snowblower – J.A. LaRue Inc. – $151,948

One (1) 13500 GVW cab and chassis – Maitland Ford Lincoln – $29,467.80

One (1) portable asphalt hot box – Amaco Construction Equipment Inc. –

$21,987

One (1) diesel riding mower c/w front and side folding mower decks – Turf Care Products Canada Ltd. – $72,212

One (1) utility work machine – McDowell Brothers Industries Inc. – $72,127

One (1) wheel loader – Tracks & Wheels Equipment Brokers Inc. – $233,283

6.6 RFP for Security Services – Transit Terminal (2014CK07P) 97 - 98

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

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the Manager of Purchasing dated 2014 07 14 concerning RFP for Security Services – Transit Terminal be received and the recommendation that the proposal submitted by North East Regional Security Services to provide Security Services at the Transit Terminal, as required by the Transit and Parking Division, be approved. The contract will commence August 1, 2014 and continue for a period of two (2) years allowing for further one (1) year extensions by mutual agreement.

6.7 2013 Financial Statements and Appointment of City Auditor for the 2014 Fiscal Year 99 - 134

A report of the Commissioner of Finance and Treasurer is attached for the consideration of Council.

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the Commissioner of Finance and Treasurer dated 2014 07 14 be received and the recommendation that the audited Consolidated Financial Statements for 2013 be approved; and further that KPMG LLP, Chartered Accountants be appointed as the City Auditor for the 2014 fiscal year.

6.8 Election Signs 135 - 136

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

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the City Clerk dated 2014 07 14 concerning Election Signs be received as information.

6.9 Sledge Hockey 137 - 146

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

Mover : Councillor P. Christian

Seconder : Councillor J. Krmpotich

Resolved that the report of the Commissioner of Community Services regarding modifications to the John Rhodes Community Centre that would be required to host future Ontario ParaSport Games be received; and further that the estimated cost of $405,000 (offset by possible funding from the senior levels of government) be referred to the 2015 budget process.

6.10 Northern Community Centre – Naming Rights Agreement 147 - 148

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

The relevant By-law 2014-154 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.11 Korah Road Truck Route Designation 149 - 150

A report of the Director of Engineering Services is attached for the consideration of Council.

The relevant By-law 2014-159 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.12 Elementa Lease Extension 151 - 153

A report of the Land Development and Environmental Engineer is attached for the consideration of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the Land Development and Environmental Engineer dated 2014 07 14 concerning the Elementa Lease Extension be received, and the request for a Lease extension for the period of July 1, 2014 to August 31, 2014 be approved subject to the conditions stated in the report.

6.13 Flooding Damage to Bridges – September 2013 – Update 154 - 159

A report of the Director of Engineering Services is attached for the consideration of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the Director of Engineering Services dated 2014 07 14 concerning the flooding damage to bridges update be received; that the engineering fee limit be set at $244,100; that the repairs to Bridge 31 on Old Goulais Bay Road and the slope protection works on Bridge 1 on Great Northern Road be awarded to Belanger Construction.

6.14 Bridge Repairs 2014 – Engineering Agreement 160 - 161

A report of the Director of Engineering Services is attached for the consideration

of Council.

The relevant By-law 2014-148 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.15 Fire Route By-law (Housekeeping) 162 - 163

A report of the Solicitor/Prosecutor is attached for the consideration of Council.

The relevant By-law 2014-147 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.16 City Noise By-law Task Force 164 - 165

A report of the Solicitor/Prosecutor is attached for the consideration of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the Solicitor/Prosecutor dated 2014 07 14 concerning City Noise By-law Task Force be received and that the Noise By-law Committee be re-designated as the Noise By-law Task Force, which shall make recommendations to Council as to updates to the existing Noise By-laws.

6.17 Ontario Municipal Board Hearing Regarding Queensgate Boulevard 166 - 167

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

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the City Solicitor dated 2014 07 14 concerning Ontario Municipal Board Hearing regarding Queensgate Boulevard be received as information.

6.18 Licence to Occupy City Property Agreement for the Emergency Music Festival of August 9, 2014 and the Case's Music Block Party of August 23, 2014. 168 - 170

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

The relevant By-law 2014-149 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.19 Renewal of City's Insurance Program – Jardine Lloyd Thompson Canada Inc. 171 - 172

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

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the City Solicitor dated 2014 07 14 concerning Renewal of City's Insurance Program – Jardine Lloyd Thompson be received and that the City's insurance package for the period from June 1, 2014 to

February 28, 2015 be placed with Jardine Lloyd Thompson Canada Inc. through local broker, Algoma Insurance Brokers Limited.

6.20 Potential Purchase from Suncor Energy Inc. and 510127 Ontario Limited (Great Northern Road) 173 - 175

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

The relevant By-laws 2014-157 and 2014-158 are listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.21 Rental Housing Community Improvement Plan 2014 176 - 185

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

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the Planning Director dated 2014 07 14 be accepted as information and that Council authorize an incremental tax rebate program for the five properties identified in this report subject to the following conditions:

1. That the municipal rebate apply only to the increase in assessment resulting from new construction; and
2. That the rebate be 75% in the first year, 50% in the second year and 25% in the third year; and
3. After the three-year rebate program, these properties will pay the full municipal tax amount.

6.22 Simon Avenue – Glen Avenue Yield Sign 186 - 187

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

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2014 07 14 concerning the yield control at Simon Avenue and Glen Avenue be accepted as information.

6.23 Parking Prohibition – Carpin Beach Road 188 - 189

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

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2014 07 14 concerning Parking Prohibition – Carpin Beach Road and additions to By-law 77-200 be accepted and further that the Legal Department be requested to prepare the by-law additions for an

upcoming Council meeting.

6.24 Free Transit on Municipal Election Day 190 - 192

A report of the Manager of Transit and Parking is attached for the consideration of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the Manager of Transit and Parking dated 2014 07 14 concerning free transit on Municipal Election Day be received and the recommendation that transit staff offer complimentary public transportation to citizens who present their voter notification card to the bus operator on Municipal Election Day and during the three Advance Vote days be approved.

7. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

7.1 ADMINISTRATION

7.2 COMMUNITY SERVICES DEPARTMENT

7.3 ENGINEERING

7.4 FIRE

7.5 LEGAL

7.6 PLANNING

7.6.1 A-11-14-Z.OP – 163 Old Garden River Road 193 - 208

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

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the Planning Division dated 2014 07 14 regarding A-11-14-Z.OP – 163 Old Garden River Road be received and that Council approve in principle Official Plan Amendment #205 to re-designate the subject property from ‘Residential’ to ‘Commercial’ on Land Use Schedule ‘C’ of the Official Plan; that Council approve in principle rezoning the subject property from Single Detached Residential Zone (R2) to General Commercial Zone (C4.S) with a special exception reducing the required easterly side yard from 10m to 6.5m.; that the subject property be deemed subject to site plan control; and that the Legal Department be requested to prepare the necessary by-laws to this effect.

7.6.2 A-12-14-Z.OP – 904 Queen Street East 209 - 228

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

Mover : Councillor S. Butland

Seconder : Councillor J. Krmpotich

Resolved that the report of the Planning Division dated 2014 07 14 concerning Application 12-14-Z.OP be received and that Council approve in principle Official Plan Amendment # 204 by way of a map change from 'Residential' to 'Commercial' on Land Use Schedule 'C'; further that Council approve in principle rezoning the subject property from (Low Density Residential Zone) 'R3' to (Commercial Transitional Zone) 'CT2', subject to the following provisions:

1. That the buffering requirements are waived until October 1, 2014.
2. That the required buffer (fence) may commence from the northwest corner of the existing garage to Church Street and from the southeast corner of the garage to Queen Street East. The overall effect is that no fencing is required between the north and east facing walls of the existing garage.
3. That the property be deemed subject to site plan control

and that the Legal Department be requested to prepare the necessary by-laws to this effect.

Mover : Councillor S. Myers
Seconder : Councillor T. Sheehan

Resolved that Planning Application A-12-14-Z.OP not be rezoned as requested but instead a special exception for the use as a real estate office only be approved.

7.6.2.1 Additional correspondence *229 - 234*

7.6.3 A-13-14-SPC – 510 Second Line East 235 - 237

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

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the Planning Division dated 2014 07 14 concerning Application A-13-14-SPC – 510 Second Line East be received and that the Legal Department be requested to prepare a by-law designating the subject property as an area of site plan control.

7.6.4 Canal District Neighbourhood Plan 238 - 330

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

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the Planning Division dated 2014 07 14 concerning the Canal District Neighbourhood Plan be accepted as information and that:

1. The plan form the basis of future City initiatives and infrastructure projects in this area;
2. Staff proceed on the priority projects identified in this report, specifically:
    a. Design and (subject to finalization of the current FedNor and NOHFC funding applications) implementation of Gore Street (and, budget depending, Queen Street west of Dennis Street) streetscape improvements
    b. Design of Huron Street streetscape improvements and welcome parkette
    c. Design of Bay Street streetscape improvements
3. Staff initiate a funding application to the Federation of Canadian Municipalities brownfield funding program for environmental assessment and design work associated with the proposed Gateway signature park;
4. Staff initiate funding applications to FedNor and NOHFC for the proposed Huron Street and Bay Street improvements.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Whereas the City has undertaken an ambitious downtown redevelopment program; and

Whereas this program has been supported by significant private and public sector investment; and

Whereas the Canal District Master Plan has identified the inclusion of post-secondary students as a key component of a complete and vibrant downtown neighbourhood; and

Whereas recent and planned redevelopment projects in the downtown area create an opportunity for the continued expansion of both Algoma University and Sault College; and

Whereas there are significant benefits to all parties to work together to further develop our local post-secondary institutions and to establish a major student presence in the downtown area;

Now Therefore Be It Resolved that Mayor Amaroso, City Council and appropriate City staff offer their support to both Algoma University and Sault College to assist with any contemplated downtown development initiatives.

7.7 PUBLIC WORKS AND TRANSPORTATION

7.8 BOARDS AND COMMITTEES

7.8.1 EDC – Service Duplication Review – EDF Request 331 - 354

A report of the CEO, Sault Ste. Marie EDC concerning Economic Diversification Fund application and supporting documents are attached for the consideration of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the CEO, Sault Ste. Marie EDC dated 2014 07 14 concerning Service Duplication Review – EDF Request and supporting documents be received; further that the application of the Sault Ste. Marie EDC for EDF funding in the amount of $15,000 be approved.

7.8.2 EDC – Energy Conference – EDF Request 355 - 363

A report of the CEO, Sault Ste. Marie EDC concerning Economic Diversification Fund application from the Sault Ste. Mare Innovation Centre and supporting documents are attached for the consideration of Council.

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that the report of the CEO, Sault Ste. Marie EDC dated 2014 07 14 concerning Energy Conference – EDF Request and supporting documents be received; further that the application of the Sault Ste. Marie Innovation Centre for EDF funding in the amount of $25,000 be approved.

7.8.3 EDC – Sault Ste. Marie/OLG Modernization – Status Report 364 - 371

A report of the CEO, Sault Ste. Marie EDC concerning Sault Ste. Marie/OLG Modernization – Status Report and supporting documents are attached for the consideration of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

That the report of the CEO, Sault Ste. Marie EDC dated 2014 07 14 concerning Sault Ste. Marie/OLG Modernization – Status Report be received as information.

7.8.4 2013 Annual Report – Sault Ste. Marie Police Services 372 - 422

A report of the Chief of Police is attached for the consideration of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that the report of the Chief of Police dated 2014 06 13 concerning 2013 Annual Report – Sault Ste. Marie Police Services be received as information.

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

8.1 Simon Avenue and Glen Avenue Intersection

Mover : Councillor S. Butland
Seconder : Councillor P. Christian

Whereas there is currently a yield sign at the Simon Avenue and Glen Avenue intersection; and

Whereas vehicular traffic at Simon Avenue and Glen Avenue has increased over the last several years as a result of new home construction in the area; and

Whereas local residents have witnessed many near-misses at this intersection as cars are not slowing down for the yield sign; and

Whereas an accident has been reported at this intersection; andWhereas residents in the area continue to express concern for the safety of drivers and young pedestrians in the area;

Now Therefore Be It Resolved that City Council requests the yield sign at the Simon Avenue and Glen Avenue intersection be replaced by a stop sign.

8.2 Queensgate Boulevard – Speed Bumps

Mover : Councillor S. Butland
Seconder : Councillor P. Christian

Be it resolved that the Public Works and Transportation Department be requested to initiate an investigation as to the necessary criteria to install speed bumps on Queensgate Boulevard.

8.3 Power Dam Special Payment Program *423 - 432*

Correpondence from the Mayor of Wawa to Premier Kathleen Wynne and to Finance Minister Sousa is attached for the informatin of Council.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Whereas the Province of Ontario provides a special annual payment to municipalities hosting hydro-electric generating stations (power dams), providing municipalities with funding reflecting the amount of property tax revenue that each municipality received from these stations prior to 2001, when the stations became exempt from property taxation; and

Whereas the Province is now proposing to phase down the program from $18.7 million in 2014 to $14.3 million in 2017; and

Whereas the municipality of Wawa would need to raise taxes by 12.6% in order to compensate for this loss; and

Whereas reducing the power dam compensation flowing to Wawa not only impacts that municipality but all municipalities in the Algoma District Social Services Administration Board catchment area; and

Whereas the City of Sault Ste. Marie will also be adversely impacted by a reduction in compensation for the power dam in Sault Ste. Marie;

Now Therefore Be It Resolved that the City of Sault Ste. Marie supports the municipality of Wawa in its efforts regarding proposed reductions to the power dam special payment program and the financial consequences to Northern Ontario municipalities.

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

10. ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE

11. CONSIDERATION AND PASSING OF BY- LAWS

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that all by-laws under item 11 of the Agenda under date 2014 07 14 be approved.

11.1 By-laws before Council TO BE PASSED which do not require more than a simple majority

11.1.1 By-law 2014-147 (Fire Routes) 433 - 433

A report from the Solicitor/Prosecutor is on the Agenda.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-147 being a by-law to repeal various by-laws that amend the City's repealed Fire Routes By-law 81-404 be passed in open Council this 14th day of July, 2014.

11.1.2 By-law 2014-148 Agreement Tulloch Engineering Inc. 434 - 444

A report from the Director of Engineering Services is on the Agenda.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-148 being a by-law to authorize the execution of an agreement between the City and Tulloch Engineering Inc. for consulting services regarding the design and contract administration of repairs to two bridges be passed in open Council this 14th day of July, 2014.

11.1.3 By-law 2014-149 (Agreement) Downtown Association and Loplop 445 - 453

A report from the Assistant City Solicitor is on the Agenda.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-149 being a by-law to authorize a Licence to Occupy City Property Agreement between the City and the Downtown Association and Stephen Alexander operating as Loplop Lounge & Gallery for the Emergency Music Festival on August 9, 2014 and for the Case's Music Block Party on August 23, 2014 be passed in open Council this 14th day of July, 2014.

11.1.4 By-law 2014-150 (Development Control) 115 Shannon Road 454 - 456

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-150 being a by-law to designate the lands located at 115 Shannon Road (Fick) an area of site plan control be passed in open Council this 14th day of July, 2014.

11.1.5 By-law 2014-151 (Development Control) 510 Second Line East 457 - 459

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-151 being a by-law to designate the lands located at 510 Second Line East (PUC Services Inc.) an area of site plan control be passed in open Council this 14th day of July, 2014.

11.1.6 By-law 2014-152 (Official Plan Amendment) City 460 - 463

Mover : Councillor J. Krmpotich
Seconder : Councillor S. Butland

Resolved that By-law 2014-152 being a by-law to adopt Amendment No. 203 to the Official Plan for the City of Sault Ste. Marie be passed in open Council this 14th day of July, 2014.

11.1.7 By-law 2014-153 (Zoning) City 464 - 466

Mover : Councillor J. Krmpotich
Seconder : Councillor S. Butland

Resolved that By-law 2014-153 being a by-law to amend comprehensive Zoning By-law 2005-150 be passed in open Council this 14th day of July, 2014.

11.1.8 By-law 2014-154 (Agreement) Northern Community Centre 467 - 493

A report from the Commissioner, Community Services Department is on the Agenda.

Mover : Councillor J. Krmpotich
Seconder : Councillor S. Butland

Resolved that By-law 2014-154 being a by-law to authorize the execution of a Naming, Advertising and Sponsorship Agreement between the City and Northern Credit Union for the Northern Community Centre located at 556 Goulais Avenue, Sault Ste. Marie be passed in open Council this 14th day of July, 2014.

11.1.9 By-law 2014-155 (Street Assumption) Cedar Heights Subdivision 494 - 495

Mover : Councillor J. Krmpotich
Seconder : Councillor S. Butland

Resolved that By-law 2014-155 being a by-law to assume for public use and establish as a public street, a street in the Cedar Heights Subdivision, Plan H465 be passed in open Council this 14th day of July, 2014.

11.1.10 By-law 2014-156 (Street Closing) Cedar Heights Subdivision 496 - 498

Mover : Councillor J. Krmpotich
Seconder : Councillor S. Butland

Resolved that By-law 2014-156 being a by-law to stop up, close and authorize the conveyance of a street in the Cedar Heights Subdivision, Plan H465 be passed in open Council this 14th day of July, 2014.

11.1.11 By-law 2014-157 (Agreement) Suncor Energy Inc. 499 - 503

A report from the Assistant City Solicitor is on the Agenda.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-157 being a by-law to authorize the execution of an Access Agreement between the City and Suncor Energy Inc. to permit the City to access and construct a sidewalk on a portion of 411 Great Northern Road be passed in open Council this 14th day of July, 2014.

11.1.12 By-law 2014-158 (Agreement) 510127 Ontario Limited 504 - 508

A report from the Assistant City Solicitor is on the Agenda.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-158 being a by-law to authorize the execution of an Access Agreement between the City and 510127 Ontario Limited to permit the City to access and construct a sidewalk on a portion of 435 Great Northern Road be passed in open Council this 14th day of July, 2014.

11.1.13 By-law 2014-159 (Traffic) Korah Road (Lyons Ave to Second Line W) 509 - 511

A report by Director of Engineering Services is on the Agenda.

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-159 being a by-law to amend Schedules N and N-1 of Traffic By-law 77-200 be passed in open Council this 14th day of July, 2014.

11.1.14 By-law 2014-160 (Temporary Street Closing) Queen Street East 512 - 512

Mover : Councillor J. Krmpotich
Seconder : Councillor S. Butland

Resolved that By-law 2014-160 being a by-law to permit the temporary closing of Queen Street East from East Street to Brock Street to facilitate the "Emergency Music Festival" be passed in open Council this 14th day of July, 2014.

11.1.15 By-law 2014-161 (Temporary Street Closings) Albert and Gore 513 - 513

Mover : Councillor S. Butland
Seconder : Councillor J. Krmpotich

Resolved that By-law 2014-161 being a by-law to permit the temporary closing of various streets to facilitate the filming scenes of "*Remember"* Atom Egoyan be passed in open Council this 14th day of July, 2014.

11.2 By-laws before Council for FIRST and SECOND reading which do not require more than a simple majority

11.3 By-laws before Council for THIRD reading which do not require more than a simple majority

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

13. CLOSED SESSION

14. ADJOURNMENT

Mover : Councillor P. Christian
Seconder : Councillor J. Krmpotich

Resolved that this Council now adjourn.

REGULAR MEETING OF CITY COUNCIL
MINUTES

Monday, June 23, 2014
4:30 p.m.
Council Chambers

Present:	Mayor D. Amaroso, Councillor L. Turco, Councillor S. Butland, Councillor S. Myers, Councillor M. Bruni, Councillor J. Krmpotich, Councillor B. Watkins, Councillor R. Niro, Councillor P. Christian, Councillor F. Fata, Councillor P. Mick, Councillor T. Sheehan
Absent:	Councillor F. Manzo
Officials:	J. Fratesi, R. Tyczinski, N. Kenny, L. Girardi, N. Apostle, B. Freiburger, S. Schell, J. Dolcetti, D. McConnell, F. Coccimiglio, M. Provenzano, M. Nadeau, P. Niro, C. Fairbrother

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1. ADOPTION OF MINUTES

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the Minutes of the Regular Council Meeting of 2014 06 09 be approved.
Carried

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

3. DECLARATION OF PECUNIARY INTEREST

4. APPROVE AGENDA AS PRESENTED

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the Agenda for 2014 06 23 City Council Meeting as presented be approved.
Carried

5. PROCLAMATIONS/DELEGATIONS

5.1. Canadian Multiculturalism Day

Councillor J. Krmpotich spoke to Canadian Mutilculturalism Day.

5.2. Municipal Day Care Services – Agenda item 7.2(a)

Maria Pino, Group Vice-President, Day Care Group of CUPE Local 67, Abigail Andersen, Member of CUPE Local 67 Day Care Group, Rachel Punch, concerned parent, John Sloan, President, CUPE Local 67 were in attendance.

Krista Vit Dodd, Marilyn Robb, Wendy Crysler, John Duke and Jason Pino also addressed Council regarding this item.

5.3. Departmental Budget Presentation

Marcel Provenzano, Chief, Fire Services

6. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that all the items listed under date 2014 06 23 – Part One – Consent Agenda be approved as recommended.
Carried

6.1. Correspondence for the Consideration of Council

a. Minister of Transport

In response to correspondence and Council resolution – amalgamation of international bridges.

b. FONOM

2014 Provincial Election Release

6.2. Street Closing Requests

Letters of request for temporary street closings were received by Council.

1. Joint Agency/Neighbourhood Gore Street Revitalization/Beautification "Flowerbomb" Project – Saturday, July 12, 2014 – Gore Street from Queen Street West to Albert Street West – 1:00 p.m. to 3:00 p.m.; and Gore Street from Albert Street West to Wellington Street West – 3:00 p.m. to 5:00 p.m.
2. Rotaryfest 2014 – Wednesday, July 16, 2014 to Sunday, July 20, 2014 – Ken Danby Way – 8:00 a.m. to 2:00 p.m.
3. 93rd Rotary Community Day Parade – Saturday, July 19, 2014 – Bay Street from Spring Street to Pim Street; Lower Pim Street from Bay Street to Queen Street – 9:00 a.m. to 12:00 p.m. and Queen Street East from Pim Street to Gore Street – 10:00 a.m. to 1:00 p.m.

The relevant By-laws 2014-146 and 2014-136 are listed under item 11 of the Minutes.

6.3. Council Travel

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that Councillor L. Turco be authorized to travel to the FONOM Board Meeting being held in North Bay (2 days in July) at no cost to the City.
Carried

6.4. Staff Travel

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

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Chief Administrative Officer dated 2014 06 23 concerning Staff Travel be approved as requested.
Carried

6.5. Tender for Two (2) Para-Transit Mini Buses

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Manager of Purchasing dated 2014 06 23 be received and that the tender for the supply and delivery of Two (2) Para-Transit Mini Buses, as required by the Transit and Parking Division, be awarded to Crestline Coach Ltd. at the total tendered price of $139,305.16 plus H.S.T. be approved.
Carried

6.6. Registration of Tax Arrears Certificate(s) and Sale

The report of the City Tax Collector was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the City Tax Collector dated 2014 06 23 concerning Registration of Tax Arrears Certificate(s) and Sale be received and the recommendation to commence Tax Sale Proceedings in accordance with the *Municipal Act, 2001* be approved.
Carried

6.7. Property Tax Appeals

The report of the City Tax Collector was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the City Tax Collector dated 2014 06 23 concerning Property Tax Appeals be received and the recommendation that the tax records be amended pursuant to *Section 357* of the *Municipal Act, 2001* be approved.
Carried

6.8. Bell Aliant Centrex III Five Year Service Agreement

The report of the Manager of Information Technology was received by Council

The relevant By-law 2014-143 is listed under item 11 of the Minutes.

6.9. Robert Eaton Environmental Award – Roberta Bondar Marina

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

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the Supervisor of Community Services dated 2014 06 23 concerning the Robert Eaton Environmental award to the Roberta Bondar Marina be received as information.
Carried

6.10. Sault Ste. Marie Museum Funding Request

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

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the Manager of Recreation and Culture dated 2014 06 23 concerning Sault Ste. Marie Museum Funding Request be received and that the request to reallocate the savings realized on the roofing project to two other maintenance projects be approved.
Carried

6.11. Designated Heritage Property Grant – Central United Church

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

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the Manager of Recreation and Culture dated 2014 06 23 concerning a Designated Property Grant application from Central United Church for a project to restore five stained glass interior windows including replacing the frames and in addition replacing the exterior windows with new thermal models be received and the recommendation of the Sault Ste. Marie Municipal Heritage Committee that a grant of $5,000 be provided based upon the paid invoices submitted at the completion of the project and upon final approval of the work by the S.S.M.M.H.C. be approved; further that the funds come from the Designated Heritage Property Grant account.
Carried

6.12. Designated Heritage Property Grant – Wellington Square Townhouses

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

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the Manager of Recreation and Culture dated 2014 06 23 concerning a Designated Property Grant application from the owners of the Wellington Square Townhouses be received; and that the recommendation of the Sault Ste. Marie Municipal Heritage Committee that a combined grant of $15,698.50 be paid to the five owners of the Wellington Square Townhouses, each owner to receive 50% of the cost of repairs to the exterior front section of their respective unit as presented in the application and as amended by the Committee be approved; further that final payment be based upon the paid invoices submitted at the completion of the project and upon final approval of the work by the S.S.M.M.H.C.; further that the funds come from the Designated Heritage Property Grant Reserve.
Carried

6.13. Purchase of New CCTV Sewer Camera and Associated Equipment

The report of the Design and Construction Engineer was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Design and Construction Engineer dated 2014 06 23 concerning the purchase of a second pan and tilt sewer camera, second track crawler and additional set of chains for the crawler for a cost of $29,000 with funds from the Engineering Vehicle and Equipment reserve; further that the purchase be sole-sourced through Ratech Electronics, be approved.
Carried

6.14. Energy Conservation and Demand Management Plan

The report of the Environmental Initiatives Co-ordinator was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Environmental Initiatives Co-ordinator dated 2014 06 23 concerning the Energy Conservation and Demand Management Plan be received as information and that Council endorse the Energy Conservation and Demand Management Plan.
Carried

6.15. Funding Agreement With Group Health Association, Sault Area Hospital and Algoma West Academy of Medicine for the Recruitment and Retention of Physicians

The report of the City Solicitor was received by Council.

The relevant By-law 2014-134 is listed under item 11 of the Minutes.

6.16. Licence to Occupy City Property Agreement for the Downtown Street Party of July 17, 2014

The report of the Assistant City Solicitor was received by Council.

The relevant By-law 2014-145 is listed under item 11 of the Minutes.

6.17. 2014 Curb and Sidewalk Program

The report of the Deputy Commissioner of Public Works and Transportation was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2014 06 23 concerning the proposed 2014 sidewalk and curb program be received as information.
Carried

6.18. Emerald Ash Borer Program

The report of the Deputy Commissioner of Public Works and Transportation was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2014 06 23 concerning Emerald Ash Borer Program be received as information.
Carried

6.19. 2014 Ditching Program

The report of the Deputy Commissioner of Public Works and Transportation was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2014 06 23 concerning the proposed 2014 ditching program be received as information.
Carried

6.20. Replacement of Parks Division Tractor

The report of the Deputy Commissioner of Public Works and Transportation was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2014 06 23 concerning Replacement of Parks Division Tractor be received and that Council approve spending $25,000 from the PWT Equipment Reserve; and further that Council approve sole-sourcing the equal John Deere model tractor.
Carried

7. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

7.1. ADMINISTRATION

7.2. COMMUNITY SERVICES DEPARTMENT

a. Municipal Day Care Services

Reports of the Chief Administrative Officer, the Commissioner of Community Services, Commissioner of Finance and Commissioner of Human Resources all dated 2014 05 12 were received by Council. (These reports appeared on the 2014 05 12 Agenda and the matter was postponed.).

Resolved that the reports of the Chief Administrative Officer, the Commissioner of Community Services, Commissioner of Finance and Commissioner of Human Resources all dated 2014 05 12 concerning Municipal Day Care Services be received and that Council authorize staff to take the initial steps to effect the transfer of the 100 municipal daycare spaces to other licenced daycare providers via the SSMDSSAB, and furthermore, to initiate the appropriate legal wind-down of municipal day care.
Referred

Moved by: Councillor R. Niro
Seconded by: Councillor M. Bruni
Whereas the Council of the City of Sault Ste. Marie has been asked to take the initial steps to effect the transfer of the 100 municipal day care spaces to other licenced daycare providers via the SSMDSSAB, and
Whereas Council has been asked to initiate the appropriate legal wind-down of municipal day care, and
Whereas the City now operates three (3) day care centres: Maycourt, Jessie Irving, and the Best Start Program, and
Whereas a survey was used to gather on-line information, and
Whereas a public Open House was held an Wednesday June 11, 2014, and
Whereas many emails were received by members of Council from day care staff, concerned parents of children attending municipal day care centres and the public at large, and
Whereas many suggestions and questions were received related to finding options on how the City could make up the funding reductions of the municipal day care system by the Ministry of Education,
Now Therefore Be it Resolved that the Council of the City of Sault Ste. Marie refer any decision on the legal wind-down of municipal day care, and strike a Municipal Day Care Review Committee to investigate all options on the future municipal provision of day care services, and

Be it Further Resolved that said Review Committee be comprised of :
The Commissioner of Community Services, the Commissioner of Finance, the Commissioner of Human Resources, the Commissioner of Social Services, the Manager of Community Child Care Services, two (2) day care staff members (one non-union and one union), a CUPE Local 67 executive member, two (2) members of City Council (Councillors Niro and Bruni) and others that the committee may deem appropriate; and
Further that the said Committee report its findings and recommendations to City Council.
Carried

Recorded	**For**	**Against**	**Absent**
Mayor D. Amaroso	X		
Councillor L. Turco	X		
Councillor S. Butland	X		
Councillor S. Myers	X		
Councillor M. Bruni	X		
Councillor J. Krmpotich	X		
Councillor B. Watkins	X		
Councillor R. Niro	X		
Councillor P. Christian	X		
Councillor F. Fata	X		
Councillor F. Manzo			X
Councillor P. Mick	X		
Councillor T. Sheehan	X		
Results	**12**		**1**

a. Public Input on Possible Transfer of Municipal Day Care Spaces

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

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Commissioner Community Services dated 2014 06 23 regarding Public Input on Possible Transfer of Municipal Day Care Spaces be received as information.
Referred

b. Municipal Day Care Services (Social Services)

The report of the Commissioner of Social Services was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the Commissioner of Social Services dated 2014 06 23 concerning Municipally Operated Child Care Centres be received as information.
Referred

c. Municipal Day Care Services (Finance)

The report of the Manager of Finance and Budgets was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the Manager of Finance and Budgets dated 2014 06 23 concerning Municipal Day Care Services be received as information.
Referred

7.3. ENGINEERING

7.4. FIRE

7.5. LEGAL

7.6. PLANNING

a. A-8-14-OP – RA Severances

The report of the Planning Department was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Planning Department dated 2014 06 23 be received as information and that Council approve Official Plan Amendment #203 as attached; and
Further that Council approves a rezoning to increase the minimum lot area requirement from 0.5ha to 0.8ha, for all residential lots within the Rural Area (RA) Zone and all un-serviced lots within the Estate Residential (R1) Zone that were created after the passing of the amending by-law.
Carried

b. A-13-14-SPC – 550 Second Line East

The report of the Planning Department was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the Planning Department dated 2014 06 23 concerning Application A-13-14-SPC – 550 Second Line East be received and that the Legal Department be requested to prepare a by-law designating the subject property as an area of Site Plan Control.
Carried

c. A-14-14-SPC – 115 Shannon Road

The report of the Planning Department was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that the report of the Planning Department dated 2014 06 23 concerning Application A-14-14-SPC – 115 Shannon Road be received and that the Legal Department be requested to prepare a by-law designating the subject property as an area of Site Plan Control.
Carried

d. 2-10-DC – 626 Fifth Line East

The report of the Planning Department was received by Council.
Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that the report of the Planner dated 2014 06 23 concerning a Site Plan amendment at 626 Fifth Line East be received as information.
Carried

Moved by: Councillor T. Sheehan
Seconded by: Councillor J. Krmpotich
Resolved that Council direct appropriate staff to proceed to amend the site plan agreement regarding 626 Fifth Line East to permit construction of a single family residence.
Carried

Recorded	**For**	**Against**	**Absent**
Mayor D. Amaroso		X	
Councillor L. Turco	X		
Councillor S. Butland	X		
Councillor S. Myers	X		
Councillor M. Bruni	X		
Councillor J. Krmpotich	X		
Councillor B. Watkins		X	
Councillor R. Niro	X		

Councillor P. Christian	X		
Councillor F. Fata	X		
Councillor F. Manzo			X
Councillor P. Mick		X	
Councillor T. Sheehan	X		
Results	**9**	**3**	**1**

7.7. PUBLIC WORKS AND TRANSPORTATION

7.8. BOARDS AND COMMITTEES

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

8.1. Ontario Avenue Flooding

Moved by: Councillor S. Myers
Seconded by: Councillor R. Niro
Whereas the area of Ontario Avenue east from Pim Street to Simpson Street has been identified as prone to severe flooding; and
Whereas storm water runoff flowing south from MacDonald Avenue to Summit Avenue and downhill to Ontario Avenue has been identified as the major contributor to this problem;
Now Therefore Be It Resolved that the Engineering Department be requested to pursue further investigation into the issues around storm water runoff from Summit Avenue to Ontario Avenue and report back to City Council on those findings.
Carried

8.2. 2014 Municipal Election

Moved by: Councillor T. Sheehan
Seconded by: Councillor S. Myers
Whereas there is an upcoming municipal election in the fall of 2014; and
Whereas voter turnout in the past couple of Municipal Elections in Sault Ste. Marie has been under 50%; and
Whereas encouraging voter turnout has many benefits and advances democracy within our community;
Now Therefore Be It Resolved that the Manager of Transit be requested to report to City Council as to how the City could offer free bus rides to and from voting locations on Voting Day and on Advance Vote days with the aim of encouraging voter turnout in the City of Sault Ste. Marie; further that the report also describe how the Parabus Transit service as well as other services could be enhanced during the election.
Carried

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

10. ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE

11. CONSIDERATION AND PASSING OF BY- LAWS

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that all by-laws under item 11 of the Agenda under date 2014 06 23 be approved.
Carried

11.1. By-laws before Council TO BE PASSED which do not require more than a simple majority

a. By-law 2014-134 (Agreement) Physician Recruitment Funding

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-134 being a by-law to authorize the execution of a renewal agreement for Physician Recruitment Funding between the City, Group Health Association, Sault Area Hospital and Algoma West Academy of Medicine be passed in open Council this 23rd day of June, 2014.
Carried

b. By-law 2014-136 (Temporary Street Closing) Rotaryfest 2014

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-136 being a by-law to permit the temporary closing of various streets to facilitate Rotaryfest 2014 from July 17th until July 19th, 2014 be passed in open Council this 23rd day of June, 2014.
Carried

c. By-law 2014-137 (Licencing) Rotaryfest 2014

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-137 being a by-law to prohibit vendors from locating on or near the grounds of Rotaryfest 2014 be passed in open Council this 23rd day of June, 2014.
Carried

d. By-law 2014-140 (Official Plan) 19 Summit – Simmons/Newman

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-140 being a by-law to adopt Amendment No. 201 to the Official Plan for the City of Sault Ste. Marie (Simmons/Newman – 19 Summit Avenue) be passed in open Council this 23rd day of June, 2014.
Carried

e. By-law 2014-141 (Zoning) 19 Summit Avenue – Simmons/Newman

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-141 being a by-law to amend Sault Ste. Marie Zoning By-law 2005-150 concerning lands located at 19 Summit Avenue (Simmons/Newman) be passed in open Council this 23rd day of June, 2014.
Carried

f. By-law 2014-142 (Development Control) 19 Summit Avenue – Simmons/Newman

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-142 being a by-law to designate a portion of the lands located at 19 Summit Avenue an area of site plan control (Simmons/Newman) be passed in open Council this 23rd day of June, 2014.
Carried

g. By-law 2014-143 (Agreement) Bell Aliant Centrex III Service

Moved by: Councillor P. Christian
Seconded by: Councillor J. Krmpotich
Resolved that By-law 2014-143 being a by-law to authorize execution of an agreement between the City and Bell Aliant Regional Communications, Limited Partnership by its General Partner, Bell Aliant Regional Communications Inc. to extend the current telephone service (Centrex III Service) for a five year period be passed in open Council this 23 day of June, 2014.
Carried

h. By-law 2014-144 (Traffic) Amend 77-200 Bicycle Lanes

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-144 being a by-law to amend Traffic By-law 77-200 in order to permit the temporary closing of all bicycle lanes within the City of Sault Ste. Marie from

November 1st each year to April 30th of the following year be passed in open Council this 23rd day of June, 2014.
Carried

i. By-law 2014-145 (Agreement) Downtown Street Party

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-145 being a by-law to authorize a Licence to Occupy City Property Agreement between the City and the Downtown Association and Stephen Alexander operating as Loplop Lounge & Gallery (collectively the "Licencees") to permit the Licencees to occupy a section of Queen Street East from Pim Street to Dennis Street for the Downtown Street Party taking place on July 17, 2014 be passed in open Council this 23rd day of June, 2014.
Carried

j. By-law 2014-146 (Temporary Street Closings) Gore Street Revitalization

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-146 being a by-law to permit the temporary closing of various streets to facilitate the Joint Agency/Neighbourhood Gore Street Revitalization Beautification "Flowerbomb" Project be passed in open Council this 23rd day of June, 2014.
Carried

11.2. By-laws before Council for FIRST and SECOND reading which do not require more than a simple majority

11.3. By-laws before Council for THIRD reading which do not require more than a simple majority

a. By-law 2014-83 (Local Improvement) MacDonald Avenue

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian
Resolved that By-law 2014-83 being a by-law to authorize the construction of a concrete sidewalk on MacDonald Avenue from civic 313 MacDonald Avenue to Pine Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be passed in open Council this 23rd day of June, 2014.
Carried

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

13. CLOSED SESSION

14. ADJOURNMENT

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland
Resolved that this Council now adjourn.
Carried

_____
Mayor

_____
City Clerk

2014 Enumeration



City of Sault Ste. Marie Council Meeting

July 14, 2014

mpac MUNICIPAL PROPERTY ASSESSMENT CORPORATION

2014 Enumeration Strategy

- MPAC has partnered with its stakeholders to launch voterlookup.ca, a website where potential electors can confirm and/or update their information in a few easy steps
- Eliminating traditional Municipal Enumeration Form (MEF) mail out
- Shifting the onus for confirmation and registration to the elector
- Partnering extensively with municipalities, Association of Municipal Clerks & Treasurers of Ontario (AMCTO), Elections Ontario, DataFix and others



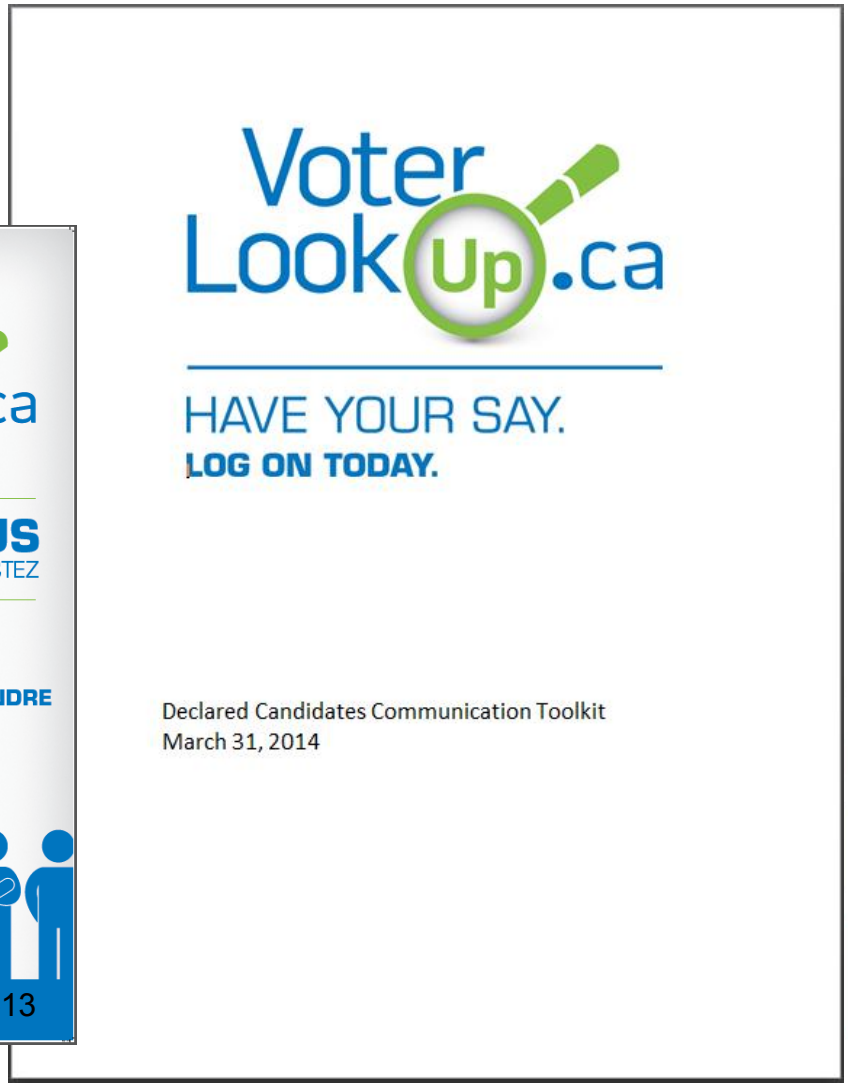
MUNICIPAL PROPERTY ASSESSMENT CORPORATION

The Campaign



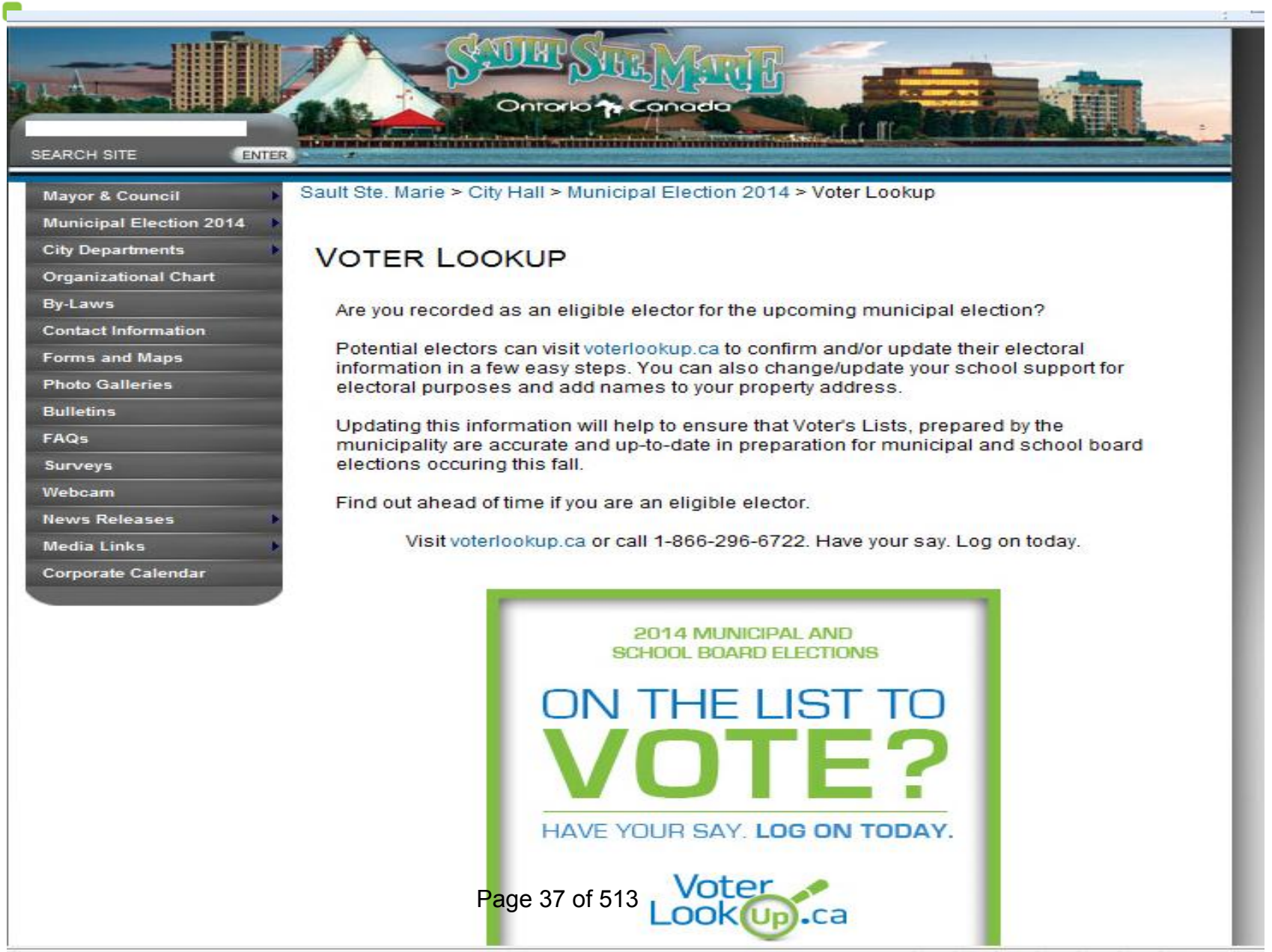








Stakeholder Engagement



Examples


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Make sure you #haveyoursay in the municipal elections this fall by confirming your information. Visit voterlookup.ca today. It only takes a few minutes.


#haveyoursay
voterlookup.ca
HAVE YOUR SAY
The 1st step is easy. Visit voterlookup.ca to learn more about confirming your information for the municipal elections this fall. Your voice matters.

Media Coverage



City of Vaughan
April 11 at 8:07am ·

Like Page

Voterlookup.ca is a new online tool that helps voters find out if their information is correct for the upcoming municipal elections. For more information about voting in the City of Vaughan's municipal election, visit http://www.vaughan.ca/elections/Pages/Voters.aspx



Voters

Voters

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Want to vote in the 2014 municipal election? Find out if you're confirmed as an eligible elector, visit: voterlookup.ca @mpac_ontario

Brockville Election @BrockvilleVotes · Apr 10
Want to vote in the 2014 municipal election? Find out if you're confirmed as an eligible elector, visit: voterlookup.ca

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Voters can check status online

saultstar.com

City of Welland @Welland · Apr 11
Are you on the Voters' List for the 2014 Municipal Election? Check here: voterlookup.ca

Brockville Ontario
April 11 at 2:04pm ·

voterlookup.ca is a new online service available to eligible electors. Using this service, electors can ensure that their information is correctly reflected for the upcoming municipal and school board elections. Have your say. Log on today!

John Charlton ▸ **Campbellford, Ontario**
April 10 at 5:45pm ·

ARE YOU ON THE VOTERS' LIST? (please check, also pass this info along to others)

NORFOLK NEWS

Voter List Website Up And Running

BLACKBURNNEWS.COM
YOUR LOCAL NEWS NETWORK

New website streamlines Voters' List

Niagara-on-the-Lake
@Town_of_NOTL

Follow

Are you on the voters' list for the next municipal election? Go to voterlookup.ca to find out.

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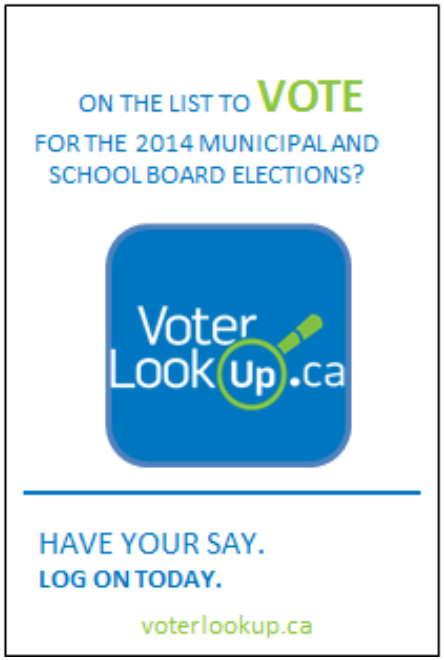
10:29 AM - 10 Apr 2014

Jordan MacKinnon @jordanmackinnon

Just gave voterlookup.ca a spin, works well

Province-wide Events

- Launch events taking place across the province in partnership with municipalities
- MPAC staff on-hand to provide demos of the site and answer questions



VoterLookUp.ca

Welcome to VoterLookup.ca

Ontario's next municipal and school board elections take place on October 27, 2014. Make sure you're eligible to vote! Confirm or add your information in a few easy steps, and get ready to have your say.



This site is owned and managed by the Municipal Property Assessment Corporation (MPAC), responsible for identifying all potential municipal, school board and District Social Services Administration Board electors. MPAC provides this information to election clerks in support of local election events.

Voterlookup.ca lets you:

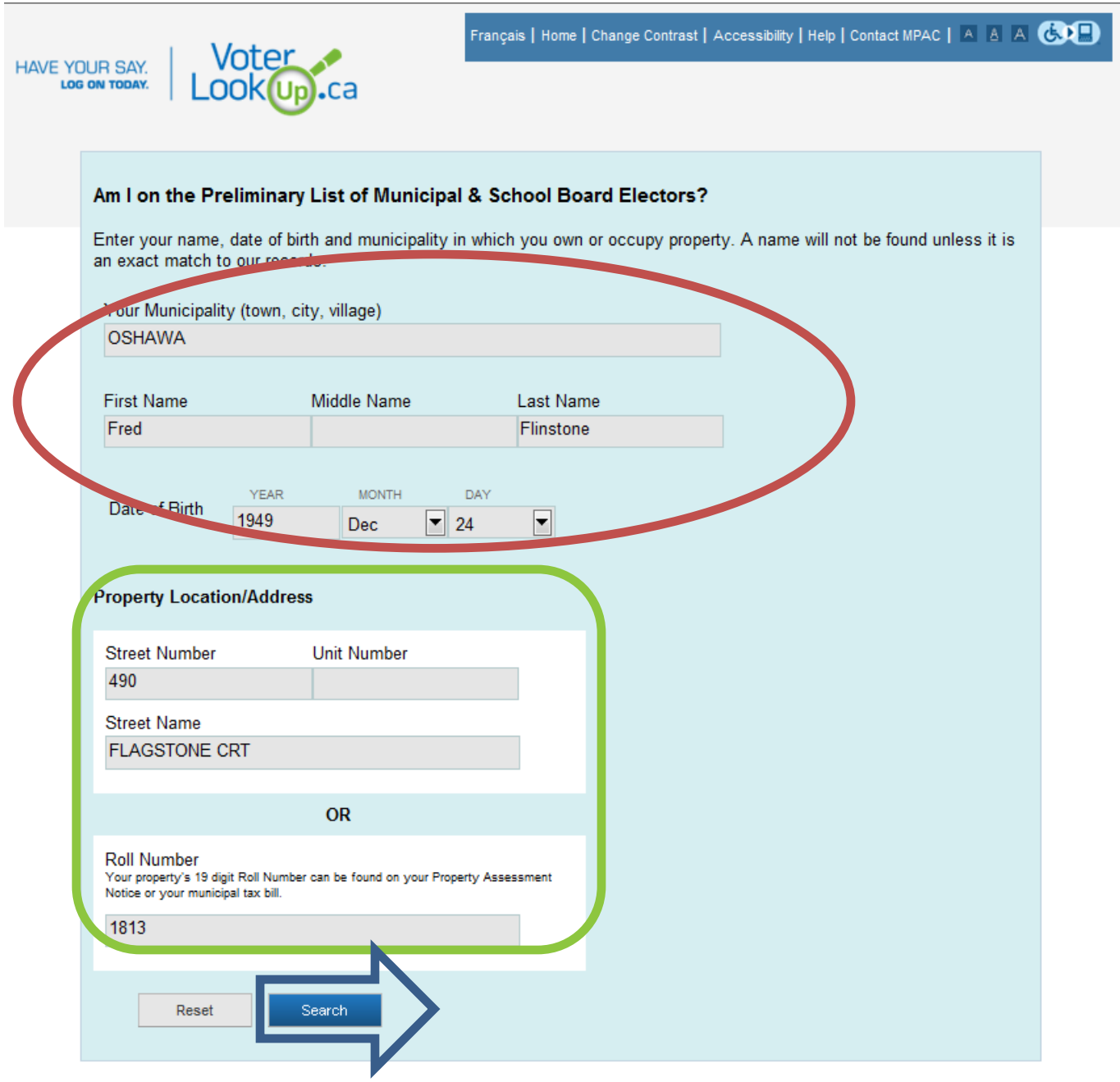
- confirm the accuracy of your elector information;
- update your information where incorrectly recorded; and/or,
- add a name to the enumeration so that it is correctly recorded for municipal and school board voting purposes.

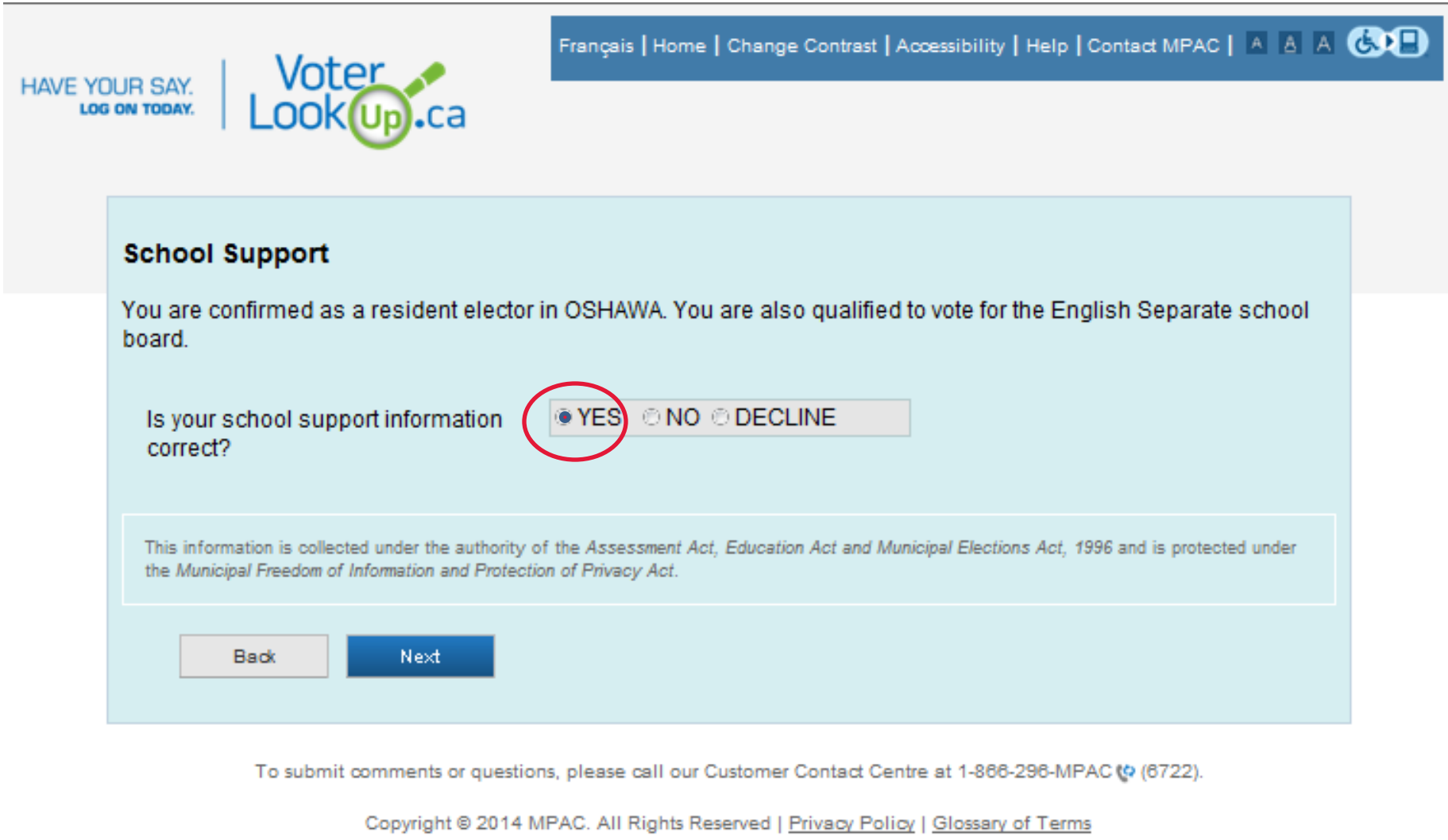
MPAC takes your privacy seriously. The information that you provide and that is maintained by MPAC is protected under the *Municipal Freedom of Information and Protection of Privacy Act* and collected under the authority of sections 11, 15, 16 and 16.1 of the *Assessment Act*. MPAC uses this information to prepare Preliminary Lists of Electors for municipal, school board and DSSAB elections, for municipal and school board planning purposes, property assessment purposes, and preparation of jury lists and population reports.

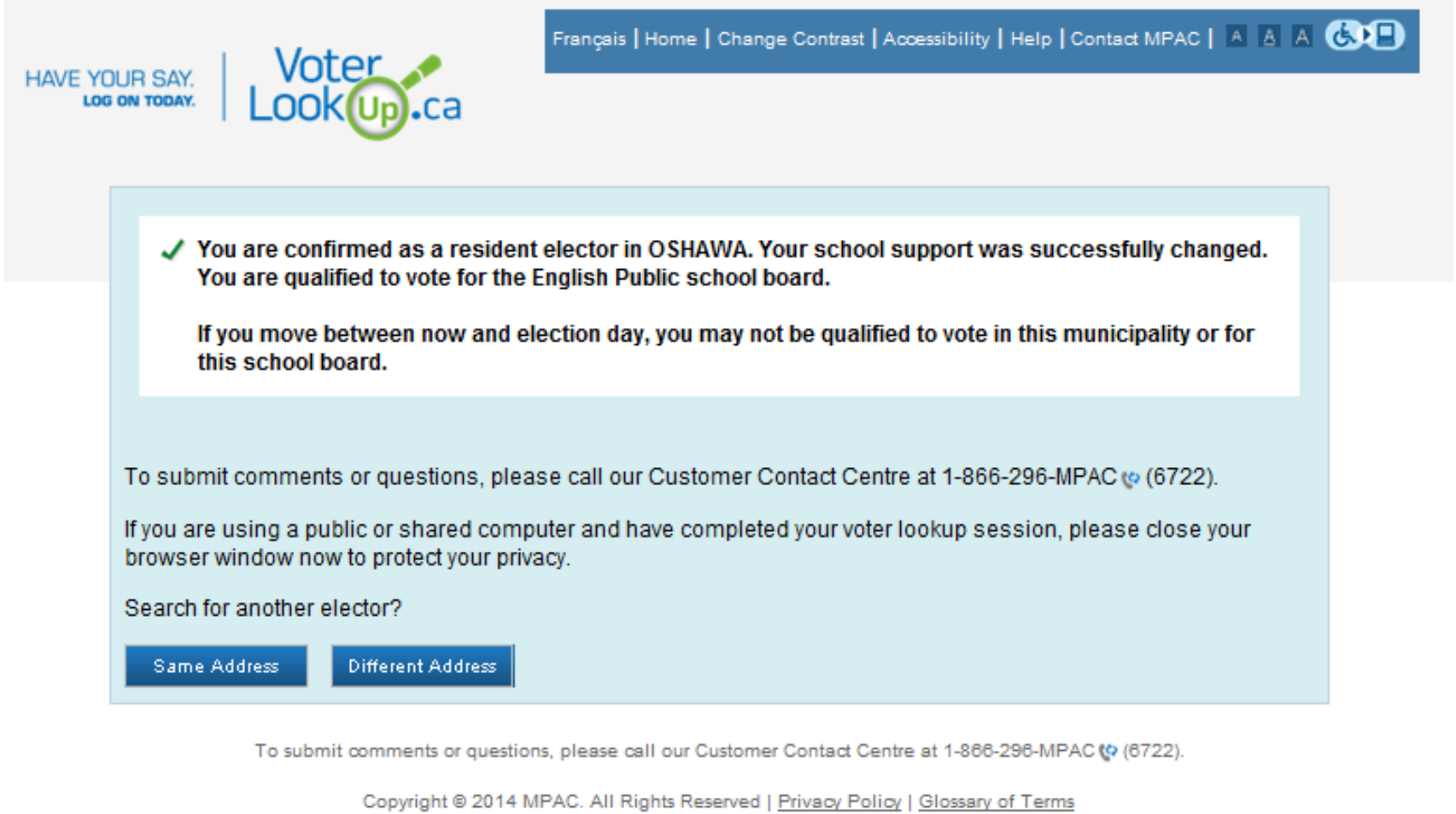
If you have questions regarding this collection, please contact an MPAC Customer Service Representative at 1 866 296-MPAC (6722), TTY at 1-877-TTY-MPAC (6722) or by postal mail to MPAC, P.O. Box 9808, Toronto ON M1S 5T9. For additional details regarding this collection, please refer to the *Municipal Elections, 1996*, the *Education Act*, the *Juries Act* and the *Municipal Property Assessment Corporation Act*.

By clicking "NEXT" you certify that the information you provide is true and accurate. It is a punishable offence under the laws of Canada to misrepresent one's identity or to knowingly provide false or misleading information and MPAC reserves the right to share information with law enforcement authorities where suspicious activity is detected or fraud is suspected. Please review MPAC's Privacy Policy for additional information.

Next


HAVE YOUR SAY.
LOG ON TODAY.
VoterLookUp.ca
Français | Home | Change Contrast | Accessibility | Help | Contact MPAC |
Am I on the Preliminary List of Municipal & School Board Electors?
Enter your name, date of birth and municipality in which you own or occupy property. A name will not be found unless it is an exact match to our records.
Your Municipality (town, city, village)
OSHAWA
First Name
Fred
Middle Name
Last Name
Flinstone
Date of Birth
YEAR
1949
MONTH
Dec
DAY
24
Property Location/Address
Street Number
490
Unit Number
Street Name
FLAGSTONE CRT
OR
Roll Number
Your property's 19 digit Roll Number can be found on your Property Assessment Notice or your municipal tax bill.
1813
Reset
Search
To submit comments or questions, please contact us or call our contact centre at 1-866-296-MPAC (6722).


HAVE YOUR SAY.
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School Support
You are confirmed as a resident elector in OSHAWA. You are also qualified to vote for the English Separate school board.
Is your school support information correct?
YES
NO
DECLINE
This information is collected under the authority of the Assessment Act, Education Act and Municipal Elections Act, 1996 and is protected under the Municipal Freedom of Information and Protection of Privacy Act.
Back
Next
To submit comments or questions, please call our Customer Contact Centre at 1-866-296-MPAC (6722).
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HAVE YOUR SAY.
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You are confirmed as a resident elector in OSHAWA. Your school support was successfully changed. You are qualified to vote for the English Public school board.
If you move between now and election day, you may not be qualified to vote in this municipality or for this school board.
To submit comments or questions, please call our Customer Contact Centre at 1-866-296-MPAC (6722).
If you are using a public or shared computer and have completed your voter lookup session, please close your browser window now to protect your privacy.
Search for another elector?
Same Address
Different Address
To submit comments or questions, please call our Customer Contact Centre at 1-866-296-MPAC (6722).
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Add me to the Preliminary List of Municipal & School Board Electors

Please confirm your information below.

Last Name	SMITH
First Name	JOE
Date of Birth	1963-Jan-01
Gender	Male

Your Municipality	BROCKVILLE
Address	763 COMSTOCK CRES

Are you a Canadian Citizen?	Yes
Residency Status	Resident
Occupancy Status	Other (child, etc.)
Are you a Roman Catholic?	No
Do you have French Language Education Rights?	No
School Support	English Public

It is a punishable offence under the laws of Canada to misrepresent one's identity or to knowingly provide false or misleading information and MPAC reserves the right to share information with law enforcement authorities where suspicious activity is detected or fraud is suspected. Please review MPAC's Privacy Policy for additional information.

☑ I certify that the information I have provided is true and accurate.



Type the text

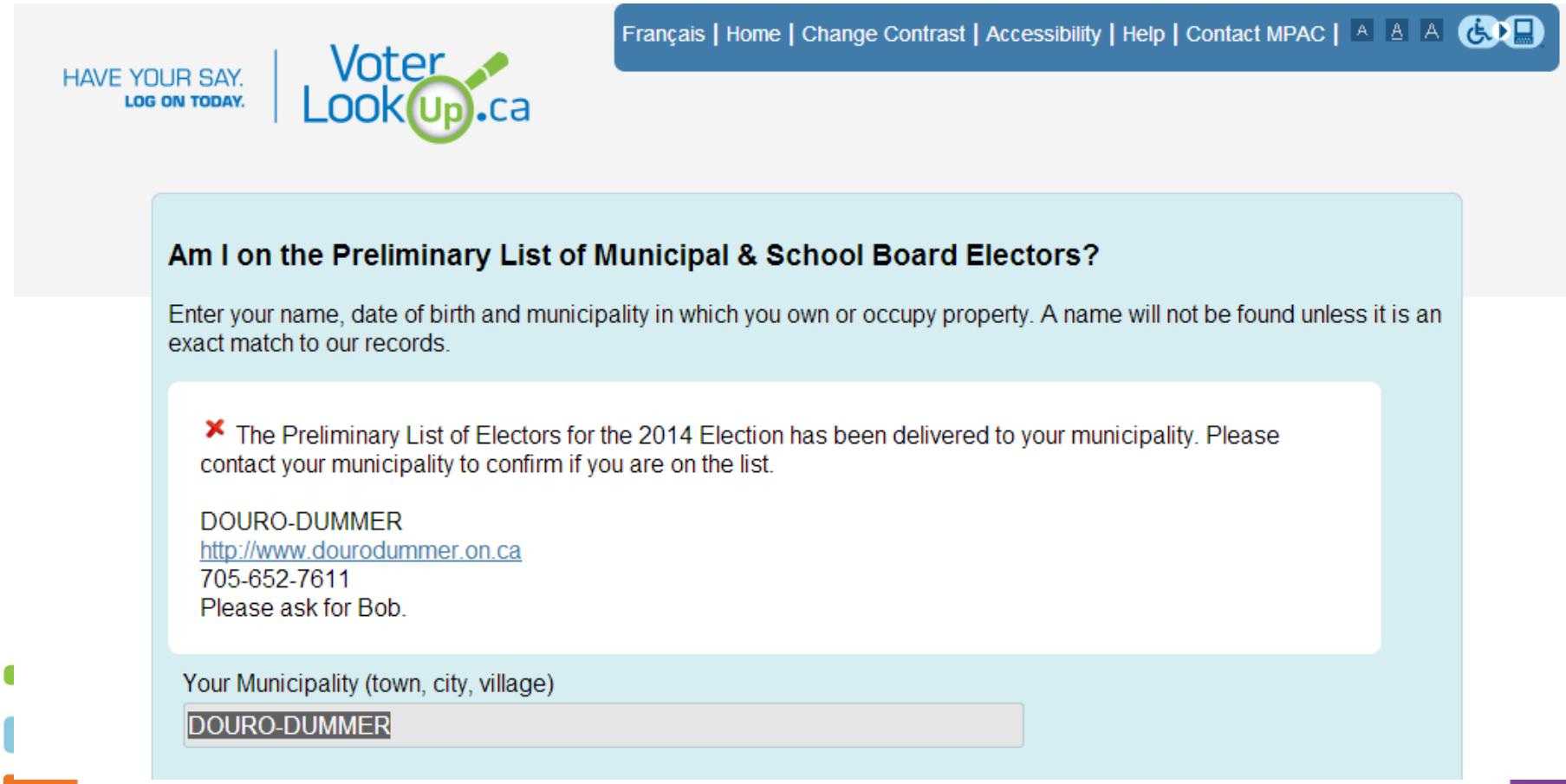
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To submit comments or questions, please call our Customer Contact Centre at 1-866-296-MPAC (6722).

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voterlookup.ca re-direct messaging



voterlookup.ca Metrics

Total Searches (as of July 13, 2014)	**82,720**
Eligible Hits	82.69%
Ineligible Hits	8.69%
Conversions	73.5%
Updates (Name, Birth Date, Citizenship, Residency Code and School Support)	27,443
Average User Success Rate *	89.4%

* For every search:

- 1) 'eligible' name found
- 2) 'ineligible' name found (visitor has the opportunity to update their data)
- 3) property found but 'Voter Not Found' (visitor has opportunity to add name)

Thank you!

Bonnie Mick
Account Manager/Acting, Municipal Relations
Municipal Property Assessment Corporation
428 Pim St., Sault Ste. Marie ON

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

City of Sault Ste Marie
PWT-WORKS
For the Five Months Ending May 31, 2014

Department	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem
REVENUE				
Fees and user charges	($1,081,548.39)	($3,270,065.00)	($2,188,516.61)	66.93%
Government grants	(36,762.37)	($535,000.00)	($498,237.63)	93.13%
Contribution from own funds		($20,000.00)	($20,000.00)	100.00%
Other income	(31,162.22)	$0.00	$31,162.22	0.00%
	(1,149,472.98)	($3,825,065.00)	($2,675,592.02)	69.95%
EXPENDITURES				
Salaries	5,281,942.53	$13,332,375.00	$8,050,432.47	60.38%
Benefits	1,613,266.33	$4,211,155.00	$2,597,888.67	61.69%
	6,895,208.86	$17,543,530.00	$10,648,321.14	60.70%
Travel and training	15,865.74	$74,040.00	$58,174.26	78.57%
Vehicle allowance, maintenance and repairs	1,383,590.40	$2,343,530.00	$959,939.60	40.96%
Utilities and Fuel	953,739.07	$1,428,895.00	$475,155.93	33.25%
Materials and supplies	1,102,873.47	$3,407,715.00	$2,304,841.53	67.64%
Taxes and licenses	3,946.65	$84,650.00	$80,703.35	95.34%
Financial expenses	859.29	$2,000.00	$1,140.71	57.04%
Purchased and contracted services	913,334.03	$2,966,225.00	$2,052,890.97	69.21%
Transfer to own funds		$2,338,605.00	$2,338,605.00	100.00%
Capital expense		$3,000.00	$3,000.00	100.00%
Less: recoverable costs	(85,769.60)	($338,055.00)	($252,285.40)	74.63%
	4,288,439.05	$12,310,605.00	$8,022,165.95	65.16%
	11,183,647.91	$29,854,135.00	$18,670,487.09	62.54%
NET (REVENUE)/EXPENDITURE	**10,034,174.93**	**$26,029,070.00**	**$15,994,895.07**	**61.45%**

City of Sault Ste Marie
WINTER CONTROL - ROADWAYS
For the Five Months Ending May 31, 2014

Department	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem
REVENUE				
Fees and user charges	($99,456.95)	($67,965.00)	$31,491.95	(46.34%)
	(99,456.95)	($67,965.00)	$31,491.95	(46.34%)
EXPENDITURES				
Salaries	1,398,588.98	$1,768,260.00	$369,671.02	20.91%
Benefits	372,272.78	$491,575.00	$119,302.22	24.27%
	1,770,861.76	$2,259,835.00	$488,973.24	21.64%
Vehicle allowance, maintenance and repairs	2,296,762.83	$2,468,830.00	$172,067.17	6.97%
Materials and supplies	752,673.77	$1,137,205.00	$384,531.23	33.81%
Purchased and contracted services	57,067.65	$10,000.00	($47,067.65)	(470.68%)
Less: recoverable costs	(34,990.85)	($40,000.00)	($5,009.15)	12.52%
	3,071,513.40	$3,576,035.00	$504,521.60	14.11%
	4,842,375.16	$5,835,870.00	$993,494.84	17.02%
NET (REVENUE)/EXPENDITURE	**4,742,918.21**	**$5,767,905.00**	**$1,024,986.79**	**17.77%**

City of Sault Ste Marie
CEMETERY OPERATIONS
For the Five Months Ending May 31, 2014

Department	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem
REVENUE				
Fees and user charges	($405,453.44)	($1,067,665.00)	($662,211.56)	62.02%
Contribution from own funds		($50,000.00)	($50,000.00)	100.00%
	(405,453.44)	($1,117,665.00)	($712,211.56)	63.72%
EXPENDITURES				
Salaries	224,132.52	$647,345.00	$423,212.48	65.38%
Benefits	55,170.95	$151,460.00	$96,289.05	63.57%
	279,303.47	$798,805.00	$519,501.53	65.03%
Travel and training		$2,000.00	$2,000.00	100.00%
Vehicle allowance, maintenance and repairs	17,478.09	$48,100.00	$30,621.91	63.66%
Utilities and Fuel	39,286.09	$100,500.00	$61,213.91	60.91%
Materials and supplies	10,987.16	$64,590.00	$53,602.84	82.99%
Financial expenses		$2,000.00	$2,000.00	100.00%
Purchased and contracted services	2,330.62	$62,695.00	$60,364.38	96.28%
Transfer to own funds		$38,975.00	$38,975.00	100.00%
	70,081.96	$318,860.00	$248,778.04	78.02%
	349,385.43	$1,117,665.00	$768,279.57	68.74%
NET (REVENUE)/EXPENDITURE	**(56,068.01)**	**$0.00**	**$56,068.01**	**0.00%**

City of Sault Ste Marie
PUBLIC WORKS & TRANSPORTATION
For the Five Months Ending May 31, 2014

Department	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem
REVENUE				
Fees and user charges	($2,799,294.87)	($7,298,600.00)	($4,499,305.13)	61.65%
Government grants	(328,369.37)	($1,723,805.00)	($1,395,435.63)	80.95%
Contribution from own funds		($70,000.00)	($70,000.00)	100.00%
Other income	(32,752.20)	($1,000.00)	$31,752.20	(3,175.22%)
	(3,160,416.44)	($9,093,405.00)	($5,932,988.56)	65.24%
EXPENDITURES				
Salaries	7,579,223.93	$19,387,945.00	$11,808,721.07	60.91%
Benefits	2,275,562.63	$6,044,665.00	$3,769,102.37	62.35%
	9,854,786.56	$25,432,610.00	$15,577,823.44	61.25%
Travel and training	20,056.78	$99,255.00	$79,198.22	79.79%
Vehicle allowance, maintenance and repairs	1,738,874.89	$3,143,460.00	$1,404,585.11	44.68%
Utilities and Fuel	1,667,102.16	$2,932,960.00	$1,265,857.84	43.16%
Materials and supplies	1,190,224.57	$3,650,075.00	$2,459,850.43	67.39%
Maintenance and repairs	124,854.38	$367,150.00	$242,295.62	65.99%
Taxes and licenses	4,798.65	$340,575.00	$335,776.35	98.59%
Financial expenses	2,891.45	$4,000.00	$1,108.55	27.71%
Purchased and contracted services	1,006,250.88	$3,277,230.00	$2,270,979.12	69.30%
Transfer to own funds	25,794.70	$2,547,580.00	$2,521,785.30	98.99%
Capital expense	2,257.80	$23,895.00	$21,637.20	90.55%
Less: recoverable costs	(85,769.60)	($338,055.00)	($252,285.40)	74.63%
	5,697,336.66	$16,048,125.00	$10,350,788.34	64.50%
	15,552,123.22	$41,480,735.00	$25,928,611.78	62.51%
NET (REVENUE)/EXPENDITURE	**12,391,706.78**	**$32,387,330.00**	**$19,995,623.22**	**61.74%**

City of Sault Ste Marie
TRANSIT
For the Five Months Ending May 31, 2014

Department	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem
REVENUE				
Fees and user charges	($1,103,199.41)	($2,583,500.00)	($1,480,300.59)	57.30%
Government grants	(291,607.00)	($1,188,805.00)	($897,198.00)	75.47%
Other income	(1,589.98)	($1,000.00)	$589.98	(59.00%)
	(1,396,396.39)	($3,773,305.00)	($2,376,908.61)	62.99%
EXPENDITURES				
Salaries	1,910,769.63	$4,979,460.00	$3,068,690.37	61.63%
Benefits	583,573.80	$1,640,150.00	$1,056,576.20	64.42%
	2,494,343.43	$6,619,610.00	$4,125,266.57	62.32%
Travel and training	4,191.04	$22,015.00	$17,823.96	80.96%
Vehicle allowance, maintenance and repairs	331,441.08	$745,565.00	$414,123.92	55.54%
Utilities and Fuel	670,895.73	$1,387,215.00	$716,319.27	51.64%
Materials and supplies	69,441.50	$163,985.00	$94,543.50	57.65%
Maintenance and repairs	60,273.62	$238,330.00	$178,056.38	74.71%
Taxes and licenses	852.00	$209,575.00	$208,723.00	99.59%
Financial expenses	1,318.25	$0.00	($1,318.25)	0.00%
Purchased and contracted services	32,569.84	$87,535.00	$54,965.16	62.79%
Transfer to own funds		$130,000.00	$130,000.00	100.00%
Capital expense	2,257.80	$16,895.00	$14,637.20	86.64%
	1,173,240.86	$3,001,115.00	$1,827,874.14	60.91%
	3,667,584.29	$9,620,725.00	$5,953,140.71	61.88%
NET (REVENUE)/EXPENDITURE	**2,271,187.90**	**$5,847,420.00**	**$3,576,232.10**	**61.16%**

City of Sault Ste Marie
ENGINEERING & PLANNING
For the Five Months Ending May 31, 2014

Department	MAY	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem	*2013 Actual*
REVENUE						
Fees and user charges	($145,185.83)	($342,023.28)	($1,062,350.00)	($720,326.72)	67.81%	***($1,288,500.26)***
Government grants		(30,138.00)	($35,000.00)	($4,862.00)	13.89%	***($43,173.78)***
Contribution from own funds			($184,100.00)	($184,100.00)	100.00%	***($37,491.12)***
Other income		(2,600.00)	$0.00	$2,600.00	0.00%	***($13,407.96)***
	(145,185.83)	(374,761.28)	($1,281,450.00)	($906,688.72)	70.75%	***($1,382,573.12)***
EXPENDITURES						
Salaries	263,600.67	1,293,473.45	$3,503,105.00	$2,209,631.55	63.08%	***$3,301,523.45***
Benefits	69,444.99	333,455.36	$888,375.00	$554,919.64	62.46%	***$785,223.54***
	333,045.66	1,626,928.81	$4,391,480.00	$2,764,551.19	62.95%	***$4,086,746.99***
Travel and training	841.10	11,439.04	$48,430.00	$36,990.96	76.38%	***$33,156.87***
Vehicle allowance, maintenance and repairs	203.94	6,893.96	$59,150.00	$52,256.04	88.34%	***$127,192.78***
Utilities and Fuel	467,334.38	1,790,885.05	$3,378,490.00	$1,587,604.95	46.99%	***$3,404,464.55***
Materials and supplies	33,561.56	91,435.89	$288,980.00	$197,544.11	68.36%	***$245,997.38***
Maintenance and repairs	9,220.81	70,347.47	$220,000.00	$149,652.53	68.02%	***$201,527.01***
Rents and leases			$100,000.00	$100,000.00	100.00%	***$100,000.00***
Financial expenses		154.16	$0.00	($154.16)	0.00%	***$546.43***
Purchased and contracted services	467,443.61	1,332,013.77	$4,957,850.00	$3,625,836.23	73.13%	***$4,851,366.11***
Transfer to own funds		1,300,000.00	$1,340,000.00	$40,000.00	2.99%	***$1,368,438.81***
Capital expense	98.20	6,839.49	$50,700.00	$43,860.51	86.51%	***$28,024.33***
Depreciation			$0.00	$0.00	0.00%	***$9,834,124.44***
Gain/Loss on Disposal of Capital Assets			$0.00	$0.00	0.00%	***$47.15***
	978,703.60	4,610,008.83	$10,443,600.00	$5,833,591.17	55.86%	***$20,194,885.86***
	1,311,749.26	6,236,937.64	$14,835,080.00	$8,598,142.36	57.96%	***$24,281,632.85***
NET (REVENUE)/EXPENDITURE	**1,166,563.43**	**5,862,176.36**	**$13,553,630.00**	**$7,691,453.64**	**56.75%**	$22,899,059.73

City of Sault Ste Marie
ENGINEERING
For the Five Months Ending May 31, 2014

Department	MAY	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem	*2013 Actual*
REVENUE						
Fees and user charges	($651.66)	($3,775.16)	($14,500.00)	($10,724.84)	73.96%	***($19,783.93)***
Government grants			($35,000.00)	($35,000.00)	100.00%	***($42,006.70)***
Other income		(600.00)	$0.00	$600.00	0.00%	***($13,372.96)***
	(651.66)	(4,375.16)	($49,500.00)	($45,124.84)	91.16%	***($75,163.59)***
EXPENDITURES						
Salaries	158,586.02	790,508.29	$2,172,100.00	$1,381,591.71	63.61%	***$2,055,294.75***
Benefits	42,471.86	208,100.79	$554,560.00	$346,459.21	62.47%	***$480,553.54***
	201,057.88	998,609.08	$2,726,660.00	$1,728,050.92	63.38%	***$2,535,848.29***
Travel and training		2,218.03	$11,160.00	$8,941.97	80.13%	***$9,386.89***
Vehicle allowance, maintenance and repairs	88.95	3,542.19	$50,850.00	$47,307.81	93.03%	***$52,611.96***
Utilities and Fuel	44,876.26	198,343.51	$392,400.00	$194,056.49	49.45%	***$382,309.45***
Materials and supplies	19,315.00	47,840.29	$189,770.00	$141,929.71	74.79%	***$138,229.54***
Maintenance and repairs	9,220.81	70,347.47	$220,000.00	$149,652.53	68.02%	***$201,527.01***
Purchased and contracted services	14,384.24	46,686.73	$131,450.00	$84,763.27	64.48%	***$141,085.22***
Transfer to own funds			$40,000.00	$40,000.00	100.00%	***$68,438.81***
Capital expense	98.20	6,715.89	$48,000.00	$41,284.11	86.01%	***$26,383.03***
	87,983.46	375,694.11	$1,083,630.00	$707,935.89	65.33%	***$1,019,971.91***
	289,041.34	1,374,303.19	$3,810,290.00	$2,435,986.81	63.93%	***$3,555,820.20***
NET (REVENUE)/EXPENDITURE	288,389.68	1,369,928.03	$3,760,790.00	$2,390,861.97	63.57%	$3,480,656.61

City of Sault Ste Marie
BUILDING SERVICES
For the Five Months Ending May 31, 2014

Department	MAY	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem	*2013 Actual*
REVENUE						
Fees and user charges		($885.00)	$0.00	$885.00	0.00%	***($3,110.99)***
Other income			$0.00	$0.00	0.00%	***($108.68)***
		(885.00)	$0.00	$885.00	0.00%	***($3,219.67)***
EXPENDITURES						
Salaries	39,120.87	207,684.57	$501,210.00	$293,525.43	58.56%	***$494,305.97***
Benefits	11,319.04	52,485.41	$128,765.00	$76,279.59	59.24%	***$125,122.20***
	50,439.91	260,169.98	$629,975.00	$369,805.02	58.70%	***$619,428.17***
Utilities and Fuel	44,095.70	195,688.62	$362,400.00	$166,711.38	46.00%	***$366,384.32***
Materials and supplies	10,882.37	25,464.82	$57,020.00	$31,555.18	55.34%	***$57,782.95***
Maintenance and repairs	9,220.81	70,347.47	$220,000.00	$149,652.53	68.02%	***$201,527.01***
Purchased and contracted services	14,384.24	46,667.13	$115,850.00	$69,182.87	59.72%	***$128,456.81***
Capital expense		1,046.77	$4,000.00	$2,953.23	73.83%	***$1,979.37***
	78,583.12	339,214.81	$759,270.00	$420,055.19	55.32%	***$756,130.46***
	129,023.03	599,384.79	$1,389,245.00	$789,860.21	56.86%	***$1,375,558.63***
NET (REVENUE)/EXPENDITURE	**129,023.03**	**598,499.79**	**$1,389,245.00**	**$790,745.21**	**56.92%**	$1,372,338.96

City of Sault Ste Marie
BUILDING PERMIT/INSPECTION
For the Five Months Ending May 31, 2014

Department	MAY	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem	*2013 Actual*
REVENUE						
Fees and user charges	($138,384.17)	($288,723.12)	($936,600.00)	($647,876.88)	69.17%	***($1,152,341.31)***
Contribution from own funds			($184,100.00)	($184,100.00)	100.00%	***($37,491.12)***
	(138,384.17)	(288,723.12)	($1,120,700.00)	($831,976.88)	74.24%	***($1,189,832.43)***
EXPENDITURES						
Salaries	64,541.12	305,098.60	$816,635.00	$511,536.40	62.64%	***$742,500.55***
Benefits	17,382.28	78,984.05	$202,915.00	$123,930.95	61.08%	***$184,193.45***
	81,923.40	384,082.65	$1,019,550.00	$635,467.35	62.33%	***$926,694.00***
Travel and training	841.10	6,499.71	$24,880.00	$18,380.29	73.88%	***$19,782.27***
Vehicle allowance, maintenance and repairs	114.99	3,347.04	$8,000.00	$4,652.96	58.16%	***$74,071.80***
Utilities and Fuel		2,389.43	$18,300.00	$15,910.57	86.94%	***$5,049.32***
Materials and supplies	10,642.14	24,993.85	$77,415.00	$52,421.15	67.71%	***$88,350.47***
Rents and leases			$100,000.00	$100,000.00	100.00%	***$100,000.00***
Financial expenses		154.16	$0.00	($154.16)	0.00%	***$546.43***
Capital expense		123.60	$1,500.00	$1,376.40	91.76%	***$1,024.93***
	11,598.23	37,507.79	$230,095.00	$192,587.21	83.70%	***$288,825.22***
	93,521.63	421,590.44	$1,249,645.00	$828,054.56	66.26%	***$1,215,519.22***
NET (REVENUE)/EXPENDITURE	(44,862.54)	132,867.32	$128,945.00	($3,922.32)	(3.04%)	$25,686.79

Clty of Sault Ste Marie
PLANNING
For the Five Months Ending May 31, 2014

Department	MAY	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem	*2013 Actual*
REVENUE						
Fees and user charges	($6,150.00)	($49,525.00)	($111,250.00)	($61,725.00)	55.48%	***($116,375.02)***
Government grants		(30,138.00)	$0.00	$30,138.00	0.00%	***($1,167.08)***
Other income		(2,000.00)	$0.00	$2,000.00	0.00%	***($35.00)***
	(6,150.00)	(81,663.00)	($111,250.00)	($29,587.00)	26.60%	***($117,577.10)***
EXPENDITURES						
Salaries	40,473.53	197,866.56	$514,370.00	$316,503.44	61.53%	***$503,728.15***
Benefits	9,590.85	46,370.52	$130,900.00	$84,529.48	64.58%	***$120,476.55***
	50,064.38	244,237.08	$645,270.00	$401,032.92	62.15%	***$624,204.70***
Travel and training		2,721.30	$12,390.00	$9,668.70	78.04%	***$3,987.71***
Vehicle allowance, maintenance and repairs		4.73	$300.00	$295.27	98.42%	***$509.02***
Materials and supplies	1,254.41	7,401.51	$21,795.00	$14,393.49	66.04%	***$19,417.37***
Purchased and contracted services	4,588.54	8,374.33	$26,400.00	$18,025.67	68.28%	***$20,157.87***
Capital expense			$1,200.00	$1,200.00	100.00%	***$616.37***
	5,842.95	18,501.87	$62,085.00	$43,583.13	70.20%	***$44,688.34***
	55,907.33	262,738.95	$707,355.00	$444,616.05	62.86%	***$668,893.04***
NET (REVENUE)/EXPENDITURE	**49,757.33**	**181,075.95**	**$596,105.00**	**$415,029.05**	**69.62%**	**$551,315.94**

City of Sault Ste Marie
ENGINEERING - OTHER
For the Five Months Ending May 31, 2014

Department	MAY	YTD Actual	YTD Budget	Variance	Percentage Budget-Rem	*2013 Actual*
REVENUE						
EXPENDITURES						
Utilities and Fuel	$422,458.12	$1,590,152.11	$2,967,790.00	$1,377,637.89	46.42%	***$3,017,105.78***
Materials and supplies	2,350.01	11,200.24	$0.00	($11,200.24)	0.00%	***$0.00***
Purchased and contracted services	448,470.83	1,276,952.71	$4,800,000.00	$3,523,047.29	73.40%	***$4,690,123.02***
Transfer to own funds		1,300,000.00	$1,300,000.00	$0.00	0.00%	***$1,300,000.00***
Depreciation			$0.00	$0.00	0.00%	***$9,834,124.44***
Gain/Loss on Disposal of Capital Assets			$0.00	$0.00	0.00%	***$47.15***
	873,278.96	4,178,305.06	$9,067,790.00	$4,889,484.94	53.92%	***$18,841,400.39***
	873,278.96	4,178,305.06	$9,067,790.00	$4,889,484.94	53.92%	***$18,841,400.39***
NET (REVENUE)/EXPENDITURE	873,278.96	4,178,305.06	$9,067,790.00	$4,889,484.94	53.92%	$18,841,400.39

Malcolm White

From: AMO Communications <communicate@amo.on.ca>
Sent: Tuesday, June 24, 2014 5:16 PM
To: Malcolm White
Subject: Policy Update - New Provincial Cabinet Named

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

June 24, 2014

New Provincial Cabinet Named

Today Premier Kathleen Wynne appointed her new Cabinet following the June 12th provincial election. The majority of the new Ministers have served in Cabinet previously but there is some portfolio movement between Ministries. The full list of Cabinet Ministers are listed at the end of this update as all of them have responsibilities that touch municipal governments in either a policy, regulatory, or program manner.

AMO is pleased that a former municipally elected official has been given the Municipal Affairs and Housing portfolio. The Honourable Ted McMeekin is a long standing MPP and former Councillor, City of Hamilton. We look forward to working with Minister McMeekin and his staff under the Memorandum of Understanding Agreement between AMO and the Province. There are numerous municipal priorities that arise from other Ministries and we will look for his leadership at Cabinet to bring them forward.

July 2nd will be the Throne Speech followed by the introduction of the Budget Bill. Legislative rules provide for specific minimum debate times for both. The Premier has confirmed that the Budget Bill (Bill 194) which was introduced in May and which precipitated the election will be reintroduced as originally tabled. We will be monitoring and evaluating this initial short session. We will also be reaching out to Cabinet Ministers that hold priority portfolio matters for municipal governments.

Of particular interest is the implementation of provincial infrastructure program dollars within the $29 billion over four years for its transportation and transit commitment. This includes the $100 million for the Critical Municipal Infrastructure Fund (previously referred to as the Small Urban, Rural and Northern Fund). It also provides for Ontario and Canada to work on the mechanics for the Build Canada Fund and its Small Communities Component. With the provincial election over, there is a short window available for infrastructure project submissions and the requisite government evaluation but first the details of the various programs' design must be confirmed and conveyed to municipalities. AMO is anxious that we find a way to make all of this work administratively so that municipal projects can proceed. With pending municipal elections in the fall, there is some urgency. AMO will keep members posted on what the new Cabinet construct (Ministry of Economic, Development and Infrastructure and Ministry of Transportation) may mean for this.

In addition, AMO's Board is looking for the introduction of the *Highway Traffic Act* amendment that provided for improved collection tools for unpaid traffic fines. While all Parties supported it in principle, it did not proceed to Standing Committee. AMO believes that this could be an early Bill for re-introduction. The Board is also looking to the new Minister of Environment and Climate Change for an early discussion on waste reduction legislation (formerly Bill 91) that could benefit from some tweaks that would better define the municipal role before it is reintroduced.

AMO's Board is also expecting that the Premier will, as she said in correspondence during the election, commit to discussions on the accountability and transparency legislation that missed the pre-consultation phase when it was introduced in March.

The Budget Bill also made commitments for $42 million enhancement for Community Homelessness Prevention and $25 million for cycling and we will want to have discussions with the lead Ministers about implementation.

In addition, AMO is looking for priority discussions on legislative change to joint and several, and the completion of the Provincial Land tax reform project. Other important matters relate to the OMPF, cost of emergency services, OPP Billing, Development Charges, cost of energy, social assistance reform, Power Dam Special Payment, interest arbitration, land use planning, among others.

The Provincial Cabinet Sworn in Today

- Kathleen Wynne, Premier and Minister of Intergovernmental Affairs
- Jim Bradley, Chair of Cabinet and Deputy Government House Leader
- Michael Chan, Minister of Citizenship, Immigration and International Trade
- Bob Chiarelli, Minister of Energy
- Michael Coteau, Minister of Tourism, Culture and Sport
- Dipika Damerla, Associate Minister of Health and Long Term Care (Long Term Care + Wellness)
- Brad Duguid, Minister of Economic Development, Employment and Infrastructure
- Kevin Flynn, Minister of Labour
- Michael Gravelle, Minister of Northern Development and Mines
- Dr. Eric Hoskins, Minister of Health and Long-Term Care
- Mitzie Hunter, Associate Minister of Finance (Ontario Retirement Pension Plan)
- Dr. Helena Jaczek, Minister of Community and Social Services
- Jeff Leal, Minister of Agriculture, Food and Rural Affairs
- Tracy MacCharles, Minister of Children and Youth Services/Responsible for Women's Issues
- Deb Matthews, Deputy Premier, Treasury Board President, Minister Responsible for the Poverty Reduction Strategy
- Bill Mauro, Minister of Natural Resources and Forestry
- Ted McMeekin, Minister of Municipal Affairs and Housing
- Madeleine Meilleur, Attorney General, Minister Responsible for Francophone Affairs
- Reza Moridi, Minister of Research + Innovation, Minister of Training, Colleges + Universities
- Glen Murray, Minister of the Environment and Climate Change
- Yasir Naqvi, Minister of Community Safety + Correctional Services, Government House Leader
- David Orazietti, Minister of Government and Consumer Services
- Liz Sandals, Minister of Education
- Mario Sergio, Minister Responsible for Seniors Affairs
- Charles Sousa, Minister of Finance
- David Zimmer, Minister of Aboriginal Affairs

AMO Contact: Monika Turner, Director of Policy, E-mail: mturner@amo.on.ca, 416.971.9856 ext. 318.

PLEASE NOTE AMO Breaking News will be broadcast to the member municipality's council, administrator and clerk. Recipients of the AMO broadcasts are free to redistribute the AMO broadcasts to other municipal staff as required. We have decided to not add other staff to these broadcast lists in order to ensure accuracy and efficiency in the management of our various broadcast lists.

DISCLAIMER These are final versions of AMO documents. AMO assumes no responsibility for any discrepancies that may have been transmitted with the electronic version. The printed versions of the documents stand as the official record.

Accountability Act Introduced Today

07/08/2014

The Premier's commitment to introduce new rules on transparency and accountability for the Province again captures other parts of the broader public sector, including municipal governments.

In response to the Association's letter to all the party leaders during the election, the Liberal Party stated with respect to the Accountability Act, that: "Ontario Liberals remain committed to expanding accountability in the public sector. If we form another government, we will work with AMO and the entire Broader Public Service to identify the best ways to expand accountability and give Ontarians confidence in their public service".

AMO President Russ Powers wants the Association's membership to know that AMO is very concerned that it has not been given any opportunity to work with the government prior to the Act's reintroduction. A request for an urgent meeting has been sent to the Premier. "This government has an outstanding track record of pre-consulting and getting input and feedback, so this is an extremely surprising and disappointing situation" says the AMO President.

We have been advised that this re-introduced Bill has been amended to address another area but apparently there is no change to the municipal government section. If the Bill introduced today is identical to the one previously introduced, then:

- A municipal government must appoint a municipal Ombudsman, no matter its size and if it does not, then the Provincial Ombudsman becomes the municipal Ombudsman by default. The Municipal Act currently describes the function of an Ombudsman (S.223.13.(1)) as reporting to a council on an investigation of any decision or recommendation made or act done or omitted in the course of the administration of the municipality. Investigations can be triggered by individuals or by the designated Ombudsman.
- Even if there is a municipally appointed local ombudsman, the Ontario Ombudsman would have the jurisdiction to investigate complaint(s) after a municipal Ombudsman has completed and reported on a complaint of maladministration or decides a complaint has no merit and dismisses it. In practice, this means an investigation undertaken by an independent ombudsman is not necessarily the last stop. It would also permit the Ontario Ombudsman to undertake a systemic investigation where she/he believes there is a more universal maladministration issue than in just one municipality.
- In terms of closed meeting investigations, there is no change to the appointment of an investigator. In other words, the current default model continues such that if no one is appointed by the Council then the provincial Ombudsman has jurisdiction. However, as above for maladministration complaints, there will be an 'appeal' process to the Provincial Ombudsman.
- For those municipal governments who do not appoint and by default fall under the services of the Ontario Ombudsman, there is no ability to have a review of his/her decision. In other words, there is no ability to have the decision of the Ontario Ombudsman

Contact

Monika Turner
Director of Policy
mturner@amo.on.ca
T 416.971.9856 ext. 318
TF 1.877.426.6527
F 416.971.6191

reviewed.
- The Bill also does not scope in anyway the review of a municipal ombudsman or closed meeting investigation.
- There is no change to the legislative function of either an ombudsman or closed meeting investigation. The law continues to require that the function of these positions be independent and impartial; to maintain confidentiality and have credible investigative processes.
- In terms of application to local boards, AMO was advised that the original Bill would not capture police services boards, library boards, boards of health, boards of long-term care and Children's Aid Societies and municipal corporations created under S. 203 of the Municipal Act.
- This means that these entities would remain out of the jurisdiction of any closed meeting investigator or ombudsman. At the time the Ontario Ombudsman had been promoting that his Office would have jurisdiction for these boards. AMO received written confirmation in the spring from the Minister of the day that Ontario's Ombudsman would not oversee them. We assume that this has not changed; however, we do not have a copy of the Bill nor its intended regulations to ascertain this.

The additional oversight approach contained in this Bill suggests that all the closed meeting investigators – all learned professionals, including lawyers, are not trusted. Yet, there has been no evidence provided by the government that in its eyes the system is not functioning to meet the existing Acts' provisions for independence and impartiality, confidentiality and a credible investigative process.

Again, we call on the Province to engage in active discussion with us before this legislation proceeds any further.

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Heads UP Alert
keeping members informed.

July 3rd, 2014

2014 Throne Speech Affirms Pre-Election Commitments

Significant Investments in Infrastructure, Transportation, and Public Transit

Earlier today, Lieutenant Governor David Onley presented the new Ontario government's Speech from the Throne.

The commitments outlined in the speech mirrored those found in the pre-election budget. OGRA is happy to see that the government has made it a priority to build infrastructure and a modern transportation network.

Relevant highlights include:

- $130 billion on public infrastructure over the next decade on new hospitals, schools, undergraduate campuses, safer roads, better public transit, and all-day, two-way GO Regional Express Rail;
- $29 billion over the next 10 years for public transit, transportation infrastructure, and other priority infrastructure projects across the province;
    - $15 billion has been allocated for the Greater Toronto and Hamilton Area; and
    - $14 billion for the rest of Ontario;
- $1 billion to build a road link to the remote resource-rich Ring of Fire region in Northern Ontario. This money is no longer contingent on receiving matching funds from the federal government;
- Reaffirming the commitment to making Ontario fully accessible by 2025; and
- Reintroducing the Public Sector and MPP Accountability and Transparency Act.

OGRA is pleased that the Government of Ontario will continue to address the infrastructure deficit in the province. OGRA remains hopeful that municipalities would be afforded the authority to pursue new revenue tools to address local needs. Such responsibility would reflect the fact that local governments are the most responsive, transparent order of government in Canada. OGRA will continue to advocate for this right in the future.

ONTARIO GOOD ROADS ASSOCIATION
1525 Cornwall Road, Unit 22 Oakville L6J 0B2
289-291-OGRA (6472)
www.ogra.org

Working for Municipalities

Heads UP Alert
keeping members informed.

June 24th, 2014

OGRA Welcomes Newly Appointed Cabinet

The Ontario Good Roads Association (OGRA) would like to welcome the following Members of the Legislative Assembly of Ontario to their new ministerial portfolios.

- The Honourable Ted McMeekin, Minister of Municipal Affairs and Housing
- The Honourable Steven Del Duca, Minister of Transportation
- The Honourable Brad Duguid, Minister of Economic Development, Employment, and Infrastructure

OGRA looks forward to continuing its successful relationship with the Ministry of Transportation as well as the newly-formed Ministry of Economic Development, Employment, and Infrastructure. In previous years, OGRA met with government officials to advocate for dedicating the PST portion of fuel sales to transit and infrastructure funding. This initiative was proposed in the government's spring budget and OGRA hopes that it will be implemented this summer.

"The Transportation portfolio is a tough but strategic one. OGRA welcomes the newly appointed Minister of Transportation, as well as previous Ministers in their new portfolios. Together we can continue our efforts to meet our shared mandates" said Tom Bateman, OGRA President.

"Working with new Ministers to serve our members is something OGRA has done in the past and will continue to do. New partnerships mean new opportunities for Ontario's municipalities" said OGRA Executive Director, Joe Tiernay.

The mandate of the Ontario Good Roads Association is to represent the infrastructure interests of municipalities through advocacy, consultation, training and the delivery of identified services.

ONTARIO GOOD ROADS ASSOCIATION
22 – 1525 CORNWALL ROAD, OAKVILLE, ON, L6J 0B2
TEL: (289) 291-6472 FAX: (289) 291-6477 EMAIL: info@ogra.org

Malcolm White

From: Kim Vaudry on behalf of City Clerk
Sent: Friday, June 27, 2014 8:32 AM
To: Malcolm White
Subject: FW: The Welfare of Honeybees

From: Beatrice Olivastri, Friends of the Earth Canada [mailto:beatrice=foecanada.org@mail83.us4.mcsv.net] **On Behalf Of** Beatrice Olivastri, Friends of the Earth Canada
Sent: Thursday, June 26, 2014 8:52 PM
To: City Clerk
Subject: The Welfare of Honeybees

Friends of the Earth requests your urgent attention View this email in your browser

Friends of the Earth
Les Ami(e)s de la Terre

Dear Malcolm White,



Friends of the Earth requests your urgent attention to the welfare of honey bees and other pollinators that are so necessary for our own well-being. One municipality, Prince Edward County, has passed a resolution with a number of leadership steps including discontinuing use of Neonicotinoid (neonics) products on municipal properties. Friends of the Earth's report, Gardeners Beware 2014, provides strong evidence for the need to act on landscaping and garden related services. Flowering plants promoted as bee-friendly are widely treated with neonicotinoids. You can see our media release with links to the report for your consideration. Here is a copy of Prince Edward County's resolution.

We hope your council will consider taking practical steps to protect bees and other pollinators by requiring service providers and contractors to cease all use of

neonicotinoid products.

Yesterday, the tide on neonic use began to turn with the announcement by Home Depot they will begin efforts to stop use of neonics. I hope we can count on you and your colleagues to take appropriate steps as well. Please do let us know if we can assist in any way.

Sincerely,



Beatrice Olivastri
Chief Executive Officer

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Municipalities

Our mailing address is:
Friends of the Earth
200-251 Bank Street
Ottawa, ON K2P 1X3
Canada

Add us to your address book

unsubscribe from this list update subscription preferences

Resolution in Support of Bee Health
by the County of Prince Edward, May 15, 2014

Motion CW-122-2014 as Amended was further amended by Council Motion 2014-189 as Amended at the meeting held on May 27, 2014 to read as follows:

THAT the report of the Corporate Services and Finance Commission dated May 15, 2014, regarding Response to April 10, 2014 Deputation on Neonicotinoid Use, be received; and

THAT the following resolution be approved:

WHEREAS agriculture is a foundation of our municipality;

WHEREAS Prince Edward County is committed to policy decisions that promote the health of its citizens and the viability of its farming community;

WHEREAS the issue of bee health is a serious one for beekeepers, farmers and consumers alike;

WHEREAS there appears to be evidence that Neonicotinoid crop treatments present a growing danger to the health of our environment and the future of agriculture, and play a role in the reduction of the bee and butterfly population;

WHEREAS many groups, agencies and authorities worldwide, are investigating the use of Neonicotinoid crop treatments;

WHEREAS new seed lubricants are commercially available as a replacement to the talc and graphite lubricants traditionally used, to assist in the planting of corn and soybeans;

NOW THEREFORE BE IT RESOLVED THAT:

1. We call on the provincial and federal governments to declare a moratorium surrounding the use of Neonicotinoid crop treatments, as soon as possible, pending further study;

2. We support the Health Canada requirement, and we urge local farmers to utilize the new commercially available seed lubricants during hte 2014 planting season when using seed coated in Neonicotinoid crop treatments, if appropriate, to their farm equipment;

3. The County show local leadership in this regard by discontinuing use of Neonicotinoid products on municipal property immediately;

4. The County consider creating funding for the inclusion of the planting of bee and butterfly friendly spaces on appropriate County property in the 2015 budget;

5. This resolution be circulated to other municipalities through the Association of Municipalities of Ontario, to request their support on this serious issues, and further;

6. This resolution be forwarded to the Right Honourable Stephen Harper, The Honourable Gerry Ritz, Federal Minister of Agriculture and Agri-Food, The Honourable Rona Ambrose, Federal Minister of

Health, Federal MP Daryl Kramp, Federal Opposition Members at this time, and the Premier of Ontario, provincial Minister of Agriculture and local Provincial MPP immediately after the Provincial Election.

7. Until such time as a moratorium is enacted where an agronomic assessment shows particular fields to be at minimal risk of damage from soil insects, we urge farmers to order seed not treated with insecticide for the 2015 growing season, and we urge seed companies to make adequate supplies available.

CARRIED

June 25, 2014

Premier Kathleen Wynne
Legislative Building, Room 281
Queen's Park
Toronto, ON
M7A1A1

Dear Hon. Kathleen Wynne;

Re: Call for a Formation of Small and Rural School Alliance

At the regular meeting of Council held on June 25, 2014, the Council of the Town of Penetanguishene passed a resolution which calls for a formation of Small and Rural School Alliance.

Please find enclosed a copy of the above noted resolution which indicates the call for support of this resolution from all small town and rural Ontario municipalities that face or have faced the possibility of school closures within their municipality and that these small town and rural Ontario municipalities jointly lobby for a moratorium on all school closures until such time that the administrative process on accommodation reviews is completed by the Provincial Government.

If you require further information, please do not hesitate to contact the undersigned at 705-549-7453 or gmarshall@penetanguishene.ca.

Most Sincerely,

Gerry Marshall, Mayor
Town of Penetanguishene

/kg

Encl.

cc. Hon. Liz Sandals, Minister of Education
Hon. Jeff Leal, Minister of Rural Affairs
The Federation of Northern Ontario Municipalities
The Association of Ontario Small Urban Municipalities
MPP Garfield Dunlop
MP Bruce Stanton

Regular Meeting of Council
June 25, 2014

Moved By: Councillor Daryl O'Shea
Seconded By: Deputy Mayor Patrick Marion

WHEREAS Education is one of the largest assets that a municipality can provide to its residents in terms of offering quality of life and quality of community;

AND WHEREAS one of the challenges that small town and rural communities face are closures of both elementary and high schools in their communities;

AND WHEREAS the levels of Educational service and costs associated with said services are funded by the Province of Ontario;

AND WHEREAS the Ontario Government has not directly consulted nor communicated with small town rural Ontario municipalities being serviced by the School Boards in regards to school closures;

AND WHEREAS these potential closures are subject to an administrative School Board process called an Accommodation Review Committee (ARC);

AND WHEREAS there is lack of public trust in the Accommodation Review process as School Boards are not being held accountable for the recommendations of the ARC;

AND WHEREAS there is support from other small and rural municipalities to jointly lobby for a moratorium on all school closures until such time that the administrative process on accommodation reviews is completed by the Provincial Government;

NOW THEREFORE BE IT RESOLVED THAT the Town of Penetanguishene request the support of this resolution from all small town and rural Ontario municipalities that face or have faced the possibility of school closures within their municipalities;

AND THAT the Mayor is authorized to reach out to interested communities to form an alliance to approach the Provincial Government via the Ministry of Education and Ministry of Rural Affairs on this issue;

AND FURTHER THAT this joint effort request meetings with the Minister of Education and Minister of Rural Affairs at the upcoming Association of Municipalities of Ontario Conference to represent all supporting municipalities to clearly and directly communicate to the Province the concerns with the policies of local School Boards in reference to ARC processes;

AND FURTHER THAT said municipalities are encouraged to forward letters in support of this resolution to the Premier, Minister of Education, Minister of Rural Affairs, the

Association of Municipalities of Ontario, the Federation Northern Ontario Municipalities, the association of Ontario Small Urban Municipalities and local Members of Provincial Parliament;

AND FINALLY THAT this resolution be forwarded to the appropriate government agencies and communities as outlined within.

CARRIED.

Mayor Gerry Marshall

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: Tasha Vaccio TELEPHONE: 942-2919

ADDRESS: 496 Queen St. POSTAL CODE: P6A 1Z8

The above person hereby makes application for the closing of

Queen Street

(Name of street to be closed)

from East St. to Brock St.

(reference points - street numbers, cross streets, etc.)

on the 8 day of August, 2014 from 9 am/pm to 12 am/pm

for the purpose of Emergency Music Festival

APPROVALS SECTION:

1. Police Services, Traffic Dept.
   Telephone 949-6300 ext 348
   Fax 759-7820
   580 Second Line East

   Sgt R. Maghan # 269 JUL 06 2014

   Signature of Official

2. Fire Services/Emergency Medical Services (EMS)
   Telephone 949-3335/949-3387
   Fax 949-2341
   72 Tancred Street

   Signature of Official

3. Public Works & Transportation Dept.
   Telephone 541-7000
   Fax 541-7010
   128 Sackville Road

   Signature of Official

4. Transit/Parking
   Telephone 759-5320
   Fax 759-5834
   111 Huron Street

   Signature of Official

5. Central Ambulance Communication Centre (C.A.C.C.)
   Telephone 946-1227
   Fax 945-6883
   65 Old Garden River Road

   Signature of Official

6. Downtown Association
   Telephone 942-2919
   Fax 942-6368
   496 Queen Street East
   (QUEEN STREET CLOSINGS ONLY)

   Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____, _____
(date) (By-law No.)

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: Tasha Vanpio TELEPHONE: 942-2919

ADDRESS: 496 Queen St. POSTAL CODE: P6A 1Z8

The above person hereby makes application for the closing of

Queen Street

(Name of street to be closed)

from East St. to Brock St.

(reference points - street numbers, cross streets, etc.)

on the 2 day of August, 2014 from 9 am/pm to 12 am/pm

for the purpose of Emergency Music Festival

APPROVALS SECTION:

1. Police Services, Traffic Dept.
   Telephone 949-6300 ext 348
   Fax 759-7820
   580 Second Line East

   Signature of Official

2. Fire Services/Emergency Medical Services (EMS)
   Telephone 949-3335/949-3387
   Fax 949-2341
   72 Tancred Street

   Signature of Official

3. Public Works & Transportation Dept.
   Telephone 541-7000
   Fax 541-7010
   128 Sackville Road

   Signature of Official

4. Transit/Parking
   Telephone 759-5320
   Fax 759-5834
   111 Huron Street

   Signature of Official

5. Central Ambulance Communication Centre (C.A.C.C.)
   Telephone 946-1227
   Fax 945-6883
   65 Old Garden River Road

   Signature of Official

6. Downtown Association
   Telephone 942-2919
   Fax 942-6368
   496 Queen Street East
   (QUEEN STREET CLOSINGS ONLY)

   Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____, _____
(date) (By-law No.)

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: Tasha Vanpio TELEPHONE: 942-2919

ADDRESS: 496 Queen St. POSTAL CODE: P6A 1Z8

The above person hereby makes application for the closing of

Queen Street

(Name of street to be closed)

from East St. to Brock St.

(reference points - street numbers, cross streets, etc.)

on the 9 day of August, 2014 from 9 am/pm to 12 am/pm

for the purpose of Emergency Music Festival

APPROVALS SECTION:

1. Police Services, Traffic Dept.
   Telephone 949-6300 ext 348
   Fax 759-7820
   580 Second Line East

   Signature of Official

2. Fire Services/Emergency Medical Services (EMS)
   Telephone 949-3335/949-3387
   Fax 949-2341
   72 Tancred Street

   Signature of Official

3. Public Works & Transportation Dept.
   Telephone 541-7000
   Fax 541-7010
   128 Sackville Road

   Signature of Official

4. Transit/Parking
   Telephone 759-5320
   Fax 759-5834
   111 Huron Street

   Signature of Official

5. Central Ambulance Communication Centre (C.A.C.C.)
   Telephone 946-1227
   Fax 945-6883
   65 Old Garden River Road

   Signature of Official

6. Downtown Association
   Telephone 942-2919
   Fax 942-6368
   496 Queen Street East
   (QUEEN STREET CLOSINGS ONLY)

   Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____, _____
(date) (By-law No.)

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: Tasha Varpio TELEPHONE: 942-2919

ADDRESS: 496 Queen St. POSTAL CODE: P6A 1Z8

The above person hereby makes application for the closing of

Queen St.

(Name of street to be closed)

from East Street to Brock Street

(reference points - street numbers, cross streets, etc.)

on the 9th day of August, 20 14 from 9 (am)/pm to 12 (am)/pm

for the purpose of Emergency Music Festival.

APPROVALS SECTION:

1. Police Services, Traffic Dept.
Telephone 949-6300 ext 348
Fax 759-7820
580 Second Line East

Signature of Official

2. Fire Services/Emergency Medical Services (EMS)
Telephone 949-3335/949-3387
Fax 949-2341
72 Tancred Street

Signature of Official

3. Public Works & Transportation Dept.
Telephone 541-7000
Fax 541-7010
128 Sackville Road

Signature of Official

4. Transit/Parking
Telephone 759-5320
Fax 759-5834
111 Huron Street

Signature of Official

5. Central Ambulance Communication Centre (C.A.C.C.)
Telephone 946-1227
Fax 945-6883
65 Old Garden River Road

Signature of Official

6. Downtown Association
Telephone 942-2919
Fax 942-6368
496 Queen Street East
(QUEEN STREET CLOSINGS ONLY)

Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____ _____
(date) (By-law No.)

JUN-13-2014 FRI 03:55 PM DOWNTOWN ASSOCIATION FAX:705 942 6368 P. 002/002

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: Tasha Vanpio TELEPHONE: 942-2919

ADDRESS: 496 Queen St. POSTAL CODE: P6A 1Z8

The above person hereby makes application for the closing of

Queen Street

(Name of street to be closed)

from East St. to Brock St.

(reference points - street numbers, cross streets, etc.)

on the 8 day of August, 2014 from 9 (am)/pm to 12 (am)/pm

for the purpose of Emergency Music Festival

APPROVALS SECTION:

1. Police Services, Traffic Dept.
   Telephone 949-6300 ext 348
   Fax 759-7820
   580 Second Line East

   Signature of Official

2. Fire Services/Emergency Medical Services (EMS)
   Telephone 949-3335/949-3387
   Fax 949-2341
   72 Tancred Street

   Signature of Official

3. Public Works & Transportation Dept.
   Telephone 541-7000
   Fax 541-7010
   128 Sackville Road

   Signature of Official

4. Transit/Parking
   Telephone 759-5320
   Fax 759-5834
   ~~111 Huron Street~~

   Signature of Official

5. Central Ambulance Communication Centre (C.A.C.C.)
   Telephone 946-1227
   Fax 945-6883
   65 Old Garden River Road

   Signature of Official

6. Downtown Association
   Telephone 942-2919
   Fax 942-6368
   496 Queen Street East
   (QUEEN STREET CLOSINGS ONLY)

   Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____, _____
(date) (By-law No.)

TEMPORARY STREET CLOSURE - APPLICATION FORM

Rosalie Chilelli / (705)542-6893

CONTACT NAME: Srdjan Vilotijevic TELEPHONE: (416) 992-0536
SSM Production Office

ADDRESS: Sault College - Essar Hall POSTAL CODE: P6B 4J3
443 Northern Ave.

The above person hereby makes application for the closing of

Albert Street & Gore Street
(Name of street to be closed)

Andrew Street → GORE St.

from Queen Street → to ALBERT St
(reference points - street numbers, cross streets, etc.)

on the 7th day of August, 2014 from 12 noon am/pm to 8 am/(pm)

for the purpose of Filming Scenes of 'Remember' - Atom Egoyan

APPROVALS SECTION:

1. Police Services, Traffic Dept.
Telephone 949-6300 ext 348
Fax 759-7820
580 Second Line East
#164
Signature of Official

2. Fire Services/Emergency Medical Services (EMS)
Telephone 949-3335/949-3387
Fax 949-2341
72 Tancred Street
Signature of Official

3. Public Works & Transportation Dept.
Telephone 541-7000
Fax 541-7010
128 Sackville Road
Signature of Official

4. Transit/Parking
Telephone 759-5320
Fax 759-5834
111 Huron Street
Signature of Official

5. Central Ambulance Communication Centre (C.A.C.C.)
Telephone 946-1227
Fax 945-6883
65 Old Garden River Road
Signature of Official

6. Downtown Association
Telephone 942-2919
Fax 942-6368
496 Queen Street East
(QUEEN STREET CLOSINGS ONLY)
Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____, _____
(date) (By-law No.)

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: Rosalie Chilelli / Srdjan Vilotijevic (705)542-6893 TELEPHONE: (416) 992-0536
SSM Production Office

ADDRESS: Sault College - Essar Hall 443 Northern Ave. POSTAL CODE: P6B 4J3

The above person hereby makes application for the closing of

Albert Street & Gore Street

(Name of street to be closed)

from Andrew Street → GORE St. Queen Street → to ALBERT St

(reference points - street numbers, cross streets, etc.)

on the 7th day of August, 2014 from 12 noon am/pm to 8 am/(pm)

for the purpose of Filming Scenes of 'Remember' - Atom Egoyan

APPROVALS SECTION:

1. Police Services, Traffic Dept.
Telephone 949-6300 ext 348
Fax 759-7820
580 Second Line East

Signature of Official

2. Fire Services/Emergency Medical Services (EMS)
Telephone 949-3335/949-3387
Fax 949-2341
72 Tancred Street

Signature of Official

3. Public Works & Transportation Dept.
Telephone 541-7000
Fax 541-7010
128 Sackville Road

Signature of Official

4. Transit/Parking
Telephone 759-5320
Fax 759-5834
111 Huron Street

Signature of Official

5. Central Ambulance Communication Centre (C.A.C.C.)
Telephone 946-1227
Fax 945-6883
65 Old Garden River Road

Signature of Official

6. Downtown Association
Telephone 942-2919
Fax 942-6368
496 Queen Street East
(QUEEN STREET CLOSINGS ONLY)

Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____ (date), _____ (By-law No.)

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: Rosalie Chilelli / Srdjan Vilotijevic (705)542-6893 TELEPHONE: (416) 992-0536
SSM Production Office

ADDRESS: Sault College - Essar Hall 443 Northern Ave. POSTAL CODE: P6B 4J3

The above person hereby makes application for the closing of

Albert Street & Gore Street
(Name of street to be closed)

from Andrew Street → GORE St. Queen Street → to ALBERT St
(reference points - street numbers, cross streets, etc.)

on the 7th day of August, 2014 from 12 noon am/pm to 8 am/(pm)

for the purpose of Filming scenes of 'Remember' - Atom Egoyan

APPROVALS SECTION:

1. Police Services, Traffic Dept.
Telephone 949-6300 ext 348
Fax 759-7820
580 Second Line East

Signature of Official

2. Fire Services/Emergency Medical Services (EMS)
Telephone 949-3335/949-3387
Fax 949-2341
72 Tancred Street

Signature of Official

3. Public Works & Transportation Dept.
Telephone 541-7000
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128 Sackville Road

Signature of Official

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Telephone 759-5320
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Telephone 946-1227
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65 Old Garden River Road

Signature of Official

6. Downtown Association
Telephone 942-2919
Fax 942-6368
496 Queen Street East
(QUEEN STREET CLOSINGS ONLY)

Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____, _____
(date) (By-law No.)

FAXED

The Royal Canadian Legion
Branch 25

P.O. Box 22040, Sault Ste. Marie, ON
Canada P6B 1Y4

Office: 705-945-8721
Lounge: 705-256-6921
Fax: 705-945-6372
Email: rclbranch25@shawbiz.ca

June 17, 2014

RECEIVED
CITY CLERK
JUN 23 2014
NO.: 52297
DIST: Agenda

City of Sault Ste. Marie
Municipal Clerk
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

To Whom It May Concern:

Regarding: Extension of Liquor Permit # 44404 August 16, 2014

Please be advised that the Royal Canadian Legion Branch 25 in Sault Ste. Marie will be hosting the Annual Horseshoe Tournament at their location 96 Great Northern Rd., Sault Ste. Marie, Ontario on August 16, 2014.

As per the AGCO application, we require a letter from you that states "no objection' to this extension. The letter may be sent to the above address attention Helen Stewart or e-mailed to: rclbranch25@shawbiz.ca

If you have comments or concerns, please contact the writer at (705) 945-8721.

Sincerely

Helen Stewart, Secretary
Royal Canadian Legion Branch 25

Joseph M. Fratesi, B.A., J.D. (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

2014 07 14

Mayor Debbie Amaroso and
Members of City Council

RE: STAFF TRAVEL REQUESTS

Dear Council:

The following staff travel request is presented to you for approval:

1. **Mike Nadeau – Social Services Department**
   NOSDA Face to Face Meeting
   September 2, 2014 – September 4, 2014
   Thunder Bay, ON
   Estimated total cost to the City - $ 1080.78
   Estimated net cost to the City - $ 1080.78

Yours truly,

JMF: bb

Joseph M. Fratesi
Chief Administrative Officer

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Tim Gowans, Manager of Purchasing**

DEPARTMENT: **Finance Department**

RE: **Tenders for Equipment**

PURPOSE

Attached hereto for your information and consideration are the summaries of the tenders received for the supply and delivery of various pieces of equipment required by the Public Works & Transportation Department.

BACKGROUND

The tender was publicly advertised and tender documents forwarded to all firms on our bidders lists. A public opening of the tenders was held June 25, 2014 with Councillor Lou Turco representing City Council.

ANALYSIS

The tenders received have been thoroughly evaluated and reviewed by Mr. Mike Blanchard, Manager of Equipment & Building Maintenance, and the low tendered prices, meeting specifications, have been indicated on their respective summaries.

IMPACT

On May 12, 2014, Council approved the PWT New Equipment Needs Report for 2014 with an allocation of $1,265,000.00 for the purchase of the equipment contained in this report.

The total purchase price for this equipment replacement is $1,174,337.75; H.S.T. extra.

STRATEGIC PLAN

This equipment replacement is not an activity listed in the Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated 2014 07 14 be received and that the tenders for the supply and delivery of various pieces of equipment in the total amount of $1,174,337.75 be awarded as follows:

One (1) 58000 GVW Tandem Truck c/w Plow, Wing, Harness & Dump Box	TMS Truck Centre Ltd.	$191,645.00
One (1) 58000 GVW Tandem Truck c/w Underbody Plow & Dump Box	TMS Truck Centre Ltd.	$163,214.00
One (1) Rear Discharge Spreader	Amaco Construction Equipment Inc.	$ 81,568.95
One (1) Municipal Tractor c/w Snowblowers, Plow, Sweeper & Sander	Work Equipment Ltd.	$156,885.00
One (1) Detachable Loader Mounted Snowblower	J.A. LaRue Inc.	$151,948.00
One (1) 13500 GVW Cab & Chassis	Maitland Ford Lincoln	$ 29,467.80
One (1) Portable Asphalt Hot Box	Amaco Construction Equipment Inc.	$ 21,987.00
One (1) Diesel Riding Mower c/w Front & Side Folding Mower Decks	Turf Care Products Canada Ltd.	$ 72,212.00
One (1) Utility Work Machine	McDowell Brothers Industries Inc.	$ 72,127.00
One(1) Wheel Loader	Tracks & Wheels Equipment Brokers Inc.	$233,283.00

Respectfully submitted,

Tim Gowans
Manager of Purchasing

Recommended for approval,

W. Freiburger, CPA, CMA
Commissioner of Finance & Treasurer

Recommended for approval,

Joseph M. Fratesi
Chief Administrative Officer

TG:nt

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $195,000.00

Received: June 25, 2014
File: 2014WA22T

SUMMARY OF TENDERS
ONE (1) 58000 GVW TANDEM TRUCK C/W PLOW, WING, HARNESS & 14' FOUR SEASONS TYPE DUMP BOX

Firm	Opt.	Make & Model	Delivery	Warranty	Total Tendered Price (including trade-in; H.S.T. extra)	Remarks
All North Truck Centre Sault Ste. Marie, ON	1	2015 Mack GU433 Northern Powertrain Equipment Pkg	150 w/days	1 yr/161,000 km Basic 7 yr/250,000 km Ext. Eng. 1 yr. Equip. Pkg.	$226,275.11	Meets Specifications
	2	2015 Mack GU433 Gin-Cor Equipment Pkg	150 w/days	1 yr/161,000 km Basic 7 yr/250,000 km Ext. Eng. 1 yr. Equip. Pkg.	$224,075.11	Meets Specifications
Lakeway Truck Centre Sault Ste. Marie, ON		2015 International 7500 SBA 6X4 Gin-Cor Equipment Pkg	130 w/days	1 yr/unlimited Basic 7 yr/250,000 km Ext. Eng. 1 yr. Equip. Pkg.	$198,264.93	Meets Specifications
TMS Truck Centre Ltd. Sault Ste. Marie, ON	1	2015 Freightliner 108 SD Gin-Cor Equipment Pkg	145 w/days	2 yr/unlimited Basic 7 yr/400,000 km Ext. Eng. 1 yr. Equip. Pkg.	$191,645.00	Meets Specifications Registration Extra
	2	2015 Freightliner 108 SD TENCO Equipment Pkg	145 w/days	2 yr/unlimited Basic 7 yr/400,000 km Ext. Eng. 1 yr. Equip. Pkg.	$188,523.20	Does not meet specifications Dump Box Sides smaller than required Registration Extra
	3	2015 Freightliner 108 SD Northern Powertrain Equipment Pkg	145 w/days	2 yr/unlimited Basic 7 yr/400,000 km Ext. Eng. 1 yr. Equip. Pkg.	$194,748.59	Meets Specifications Registration Extra

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be $195,017.95 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price which includes the Trade-In Allowance, submitted by TMS Truck Centre Ltd., for Option 1, be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $195,000.00

Received: June 25, 2014
File: 2014WA23T

SUMMARY OF TENDERS
ONE (1) 58000 GVW TANDEM TRUCK C/W UNDERBODY PLOW & 14' FOUR SEASONS TYPE DUMP BOX

Firm	Opt.	Make & Model	Delivery	Warranty	Total Tendered Price (including trade-in; H.S.T. extra)	Remarks
All North Truck Centre Sault Ste. Marie, ON	1	2015 Mack GU433 Northern Powertrain Equipment Pkg	150 w/days	1 yr/161,000 km Basic 7 yr/250,000 km Ext. Eng. 1 yr. Equip. Pkg.	$196,922.54	Meets Specifications
	2	2015 Mack GU433 Gin-Cor Equipment Pkg	150 w/days	1 yr/161,000 km Basic 7 yr/250,000 km Ext. Eng. 1 yr. Equip. Pkg.	$197,822.54	Meets Specifications
Lakeway Truck Centre Sault Ste. Marie, ON		2015 International 7500 SBA 6X4 Gin-Cor Equipment Pkg	130 w/days	1 yr/unlimited Basic 7 yr/250,000 km Ext. Eng. 1 yr. Equip. Pkg.	$169,593.04	Meets Specifications
TMS Truck Centre Ltd. Sault Ste. Marie, ON	1	2015 Freightliner 108 SD Gin-Cor Equipment Pkg	145 w/days	2 yr/unlimited Basic 7 yr/400,000 km Ext. Eng. 1 yr. Equip. Pkg.	$163,214.00	Meets Specifications Registration Extra
	2	2015 Freightliner 108 SD Northern Powertrain Equipment Pkg	145 w/days	2 yr/unlimited Basic 7 yr/400,000 km Ext. Eng. 1 yr. Equip. Pkg.	$163,845.54	Meets Specifications Registration Extra

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be $166,086.57 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price which includes the Trade-In Allowance, submitted by TMS Truck Centre Ltd., for Option 1, be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $80,000.00

Received: June 25, 2014
File: 2014WA24T

SUMMARY OF TENDERS
ONE (1) REAR DISCHARGE SPREADER

Firm	Make & Model	Delivery	Warranty	Total Tendered Price (H.S.T. extra)	Remarks
Amaco Construction Equipment Inc. MIssissauga, ON	2014 Aebi-Schmidt Stratos II	70-90 w/days	1 year	$81,568.95	Meets Specifications with Minor Variances
Northern Power Train Sault Ste. Marie, ON	2014 HiWay Larochelle Xzalt X2 06SLISS	30 w/days	13 months/2000 hrs	$82,670.21	Meets Specifications with Minor Variances
Joe Johnson Equipment Inc. Innisfil, ON	2014 Epoke 4902	120-180 w/days	1 year	$119,900.00	Meets Specifications

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be $83,004.56 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price, submitted by Amaco Construction Equipment Inc., be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $180,000.00

Received: June 25, 2014
File: 2014WA25T

SUMMARY OF TENDERS
ONE (1) 4WD MUNICIPAL TRACTOR C/W SNOWBLOWER, PLOW, SWEEPER & SANDER

Firm	Make & Model	Delivery	Warranty	Total Tendered Price (Including trade-in; H.S.T. extra)	Remarks
CUBEX Ltd. Brantford, ON	2014 MacLean MV2	30-45 w/days	12 months/600 hrs. 24 mon. engine	$157,709.00	Does not meet Specifications Not equipped with Deep Reduction Gearbox Will not operate all City-owned attachments Controls not as spec'd not equipped with sliding side windows NO snowblower with telescopic chute included
Joe Johnson Equipment Inc. Innisfil, ON	2014 Trackless MT6	60 w/days	12 months/600 hrs. 24 mon. engine	$165,950.00	Meets Specifications
Viking Cives Ltd. Mount Forest, ON	2014 M-B MSV3	60-70 w/days	1 year	$177,307.92	Does not meet Specifications Not equipped with deep reduction gearbox fuel tank smaller than spec'd not equipped with sliding rear window
Work Equipment Ltd. Courtland, ON	2014 Trackless MT6	45 w/days	12 months/600 hrs. 24 mon. engine	$156,885.00	Meets Specifications

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be $159,646.18 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price which includes the Trade-In Allowance, submitted by Work Equipment Ltd., be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $165,000.00

Received: June 25, 2014
File: 2014WA26T

SUMMARY OF TENDERS
ONE (1) DETACHABLE LOADER MOUNTED SNOWBLOWER

Firm	Make & Model	Delivery	Warranty	Total Tendered Price (Including trade-in; H.S.T. extra)	Remarks
CUBEX Ltd. Brantford, ON	2014 Snowblast M9000 HD	not stated	2 yrs-engine 1 yr-equipment	$134,287.75	Does not meet specifications Engine Horsepower less than spec'd Impeller blades non-replacable
J.A. Larue Inc. Quebec City, QC	2015 Larue D60	60 w/days	2 yrs-engine 1 yr-equipment	$151,948.00	Meets Specifications

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be $154,622.28 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price which includes the Trade-In Allowance, submitted by J.A. Larue Inc., be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $35,000.00

Received: June 25, 2014
File: 2014WA27T

SUMMARY OF TENDERS
ONE (1) 13500 GVW CAB & CHASSIS

Firm	Make & Model	Delivery	Warranty	Total Tendered Price (H.S.T. extra)	Remarks
Highland Ford Sault Ste. Marie, ON	2015 Ford F450	45 w/days	3 yr/60,000 km Basic	$31,954.00	Meets Specifications Registration & License Extra
Lakeway Truck Centre Sault Ste. Marie, ON	2015 International TerraStar	90 w/days	3 yr/60,000 km Basic	$49,995.00	Does not meet specifications Diesel Powered
Maitland Ford Lincoln Sault Ste. Marie, ON	2015 Ford F350	45 w/days	3 yr/60,000 km Basic	$29,467.80	Meets Specifications License Extra

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be $29,986.43 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price, submitted by Maitland Ford Lincoln, be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $45,000.00

Received: June 25, 2014
File: 2014WA28T

SUMMARY OF TENDERS
ONE (1) PORTABLE ASPHALT HOT BOX

Firm	Make & Model	Delivery	Warranty	Total Tendered Price (Including trade-in; H.S.T. extra)	Remarks
Amaco Construction Equipment Inc. Mississauga, ON	2014 Falcon P2D1X1	50-65 w/days	1 year	$21,987.00	Meets Specification
HD Equipment Sales & Service Sault Ste. Marie, ON	2014 RMV 2T Diesel	60-120 w/days	1 year parts	$41,280.00	Meets Specifications
Heat Design Equipment Inc. Kitchener, ON	2014 Heat Design HDE 2THBRT	30 w/days	1 year	$24,125.00	Does not meet specifications Not Diesel-Fired

Note: The low tendered price, meeting specifications, is boxed above.

The total cost to the City will be $22,373.97 including the non-refundable portion of the H.S.T.

It is my recommendation that the tendered price which includes the Trade-In Allowance, submitted by Amaco Construction Equipment Inc., be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $75,000.00

Received: June 25, 2014
File: 2014WA29T

SUMMARY OF TENDERS
ONE (1) DIESEL RIDING MOWER W/FRONT & SIDE FOLDING MOWER DECKS

Firm	Make & Model	Delivery	Warranty	Total Tendered Price (Including trade-in; H.S.T. extra)	Remarks
G.C. Duke Equipment Ltd. Burlington, ON	2014 Jacobsen HR9016	14-21 w/days	2 years	$71,127.00	Does not meet specifications not equipped with disk brakes machine weight exceeds requirements not equipped with rear window washer seat upholstery not as spec'd - Health & Safety
Turf Care Products Canada Limited Newmarket, ON	2014 Toro 5910 Groundsmaster	20 w/days	3 years	$72,212.00	Meets specifications

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be $73,482.93 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price which includes the Trade-In Allowance, submitted by Turf Care Products Canada Limited, be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $75,000.00

Received: June 25, 2014
File: 2014WA30T

SUMMARY OF TENDERS
ONE (1) UTILITY WORK MACHINE

Firm	Make & Model	Delivery	Warranty	Total Tendered Price (Including trade-in; H.S.T. extra)	Remarks
McDowell Brothers Industries Inc. Sudbury, ON	2014 Bobcat 5600	20 w/days	1 year	$72,127.00	Meets specifications

Note: The low tendered price, meeting specifications, is boxed above.
Although only one tender was received, it is deemed to be fair and equitable.
The total cost to the City will be $73,396.44 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price which includes the Trade-In Allowance, submitted by McDowell Brothers Industries Inc., be accepted.

Tim Gowans
Manager of Purchasing

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: $220,000.00

Received: June 25, 2014
File: 2014WA31T

SUMMARY OF TENDERS
ONE (1) WHEEL LOADER

Firm	Make & Model	Delivery	Warranty	Total Tendered Price (H.S.T. extra)	Remarks
Equipment Sales & Services Lively, ON	2014 Komatsu WA380-7	45 w/days	1 year	$271,500.00	Does not meet specifications Engine Horsepower less than spec'd Transmission not as spec'd Capacities not stated
HD Equipment Sales & Service Sault Ste. Marie, ON	2014 DOOSAN Bobcat DL 300-5	90-120 w/days	1 yr/1,500 hours	$226,125.00	Does not meet specifications Engine & Transmission not as spec'd
NORTRAX Canada Inc. Lively, ON	2014 John Deere 644K	50 w/days	1 year	$241,703.08	Does not meet specifications not equipped with Limited Slip Differentials Alternative Security for Start System Lift Capacity not stated
ReadyQuip Sales & Service Ltd.	2014 DOOSAN DL 300-5	30-60 w/days	1 yr/1,500 hours	$286,900.00	Does not meet specifications Engine & Transmission not as spec'd
Strongco Limited Partnership Missisauga, ON	2014 Volvo L110H	85-104 w/days	1 yr./1,500 hours	$297,600.00	Does not meet specifications Transmission not as spec'd not equipped with Limited Slip Differential-front Lift Capacity less than spec'd Fuel Capacity less than spec'd
Toromont CAT Sault Ste. Marie, ON	2014 Caterpillar 950K PP	15 w/days	1 year	$307,199.00	Does not meet specifications Transmission not as spec'd Lift Capacity less than spec'd
Tracks & Wheels Equipment Brokers Inc. Sault Ste. Marie, ON	2014 Case 821F Bar T4	120 w/days	1 year	$233,283.00	Meets Specifications

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be $237,388.78 including the non-refundable portion of the H.S.T.
It is my recommendation that the tendered price, submitted by Tracks & Wheels Equipment Brokers Inc., be accepted.

Tim Gowans
Manager of Purchasing

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Tim Gowans, Manager of Purchasing**

DEPARTMENT: **Finance Department**

RE: **RFP for Security Services-Transit Terminal (2014CK07P)**

PURPOSE

Attached hereto for your information and consideration is a report prepared on behalf of the Evaluation Committee concerning proposals received for the provision of Security Services at the Municipal Transit Terminal, as required by the Transit & Parking Division of the Public Works & Transportation Department.

BACKGROUND

The Request for Proposal was publicly advertised and RFP documents forwarded to all firms on our bidders list. Proposals were required to be submitted for consideration no later than 4:00 p.m. on June 20, 2014.

ANALYSIS

Proposals from five (5) proponents were received prior to the closing date:

Commissionaires, Ottawa, ON
G4S Secure Solutions (Canada) Ltd., Sudbury, ON
North East Regional Security Services Inc., Sault Ste. Marie, ON
Norpro Company, Sault Ste. Marie, ON
Strictly Confidential, Sault Ste. Marie, ON

The proposals received have been evaluated by a committee comprised of staff from the Transit & Parking Division-PWT, and the Purchasing Division-Finance Department.

The proponent scoring the highest in the evaluation process was North East Regional Security Services. North East has previously provided security services at the Transit Terminal.

IMPACT
Funding for this activity is provided within a Transit Terminal Maintenance Account.

STRATEGIC PLAN
Security Services at the Transit Terminal are not an activity listed in the Corporate Strategic Plan.

RECOMMENDATION
Resolved that the report of the Manager of Purchasing dated 2014 07 14 be received and the recommendation that the proposal submitted by North East Regional Security Services to provide Security Services at the Transit Terminal, as required by the Transit & Parking Division, be approved. The contract will commence August 1, 2014 and continue for a period of two (2) years allowing for further one (1) year extensions by mutual agreement.

Respectfully submitted,

Tim Gowans
Manager of Purchasing

Recommended for approval,

W. Freiburger, CPA, CMA
Commissioner of Finance & Treasurer

Recommended for approval,

Joseph M. Fratesi
Chief Administrative Officer

TG:nt

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **W. Freiburger, Commissioner of Finance and Treasurer**

DEPARTMENT: **Finance Department**

RE: **2013 Financial Statements and Appointment of City Auditor for the 2014 Fiscal Year**

PURPOSE

The purpose of the report is to approve the draft audited Consolidated Financial Statements for 2013 and appoint KPMG LLP, Chartered Accountants as the City Auditor for the 2014 fiscal year.

BACKGROUND

The Finance Committee met on July 7, 2014 with the City's Auditor KMPG LLP, Chartered Accountants to review the 2013 City audit and the following resolutions were approved.

Moved By: Councillor Paul Christian
Moved By: Councillor Susan Myers

Resolved that the Finance Committee approve the 2013 Financial Statements as presented and recommend the 2013 Financial Statements to City Council for approval. Carried

Moved By: Councillor Paul Christian
Moved By: Councillor Brian Watkins

Resolved that KPMG LLP, Chartered Accountants, be appointed the City Auditor for the 2014 fiscal year. Carried

ANALYSIS

Not applicable.

IMPACT
Not Applicable.

STRATEGIC PLAN
Not Applicable.

RECOMMENDATION
It is therefore recommended that Council take the following action:

Resolved that the report of the Commissioner of Finance and Treasurer dated 2014 07 14 be received and the recommendation that the audited Consolidated Financial Statements for 2013 be approved; and further that KPMG LLP, Chartered Accountants be appointed as the City Auditor for the 2014 fiscal year.

Respectfully submitted,

W. Freiburger, CPA, CMA
Commissioner of Finance & Treasurer

Recommended for approval,

Joseph M. Fratesi
Chief Administrative Officer

WK/kl

attachment

Consolidated Financial Statements of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Year ended December 31, 2013

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Consolidated Financial Statements

Year ended December 31, 2013

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Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of The Corporation of The City of Sault Ste. Marie (the "City") are the responsibility of the City's management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards. A summary of the significant accounting policies are described in Note 1 to the consolidated financial statements. The preparation of the consolidated financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

The finance committee meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the City. The accompanying Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the City's consolidated financial statements.

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_____	_____
Chief Administrative Officer	Commissioner of Finance & Treasurer

KPMG LLP
Chartered Accountants
111 Elgin Street, PO Box 578
Sault Ste. Marie ON P6A 5M6

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

INDEPENDENT AUDITORS' REPORT

To the Members of Council, Inhabitants and Ratepayers of
The Corporation of The City of Sault Ste. Marie

We have audited the accompanying consolidated financial statements of The Corporation of The City of Sault Ste. Marie (the "City"), which comprise the consolidated statement of financial position as at December 31, 2013, the consolidated statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2013, and its consolidated results of operations and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Professional Accountants, Licensed Public Accountants

July 14, 2014
Sault Ste Marie, Canada

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KPMG LLP, is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International **Cooperative ("KPMG International"), a Swiss entity.** KPMG Canada provides services to KPMG LLP.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Consolidated Statement of Financial Position

Year ended December 31, 2013, with comparative information for 2012

	2013	2012
Financial assets:		
Cash and cash equivalents	$ 50,329,848	$ 46,894,825
Taxes receivable	15,391,118	8,241,522
Accounts receivable	12,929,854	14,095,005
Other current assets	159,212	168,709
Investment in government business enterprises (note 5)	69,762,661	68,949,573
	148,572,693	138,349,634
Financial liabilities:		
Accounts payable and accrued liabilities	25,740,104	23,098,853
Temporary advances from trust funds	–	336,489
Employee future benefit obligations (note 12)	36,076,467	33,062,550
Deferred revenue (note 3)	2,728,744	3,496,823
Landfill closure and post closure liability (note 13)	19,529,708	18,737,811
Net long-term liabilities (note 4)	12,466,343	14,569,473
	96,541,366	93,301,999
Net financial assets	52,031,327	45,047,635
Non-financial assets:		
Tangible capital assets (note 14)	430,268,100	426,660,444
Prepaid expenses	1,406,586	1,395,141
Inventories	2,218,079	2,103,479
	433,892,765	430,159,064
Commitments (note 10)		
Contingent liabilities (note 11)		
Accumulated surplus (note 15)	$ 485,924,092	$ 475,206,699

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The accompanying notes are an integral part of these consolidated financial statements.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Consolidated Statement of Operations and Accumulated Surplus

Year ended December 31, 2013, with comparative information for 2012

	Budget (note 6)	2013	2012
Revenue:			
Property taxation	$ 101,029,465	$ 102,063,300	$ 98,734,596
Taxation from other governments	4,317,240	4,432,020	4,665,890
Fees and user charges	61,825,998	59,128,929	56,853,461
Government grants (note 16)	22,010,740	29,286,923	28,645,313
Interest and investment income	5,423,500	6,380,892	4,988,710
Other	687,109	3,157,067	3,026,727
Gain (loss) on disposal of tangible capital assets	–	(53,379)	86,484
Government business enterprises operating results (note 5)	–	1,423,168	1,584,598
Total revenue	195,294,052	205,818,920	198,585,779
Expenses:			
General government	13,968,613	14,112,987	13,272,519
Protection services	40,419,662	40,904,960	39,655,730
Transportation services	33,661,831	39,561,250	36,851,469
Environmental services	23,877,788	25,354,052	25,579,717
Health services	7,983,975	7,591,354	8,214,847
Social and family services	26,389,315	25,783,578	25,368,024
Social housing	2,359,679	2,277,901	2,344,599
Planning and development	3,532,958	4,563,974	4,210,597
Recreation and cultural services	14,575,467	15,271,264	13,958,114
Contribution to new hospital construction	2,100,000	2,100,000	2,100,000
Amortization of tangible capital assets	–	17,580,207	17,144,443
Total expenses	168,869,288	195,101,527	188,700,059
Annual surplus	26,424,764	10,717,393	9,885,720
Accumulated surplus, beginning of year	475,206,699	475,206,699	465,320,979
Accumulated surplus, end of year (note 15)	$ 501,631,463	$ 485,924,092	$ 475,206,699

The accompanying notes are an integral part of these consolidated financial statements.

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Consolidated Statement of Changes in Net Financial Assets

Year ended December 31, 2013, with comparative information for 2012

	Budget (note 6)	2013	2012
Annual surplus	$ 26,424,764	$ 10,717,393	$ 9,885,720
Acquisition of tangible capital assets	(21,021,645)	(21,299,459)	(26,056,720)
Amortization of tangible capital assets	–	17,580,207	17,144,443
(Gain) loss on sale of tangible capital assets	–	53,379	(86,484)
Proceeds on sale of tangible capital assets	–	58,217	290,183
	5,403,119	7,109,737	1,177,142
Change in prepaid expenses	–	(11,445)	(200,300)
Change in inventories	–	(114,600)	(58,736)
Change in net financial assets	5,403,119	6,983,692	918,106
Net financial assets, beginning of year	45,047,635	45,047,635	44,129,529
Net financial assets, end of year	$ 50,450,754	$ 52,031,327	$ 45,047,635

The accompanying notes are an integral part of these consolidated financial statements

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Consolidated Statement of Cash Flows

Year ended December 31, 2013, with comparative information for 2012

	2013	2012
Cash provided by (used in):		
Operating Activities:		
Annual surplus	$ 10,717,393	$ 9,885,720
Items not involving cash:		
Amortization of tangible capital assets	17,580,207	17,144,443
(Gain) loss on sale of tangible capital assets	53,379	(86,484)
Developer contributions of tangible capital assets	(916,706)	(2,354,392)
Change in future employee benefit obligations	3,013,918	1,412,049
Change in landfill closure and post-closure liability	791,897	2,106,259
Government business enterprises operating results	(1,423,168)	(1,584,598)
Change in non-cash assets and liabilities:		
Taxes receivable	(7,149,596)	(3,542,180)
Accounts receivable	1,428,111	4,788,748
Prepaid expenses	(13,492)	(200,300)
Other current assets	11,543	180,000
Inventories	(114,600)	(58,736)
Accounts payable and accrued liabilities	2,378,291	64,744
Deferred revenue	(768,079)	1,119,216
Temporary advances from trust funds	(336,488)	(644,933)
	25,252,610	28,229,556
Capital Activities:		
Proceeds on sale of tangible capital assets	58,217	290,183
Cash used to acquire tangible capital assets	(20,382,753)	(23,702,328)
	(20,324,536)	(23,412,145)
Investing Activities:		
Dividends received from government business enterprises	610,080	610,080
Financing Activities:		
Repayment of long-term liabilities	(2,103,131)	(2,148,939)
Net change in cash and cash equivalents	3,435,023	3,278,552
Cash and cash equivalents, beginning of year	46,894,825	43,616,273
Cash and cash equivalents, end of year	$ 50,329,848	$ 46,894,825

The accompanying notes are an integral part of these consolidated financial statements.

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The City of Sault Ste. Marie (the "City") is a municipality that was created on April 16, 1912 pursuant to the City Act. The City provides municipal services such as police, fire, public works, planning, parks and recreation, library and other general government operations.

1. Significant accounting policies:

The consolidated financial statements of the City are prepared by management in accordance with Canadian generally accepted accounting principles for governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the City are as follows:

(a) Basis of consolidation:

(i) Consolidated entities

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the City and which are owned or controlled by the City except for the City's government business enterprises which are accounted for on the modified equity basis of accounting.

These entities and organizations include:

Sault Ste. Marie Police Services Board
City of Sault Ste. Marie Public Utilities Commission
Sault Ste. Marie Public Library

Interdepartmental and inter-organizational transactions and balances between these entities and organizations have been eliminated.

(ii) Investment in Government Business Enterprises

The City's investment in PUC Inc. and PUC Services Inc. is accounted for on a modified equity basis, consistent with Canadian generally accounting principles as recommended by PSAB for investments in government business enterprises. On December 31, 2010 PUC Inc. was restructured creating two separate companies: PUC Inc and PUC Services Inc. Previous to the restructuring, PUC Services Inc. was owned by PUC Inc. and thus included in the consolidated financial statements of PUC Inc. Under the modified equity basis, PUC Inc.'s and PUC Services Inc.'s accounting policies are not adjusted to conform with those of the municipality and inter-organizational transactions and balances are not eliminated. The City recognizes its equity interest in the annual income or loss of PUC Inc. and PUC Services Inc. in its consolidated statement of operations with a corresponding increase or decrease in its investment asset account. Any dividends that the City may receive from PUC Inc. and PUC Services Inc. will be reflected as reductions in the investment asset account.

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1. Summary of significant accounting policies (continued):

(iii) Related entities:

The consolidated financial statements do not reflect the assets, liabilities, sources of financing, expenses and the activities of the following Boards and enterprises which are not under the control of Council.

Algoma Health Unit
District of Sault Ste. Marie Social Services Administration Board
Board of Management of Queenstown
The Sault Ste. Marie Central Business District Improvement Area
Board of Management of City Centre Business Improvement Area
Sault Ste. Marie Public Region Conservation Authority

(iv) Trust funds:

Trust funds and their related operations administered by the City are not included in their consolidated financial statements.

(b) Basis of accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(c) Revenue recognition:

The City prepared tax billings based on assessment rolls issued by the Municipal Property Assessment Corporation, in accordance with rates established and approved annually by Council and the Province of Ontario. Taxation revenue is recognized in the period in which the taxes are levied.

Government transfers are recognized in the period in which the events giving rise to the transfer occurred, provided that the transfer is authorized and the amount can be reasonably estimated. Government grants are recognized when approved to the extent the related expenditures have been incurred and collection can be reasonably assured.

User fees and other revenues are recognized when the services are performed or goods are delivered, collection of the relevant receivable is probable, persuasive evidence of an arrangement exists and fees are fixed or determinable. Amounts received for future services are deferred until the service is provided.

(d) Temporary investments:

Temporary investments are recorded at the lower of cost and market value.

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1. Significant accounting policies (continued):

(e) Inventories:

Inventories held for resale are stated at the lower of cost and net realizable value, while inventories of supplies are stated at lower of cost and replacement value.

(f) Deferred revenue:

Deferred revenues represent licenses, permits and other fees which have been collected, but for which the related services or inspections have yet to be performed. These amounts will be recognized as revenues in the fiscal year the services are performed.

(g) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i. Tangible capital assets:

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less (if applicable) residual value of the tangible capital assets excluding land, are amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Useful Life - Years
Landfill and land improvements	10 - 30 years
Buildings and building improvements	10 - 60 years
Vehicles	3 - 15 years
Machinery and equipment	5 - 25 years
Infrastructure	15 - 100 years

Half year amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

ii. Contributions for tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also recorded as revenue.

iii. Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

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1. Significant accounting policies (continued):

(h) Use of estimates:

The preparation of consolidated financial statements in conformity with Canadian public sector accounting standards 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 date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Significant estimates include assumptions used in estimating provisions for accrued liabilities, landfill liability and in performing actuarial valuations of employee future benefits.

In addition, the City's implementation of the Public Sector Accounting Handbook PS3150 has required management to make estimates of historical cost and useful lives of tangible capital assets.

Actual results could differ from these estimates.

(i) Employee future benefits:

i. The City provides certain benefits which will require funding in future periods. These benefits include sick leave, benefits under the Workplace Safety and Insurance Board ("WSIB") Act, and life insurance, extended health and dental benefits for early retirees.

The costs of sick leave, benefits under the Workplace Safety and Insurance Board Act and life insurance, extended health and dental benefits are actuarially determined using management's best estimate of salary escalation, accumulated sick days at retirement, insurance and health care cost trends, long-term inflation rates and discount rates.

For self-insured retirement and other employee future benefits that vest or accumulated over the periods of service provided by employees, such as retirement gratuities, compensated absences and health, dental and life insurance benefits for retirees, the cost is actuarially determined using the projected benefits method prorated on service. Under this method, the benefit costs are recognized over the expected average service life of the employee group. Any actuarial gains and losses related to the past service of employees are amortized over the expected average remaining service life of the employee group.

For those self-insured benefit obligations that arise from specific events that occur from time to time, such as obligations for workers' compensation and life insurance and health care benefits for those on disability leave, the cost is recognized immediately in the period the events occur. Any actuarial gains and losses that are related to these benefits are recognized immediately in the period they arise.

ii. The costs of multi-employer defined contribution pension plan benefits, such as the Ontario Municipal Employees Retirement System ("OMERS") pensions, are the employer's contributions due to the plan in the period.

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1. Significant accounting policies (continued):

(j) Landfill liability:

The liability for closure of operational sites and post-closure care has been recognized based on estimated future expenses, estimated inflation and the usage of the site's capacity during the year.

2. Tax revenues:

Property tax billings are prepared by the City based on an assessment roll prepared by the Municipal Property Assessment Corporation ("MPAC"), an agency of the Ontario government. All assessed property values in the City were reviewed and new values established based on a common valuation date which was used by the City in computing the property tax bills for 2013. However, the property tax revenue and tax receivables of the City are subject to measurement uncertainty as a number of significant appeals submitted by ratepayers have yet to be heard.

The City has established a contingency reserve for tax appeals and other items in the amount of $2,343,012 (2012 - $1,542,310). Any supplementary billing adjustments made necessary by the determination of such changes will be recognized in the fiscal year they are determined.

3. Deferred revenue:

The balances in the deferred revenue of the City consist of:

	2013	2012
Development charges act	$ 364,534	$ 357,703
Provincial Gas Tax	112,942	61,183
Federal Gas Tax	572,990	1,436,590
Parkland	504,038	429,617
Building permits Bill 124	1,174,239	1,211,730
	$ 2,728,744	$ 3,496,823

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3. Deferred revenue (continued):

Continuity of deferred revenue is as follows:

	2013	2012
Balance, beginning of year:		
Development charges act	$ 357,703	$ 350,905
Provincial Gas Tax	61,183	22,763
Federal Gas Tax	1,436,590	–
Parkland	429,617	316,919
Building permits Bill 124	1,211,730	1,687,020
	3,496,823	2,377,607
Other revenue	75,194	106,254
Interest earned	39,284	39,284
Total revenue	144,478	144,368
Contributions deferred	44,450	1,419,014
Contributions used	(927,007)	(444,166)
Balance, end of year	$ 2,728,744	$ 3,496,823

4. Net long-term liabilities:

	2013	2012
Total long-term liabilities incurred by the City	$ 12,466,343	$ 14,569,473

Principal repayments recoverable over the next five years are as follows:

2014	$ 2,265,865
2015	1,211,290
2016	1,282,195
2017	1,357,471
2018	1,437,405

The annual principal and interest payments required to service the long-term obligations of the City are within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs and Housing.

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4. Net long-term liabilities (continued):

The long-term obligations issued in the name of the City have received approval of the Ontario Municipal board for those approved on or before December 31, 1992. Those approved after January 1, 1993 have been approved by by-law.

The above long-term debt has various maturity dates and interest rates ranging from due on demand to 2021 and 0% to 8.07% respectively.

Interest paid in the year and included in current expenses is $721,156 (2012 - $837,291).

5. Investment in government business enterprises:

PUC Inc. is incorporated under the laws of the Province of Ontario and provides municipal electrical distribution and other services to the residents of Sault Ste. Marie. The City owns 100% of the outstanding shares of PUC Inc. PUC Services Inc. is incorporated under the laws of the Province of Ontario and provides management, operations and maintenance services related to water, wastewater and electrical services to its related entities and other organizations. The City owns 100% of the outstanding shares of PUC Services Inc. The note payable to the City of $6,720,000 is unsecured, bears interest at 6.1% per annum, and is payable one year after demand. The note payable to the City of $25,000,000 is unsecured, bears interest at rates negotiated periodically, currently 6.1%, and is payable one year after demand.

The following schedule reflects the combined financial information of PUC Inc. and PUC Services Inc. as at December 31:

	2013	2012
Financial Position:		
Current assets	$ 41,663,817	$ 42,570,078
Notes receivable	8,310,000	8,310,000
Future income tax assets	2,692,000	2,834,800
Capital assets	88,084,450	84,049,482
Regulatory assets	822,635	–
Total assets	$ 141,572,902	$ 137,764,360
Current liabilities	$ 28,070,418	$ 28,605,071
Employee future benefit obligations	1,663,996	1,645,644
Notes payable	67,465,345	62,500,930
Regulatory liabilities	6,330,482	7,783,142
Total liabilities	103,530,241	100,534,787
Shareholder's equity	38,042,661	37,229,573
Total liabilities and equity	$ 141,572,902	$ 137,764,360

5. Investment in government business enterprises (continued):

	2013	2012
Results of Operations:		
Revenues	$ 108,385,718	$ 93,990,864
Expenses	(106,986,275)	(91,987,191)
Gain (loss) on sale of assets	(110,632)	22,253
Provision for payment in lieu of taxes	134,357	(441,328)
Net income for the year	$ 1,423,168	$ 1,584,598
The City's investment in government business enterprises is comprised of:		
Common shares	$ 15,668,248	$ 15,668,248
Special shares	15,513,300	15,513,300
Retained earnings	6,861,113	6,048,025
Equity, end of year	38,042,661	37,229,573
Notes receivable	31,720,000	31,720,000
Investment in government business enterprises	$ 69,762,661	$ 68,949,573

6. Budget figures:

The Budget By-law adopted by Council for the 2013 year was not prepared on a basis consistent with that used to report actual results (Public Section Accounting Standards). The budget was prepared on a modified accrual basis while Public Sector Accounting Standards now require a full accrual basis. The budget figures anticipated use surpluses accumulated in previous years to reduce current year expenses in excess of current year revenues to $Nil. In addition, the budget expensed all tangible capital expenditures rather than including amortization expense. As a result, the budget figures presented in the consolidated statements of operations and change in net financial assets represent the financial plan adopted by Council with adjustments as follows:

		2013	2012
Budget By-law for the year		$ –	$ –
Add:	Debt principal repayments	3,532,905	3,531,435
	Investment in tangible capital assets	21,021,645	26,740,828
Less:	Net transfer to/from reserves and other	1,870,214	(5,130,228)
Budget surplus per statement of operations		$ 26,424,764	$ 25,142,035

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7. Pension agreements:

The City makes contributions to the Ontario Municipal Employees Retirement Fund ("OMERS"), which is a multi-employer plan, on behalf of all permanent, full-time members of its staff. This plan is a defined benefit plan which specifies the amount of the retirement to be received by the employees based on the length of service and rates of pay.

The amount contributed to OMERS for 2013 was $6,573,976 (2012 - $5,941,977) is included as an expense on the consolidated statement of financial activities.

8. Operations of school boards:

During 2013, the City collected and transferred property taxes totaling $19,827,688 (2012 - $19,422,120) on behalf of area school boards.

9. Trust funds:

The trust funds administered by the City amounting to $7,341,597 (2012 - $7,243,872) are presented in a separate financial statement of trust fund balances and operations. As such balances are held in trust by the City for the benefit of others; they are not presented as part of the City's financial position or financial activities. At December 31, 2013, the trust fund balances are comprised of:

	2013	2012
Cemetery Care and Maintenance funds	$ 4,972,901	$ 4,828,056
Pre-need assurance	2,202,200	2,142,592
Transit employees pension	73,376	72,575
Historic Sites	9,229	111,445
Heritage Sault Ste. Marie	25,056	58,270
Ontario Home Renewal Program	19,174	20,934
Cultural Endowment	12,661	10,000
	$ 7,314,597	$ 7,243,872

10. Commitments:

The City has committed to providing funding of $29,502,101 for the new hospital under construction in Sault Ste. Marie of which $28,809,101 (2012 - $26,709,101) has been contributed to date. The final payment of $693,000 will be made in 2014, ending the City's commitment to the new hospital.

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11. Contingent liabilities:

The City has been named in litigation matters, the outcome of which is not determinable and accordingly, no provision has been made for them in these financial statements. Should any loss result from these claims, such loss would be charged to operations in the year of resolution.

12. Employee future benefit obligations:

Employee future benefits are liabilities of the City to its employees and early retirees for the following benefits earned but not taken as at December 31 are as follows:

	2013	2012
Future payments required to W.S.I.B.	$ 13,777,315	$ 13,652,371
Post employment and post retirement benefits	13,372,659	10,729,724
Vacation pay	7,855,257	7,876,999
Non-vesting sick leave benefits	1,071,236	803,456
Employee future benefit obligations	$ 36,076,467	$ 33,062,550

Post employment and post retirement benefits

The City provides non-pension benefits to employees and retirees until they reach 65 years of age. The values that follow have been estimated based upon employee data available during the actuarial review which was completed as at December 31, 2013.

The benefit liability continuity is as follows:

	2013	2012
Accrued benefit liability, January 1	$ 10,729,724	$ 10,346,815
Expense	3,091,135	834,433
Payments	(448,200)	(451,524)
Accrued benefit liability, December 31	$ 13,372,659	$ 10,729,724

Significant assumptions

Discount rate	4.50%
Health cost increase	5.00% - 8.50%

Non-vesting sick leave benefits

Sick leave benefits accrue to City employees at a rate of one and a half days per month. Unused sick days are banked and may be used in the future if sick leave is beyond yearly allocation. No cash payments are made for unused sick time upon termination or retirement.

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12. Employee future benefit obligation (continued):

Accrued vacation pay

Accrued vacation pay represents the liability for vacation entitlements earned by employees but not taken as at December 31, 2013.

Future payments for Worker's Safety and Insurance Board (WSIB)

Under the provisions of the Workplace Safety and Insurance Board Act, the City has elected to be treated as a Schedule 2 employer and remits payments to the WSIB as required, to fund current disability payments. An actuarial estimate of future liabilities has been completed and forms the basis for the estimated liability.

13. Landfill closure and post-closure liability:

The Environmental Protection Act sets out the regulatory requirements to properly close and maintain all active and inactive landfill sites. Under environmental law, there is a requirement for closure and post-closure care of solid waste landfill sites. This requirement is to be provided for over the estimated life of the landfill site based on usage.

Landfill closure and post-closure care requirements have been defined in accordance with industry standards and include final covering and landscaping of the landfill, pumping of ground water and leachates from the site, and ongoing environmental monitoring, site inspection and maintenance. The reported liability is based on estimates and assumptions with respect to events extending over a sixty year period using the best information available to management. Future events may result in significant changes to the estimated total expenditures capacity used or total capacity and the estimated liability, and would be recognized prospectively, as a change in estimate, when applicable.

The City operates one primary landfill site, the 5th Line Landfill. The site has capacity of approximately 3,000,000 metric tons with approximately 450,000 metric tons of remaining capacity. At current average fill rates, the site has a remaining operating life of approximately 7.5 years.

It is estimated that the total net present value of the cost to close and maintain the 5th Line Landfill site is approximately $22,975,000 (2012 - $22,307,000). At December 31, 2013, an amount of $19,529,708 (2012 - $18,737,811) with respect to landfill closure and post-closure liability has been accrued and will be funded from future taxation revenues. The City has established a reserve to contribute to the cost of closing and maintaining the landfill site of $11,728,238 (2012 - $10,976,964).

The City will be undertaking a full Environmental Assessment of the landfill site to determine future options which may extend the operating life of the landfill.

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14. Tangible capital assets:

								2013
	Land	Landfill and Land Improvements	Buildings and Building Improvements	Infrastructure	Machinery and Equipment	Vehicles	Assets under Construction	Total
Cost								
Balance, beginning of year	$ 24,842,250	$ 11,679,071	$ 90,890,149	$ 482,471,472	$ 23,949,493	$ 28,889,106	$ 8,208,074	$ 670,929,615
Additions	546	14,094	825,576	14,093,007	1,159,015	2,054,436	8,741,715	26,888,389
Disposals	(15,597)	-	-	(794,516)	(1,224,293)	(2,743,917)	(5,588,931)	(10,367,254)
Balance, end of year	24,827,199	11,693,167	91,715,725	495,769,963	23,884,214	28,199,625	11,360,858	687,450,751
Accumulated Amortization								
Balance, beginning of year	-	(5,277,327)	(28,668,897)	(182,279,882)	(12,183,071)	(15,859,994)	-	(244,269,171)
Disposals	-	-	-	794,517	1,176,017	2,696,194	-	4,666,728
Amortization Expense	-	(642,208)	(2,048,733)	(11,143,196)	(1,824,658)	(1,921,413)	-	(17,580,208)
Balance, end of year	-	(5,919,535)	(30,717,630)	(192,628,562)	(12,831,712)	(15,085,212)	-	(257,182,651)
Net Book Value, end of year	$ 24,827,199	$ 5,773,632	$ 60,998,095	$ 303,141,401	$ 11,052,502	$ 13,114,412	$ 11,360,858	$ 430,268,100
Net Book value, beginning of year	$ 24,842,250	$ 6,401,744	$ 62,221,252	$ 300,191,590	$ 11,766,422	$ 13,029,112	$ 8,208,074	$ 426,660,444

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14. Tangible capital assets (continued):

								2012
	Land	Landfill and Land Improvements	Buildings and Building Improvements	Infrastructure	Machinery and Equipment	Vehicles	Assets under Construction	Total
Cost								
Balance, beginning of year	$ 24,988,579	$ 11,098,030	$ 79,805,883	$ 465,086,348	$ 22,948,725	$ 28,611,719	$ 15,604,460	$ 648,143,744
Additions	17,544	581,041	11,084,266	18,439,132	1,596,335	1,734,786	4,682,769	38,135,873
Disposals	(163,873)	-	-	(1,054,008)	(595,567)	(1,457,399)	(12,079,155)	(15,350,002)
Balance, end of year	24,842,250	11,679,071	90,890,149	482,471,472	23,949,493	28,889,106	8,208,074	670,929,615
Accumulated Amortization								
Balance, beginning of year	-	(4,646,975)	(26,760,134)	(172,486,125)	(10,936,939)	(15,361,705)	-	(230,191,878)
Disposals	-	-	-	1,072,296	618,996	1,375,858	-	3,067,150
Amortization Expense	-	(630,352)	(1,908,763)	(10,866,053)	(1,865,128)	(1,874,147)	-	(17,144,443)
Balance, end of year	-	(5,277,327)	(28,668,897)	(182,279,882)	(12,183,071)	(15,859,994)	-	(244,269,171)
Net Book Value, end of year	$ 24,842,250	$ 6,401,744	$ 62,221,252	$ 300,191,590	$ 11,766,422	$ 13,029,112	$ 8,208,074	$ 426,660,444
Net Book value, beginning of year	$ 24,988,579	$ 6,451,055	$ 53,045,749	$ 292,600,223	$ 12,011,786	$ 13,250,014	$ 15,604,460	$ 417,951,866

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14. Tangible capital assets (continued):

a) Assets under construction:

Assets under construction having a value of $11,360,858 (2012 - $8,208,074) have not been amortized. Amortization of these assets will commence when the asset is put into service.

b) Contributed tangible capital assets:

Contributed capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year was $916,706 (2012 - $2,354,392) comprised of water infrastructure, land and roads infrastructure.

c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

d) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at City sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

e) Write-down of tangible capital assets:

The write-down of tangible capital assets during the year was $Nil (2012 - $Nil).

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15. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2013	2012
Surplus:		
Invested in tangible capital assets	$ 430,268,100	$ 426,660,444
Invested in government business enterprises	69,762,661	68,949,573
Other	24,080,286	18,070,015
Unfunded		
Net long-term liabilities	(12,466,343)	(14,569,473)
Landfill closure costs	(19,529,708)	(18,737,811)
Employee benefits	(36,076,467)	(33,062,550)
Total surplus	456,038,529	447,310,198
Reserves set aside for specific purpose by Council:		
Working capital	1,081,007	1,081,007
Acquisition of tangible capital assets	4,708,648	3,867,325
Planning and development	872,191	797,575
Parking facilities	3,614	3,614
Other programs	7,739,114	7,127,813
Waste disposal site	11,728,238	10,976,964
Total reserves	26,132,812	23,854,298
Reserve funds set aside for specific purpose by Council:		
Sewage plants	497,484	483,821
Cemetery development	1,269,445	939,532
Industrial land	45,238	44,748
Property purchases	1,243,115	1,268,378
Hospital development	544,376	1,126,905
Other programs	153,094	178,819
Total reserve funds	3,752,752	4,042,203
	$ 485,924,092	$ 475,206,699

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16. Government grants:

The City recognizes the transfer of government funding as expenses or revenues in the period that the events giving rise to the transfer occurred. The transfers reported on the Statement of Operations are:

	2013	2012
Revenue:		
Provincial grants	$ 23,079,164	$ 23,684,351
Federal grants	6,207,759	4,960,962
Total revenues	$ 29,286,923	$ 28,645,313

17. Segmented information:

The City is a diversified municipal government institution that provides a wide range of services to its citizens. City services are provided by departments and certain departments have been separately disclosed in the segmented information, along with the services they provide. These departments are:

General Government

General Government is comprised of City Council, the Chief Administrators' Office (CAO), Clerks Department, Legal Department, Human Resources Department and the Finance Department. Each of these departments provides program support to various other areas.

The Chief Administrators' Office is charged with the responsibility of coordinating the work of all municipal departments and ensuring that those departments carry out the policies and directions given by City Council.

The Clerks Departments' primary task is to function as the corporate secretary to City Council, ensuring that all Council Agendas, Minutes of proceedings, resolutions, decisions, voting, records, and accounts are recorded, documented and certified.

The Legal Department is responsible for the preparation of by-laws, deeds, leases, agreements and other legal documents, as well as property management for the City in regards to purchases, sales, leasing, easements and related agreements. Prosecutions and administration of Provincial Offences Act is also part of their responsibility.
The Human Resources Department is charged with negotiation and administration of all collective agreements as well as all facets of employment and employee benefits.

The Finance Department is responsible for the City's general financial management and budget preparation. The department is comprised of financial administration, accounting, tax and licensing, purchasing and information technology.

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17. Segmented information (continued):

Fire Services

Fire Services is responsible to provide fire suppression service; fire prevention programs; training and education related to prevention, detection or extinguishment of fires. It is also responsible, through its Emergency Medical Services, for pre-hospital emergency paramedical care and the transport of the sick and injured.

Police Services

The mandate of the Police Services is to ensure the safety of the lives and property of citizens; preserve the peace and good order; prevent crimes from occurring; detect offenders; and enforce the law.

Engineering and Planning

The Engineering and Planning Department provides diverse services. It manages urban development for business interests, environmental concerns, local neighborhoods and the downtown through city planning and community development. It ensures the quality of building construction and maintenance of properties through enforcement of construction codes, building standards and by-law for the protection of occupants. It facilitates economic development by providing services for the approval of all land development plans, the application of enforcement of zoning by-laws and the processing of building permit applications

Public Works and Transportation

The Public Works and Transportation Department is responsible for maintenance of municipal infrastructure, such as streets, sewers, transit, parks and cemeteries. The department provides solid waste management through refuse collection, recycling programs, and sanitary landfill management. The department is also responsible for traffic control, including signage, signals and pavement markings.

Community Services

The Community Services Department provides public services in the area of recreation and culture. In addition it is responsible for the operations of the City-run Day Nurseries and Community Centres.

Social Services

The Social Services Department provides administration support to the Sault Ste. Marie District Social Services Administration Board. This includes assisting in the development of client action plans designed to facilitate financial independence; providing employment resources to assist consumers in the transition to self-sufficiency; coordination of community child care services; administering and managing the Rent-Geared-to-Income Public Housing Portfolio and central administration and coordination for the Rent Supplement Program and the Non-Profit and Cooperative Housing Developments.

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17. Segmented information (continued):

									2013
	General Government	Fire Services	Police Services	Engineering and Planning	Public Works and Transportation	Community Services	Social Services	Government Business Enterprises	Total
Revenues:									
Taxation	$ 14,555,380	$ 11,123,279	$ 21,154,864	$ 8,944,013	$ 27,445,628	$ 9,372,173	$ 13,899,983	$ -	$ 106,495,320
Fees and user charges	2,514,377	4,665,042	447,044	29,878,347	7,369,930	5,588,424	8,665,765	-	59,128,929
Government grants	2,716,312	1,823,112	3,893,196	7,822,917	6,109,442	3,964,729	2,957,215	-	29,286,923
Investment income	6,210,502	111	-	55,732	31,817	82,730	-	-	6,380,892
Other	148,778	1,801	94,992	2,641,559	121,591	132,028	16,318	-	3,157,067
Gain (loss) on disposal of capital assets	(9,747)	-	-	(47)	(41,307)	(2,278)	-	-	(53,379)
Income of PUC Inc.	-	-	-	-	-	-	-	1,423,168	1,423,168
Total revenues	26,135,602	17,613,345	25,590,096	49,342,521	41,037,101	19,137,806	25,539,281	1,423,168	205,818,920
Expenses:									
Salaries, wages and employee benefits	7,853,177	16,540,722	22,317,600	7,763,550	25,732,219	9,264,729	7,673,335	-	97,145,332
Materials	2,414,758	900,715	1,613,323	16,167,048	10,865,959	3,077,435	416,407	-	35,455,645
Contracted services	-	332,178	1,003,830	9,109,047	3,458,222	2,058,650	108,816	-	16,070,743
Rents and financial	2,577,937	4,736	102,788	100,546	7,321	753,274	325,281	-	3,871,883
Grants to others	20,864	-	-	3,091,982	-	2,558,242	17,206,629	-	22,877,717
Contribution to new hospital	2,100,000	-	-	-	-	-	-	-	2,100,000
Amortization	474,857	381,071	543,314	11,901,995	2,274,254	1,890,875	113,841	-	17,580,207
Total expenses	15,441,593	18,159,422	25,580,855	48,134,168	42,337,975	19,603,205	25,844,309	-	195,101,527
Annual surplus (deficit)	$ 10,694,009	$ (546,077)	$ 9,241	$ 1,208,353	$ (1,300,874)	$ (465,399)	$ (305,028)	$ 1,423,168	$ 10,717,393

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17. Segmented information (continued):

									2012
	General Government	Fire Services	Police Services	Engineering and Planning	Public Works and Transportation	Community Services	Social Services	Government Business Enterprises	Total
Revenues:									
Taxation	$ 19,475,930	$ 10,378,365	$ 20,001,699	$ 4,452,421	$ 27,604,310	$ 7,857,387	$ 13,630,374	$ -	$ 103,400,486
Fees and user charges	2,359,517	4,546,483	404,030	27,882,813	7,535,235	5,507,880	8,617,504	-	56,853,462
Government grants	2,779,604	1,745,620	3,663,843	8,403,386	6,494,911	2,666,338	2,891,612	-	28,645,314
Investment income	4,780,670	111	-	63,549	31,680	112,699	-	-	4,988,709
Other	272,276	3,878	212,123	2,187,294	89,863	261,294	-	-	3,026,728
Gain (loss) on disposal of capital assets	27,305	-	(26,691)	(125)	85,994	-	-	-	86,483
Government business enterprises	-	-	-	-	-	-	-	1,584,598	1,584,598
Total revenues	29,695,302	16,674,457	24,255,004	42,989,338	41,841,993	16,405,598	25,139,490	1,584,598	198,585,780
Expenses:									
Salaries, wages and employee benefits	7,065,909	15,981,331	21,530,865	7,641,110	23,679,746	9,094,033	7,446,400	-	92,439,395
Materials	2,251,355	887,102	1,872,839	11,881,353	16,054,576	2,153,089	450,751	-	35,551,066
Contracted services	-	296,972	989,830	8,010,416	3,502,960	1,885,633	117,004	-	14,802,815
Rents and financial	2,628,741	4,141	79,857	100,557	7,417	810,186	400,154	-	4,031,053
Grants to others	75,847	-	-	3,101,046	-	2,522,951	16,931,436	-	22,631,280
Contribution to new hospital	2,100,000	-	-	-	-	-	-	-	2,100,000
Amortization	554,243	384,879	521,358	11,642,237	2,199,548	1,729,406	112,772	-	17,144,443
Total expenses	14,676,095	17,554,425	24,994,749	42,376,719	45,444,247	18,195,298	25,458,517	-	188,700,050
Annual surplus (deficit)	$ 15,019,207	$ (879,968)	$ (739,745)	$ 612,619	$ (3,602,254)	$ (1,789,700)	$ (206,255)	$ 1,584,598	$ 9,885,730

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18. Comparative information:

Certain comparative information have been reclassified to conform with the financial statement presentation adopted in the current year.

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Financial Statements of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
Trust Funds

Year ended December 31, 2013

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Chartered Accountants
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INDEPENDENT AUDITORS' REPORT

To the Members of Council, Inhabitants and Ratepayers of
The Corporation of The City of Sault Ste. Marie

We have audited the accompanying financial statements of the trust funds of The Corporation of The City of Sault Ste. Marie (the "Funds"), which comprise the statement of financial position as at December 31, 2013 and the statement of continuity of the trust funds for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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 comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the trust funds as at December 31, 2013, and the continuity of the trust funds for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Chartered Professional Accountants, Licensed Public Accountants

July 14, 2014
Sault Ste. Marie, Canada

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Trust Funds

Statement of Financial Postion

December 31, 2013, with comparative information for 2012

	Care and Maintenance	Pre-need Assurance	Ontario Home Renewal Plan	Historic Sites	Heritage SSM	Transit Employees Pension	Cultural Endowment	2013 Total	2012 Total
Assets									
Cash and investments (note 3)	$ 5,066,243	$ 2,164,761	$ 25,710	$ 41,964	$ 59,714	$ 73,383	$ 12,661	$ 7,444,436	$ 6,874,837
Receivable from other funds	-	37,439	-	-	-	-	-	37,439	372,748
Loans receivable (note 2)	-	-	29,664	-	-	-	-	29,664	32,859
	$ 5,066,243	$ 2,202,200	$ 55,374	$ 41,964	$ 59,714	$ 73,383	$ 12,661	$ 7,511,539	$ 7,280,444
Liabilities									
Payable to other funds	$ 93,342	$ -	$ 36,200	$ 32,735	$ 34,658	$ 7	$ -	$ 196,942	$ 36,572
Fund Balance	4,972,901	2,202,200	19,174	9,229	25,056	73,376	12,661	7,314,597	7,243,872
	$ 5,066,243	$ 2,202,200	$ 55,374	$ 41,964	$ 59,714	$ 73,383	$ 12,661	$ 7,511,539	$ 7,280,444

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

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Trust Funds

Statement of Continuity

Year ended December 31, 2013, with comparative information 2012

	Care and Maintenance	Pre-need Assurance	Ontario Home Renewal Plan	Historic Sites	Heritage SSM	Transit Employees Pension	Cultural Endowment	2013 Total	2012 Total
Fund balance, beginning of the year	$ 4,828,056	$ 2,142,592	$ 20,934	$ 111,445	$ 58,270	$ 72,575	$ 10,000	$ 7,243,872	$ 7,046,488
Revenue:									
Capital receipts	144,845	137,881	-	550	-	-	2,000	285,276	299,746
Contributions from revenue fund	-	-	-	9,240	-	-	-	9,240	14,452
Interest earned	179,006	23,612	272	455	651	801	661	205,458	82,786
	323,851	161,493	272	10,245	651	801	2,661	499,974	396,984
Expenditures:									
Contributions to revenue fund	179,006	101,885	267	-	-	-	-	281,158	195,107
Transfer to Province of Ontario	-	-	1,605	-	-	-	-	1,605	4,409
Disbursement for capital project	-	-	-	112,461	33,865	-	-	146,326	-
Administration charges	-	-	160	-	-	-	-	160	84
	179,006	101,885	2,032	112,461	33,865	-	-	429,249	199,600
Fund balance, end of year	$ 4,972,901	$ 2,202,200	$ 19,174	$ 9,229	$ 25,056	$ 73,376	$ 12,661	$ 7,314,597	$ 7,243,872

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

DRAFT

The Corporation of the City of Sault Ste. Marie Trust Funds (the "Funds") consist of various trust funds administered by the Corporation of the City of Sault Ste. Marie. The Funds are not subject to income taxes under Section 149(1) of the Income Tax Act (Canada).

1. Summary of Significant Accounting Policies:

These financial statements are prepared in accordance with Canadian Accounting Standards for Not-For-Profit Organizations in Part III of the Charted Professional Accountants of Canada Handbook.

(a) Basis of accounting:

The financial statements are prepared by management and are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable. Expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

(b) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Funds has not elected to carry any such financial instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the effective interest rate method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator or impairment, the Funds determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial assets is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Funds expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

DRAFT

1. Summary of Significant Accounting Policies (continued):

(c) Use of estimates

The preparation of the financial statements 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 date of the financial statements and the reported amounts of revenue and expenses during the year. Significant items subject to such estimates and assumptions include the carrying amount of capital assets, and assets and obligations related to employee future benefits. Actual results could differ from those estimates.

2. Ontario Home Renewal Program:

The Ontario Home Renewal Program ("OHRP") was established by the Ontario Ministry of Housing in 1973 to provide grants for municipalities to make loans to assist owner occupants to repair, rehabilitate and improve their homes to local property standards. Individual loans were limited to $7,500, of which the maximum deferred portion was $4,000.

Ontario Home Renewal Program loans receivable at December 31, 2013 comprise repayable loans of $8,795 (2012 - $9,092) and deferred loans of $20,869 (2012 - $23,767). Loan forgiveness is earned and recorded at a rate of up to $600 per year of continuous ownership and occupancy. The deferred portion of the loan is deferred for a five year period. In the event of the sale or lease of the home or in the event of the homeowner ceasing to occupy the home, the balance of the loans immediately becomes due and payable by the homeowner.

The Province of Ontario legislated an end to the OHRP program in 1993. As of July 16, 1993, no new loans were issued. All funds collected on outstanding OHRP loans are remitted to the Province by March 1 of the following year. However, municipalities are provided an administration fee of five per cent of the balances collected after December 31, 1993 and are permitted to retain the interest earned on unremitted OHRP trust account balances.

3. Investments:

Total investments by the trust funds of $3,433,301 (2012 - $3,269,068) included in cash and investments on the Statement of Financial Position at cost, have a market value of $3,633,314 (2012 - $3,546,305).

DRAFT

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Malcolm White, City Clerk**

DEPARTMENT: **City Clerk's Department**

RE: **Election Signs**

PURPOSE

The purpose of this report is to advise Council of procedures for placement of election signs for the 2014 municipal election.

BACKGROUND

Municipal election signs placed on municipal or public property are regulated by by-law 2002-16. There are a number of provisions candidates must adhere to including timeframes (not before Nomination Day – September 12, 2014), prohibited areas, vehicular and pedestrian traffic concerns and locate requirements for signs that pierce the ground.

ANALYSIS

Council will recall that prior to the 2010 municipal election, the Technical Standards and Safety Authority (TSSA) met with staff and provided a presentation to Council concerning more stringent enforcement of regulations under the Technical Standards and Safety Act, which affected election signs that pierced the ground. This resulted in the City requiring candidates to follow a detailed and specific locate procedure in order to place those types of signs.

Recently the City completed an agreement with Ontario One Call which will result in candidates only making one call to obtain the necessary locates as opposed to the five calls that were necessary in 2010. This will simplify matters for both candidates and staff, as PWT staff are able to provide automated approvals through the One Call system for low risk requests that meet specific criteria.

IMPACT

The changes outlined above will result in a more streamlined procedure to the sign locate process for both election candidates and City staff.

STRATEGIC PLAN
This report is not linked to a current activity under the strategic plan.

RECOMMENDATION
It is therefore recommended that Council take the following action:

Resolved that the report of the City Clerk dated 2014 07 14 concerning Election Signs be received as information.

Respectfully submitted



Malcolm White
City Clerk

Recommended for approval



Joseph M. Fratesi
Chief Administrative Officer

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Nicholas J. Apostle, Commissioner Community Services**

DEPARTMENT: **Community Services Department**

RE: **Sledge Hockey**

PURPOSE

This report is in response to the following resolution:

"Resolved that the report of the Commissioner of Community Services dated 2013 12 02 concerning Grant Application for Sledge Hockey be received and that an application be submitted to the Community Development Corporation of Sault Ste. Marie and Area – Local Initiatives Fund for a grant for a project scoping report for sledge hockey at the John Rhodes Community Centre Arena 2."

BACKGROUND

In 2013 the Sault Accessible Sports Council Inc. formed a group which included Tourism Sault Ste. Marie and the Community Services Department, to review the possibility of applying for the Ontario ParaSport Games.

A review of the guidelines to host the Games revealed that the City meets the facility standards required to host all of the parasports, either through its facilities or education facilities, except in the area of an arena.

The preferred arena to host the Games is the John Rhodes Community Centre (JRCC). The architect for the construction of the JRCC was engaged to provide a cost estimate report to review the Ontario ParaSport Games bid guidelines to determine what modifications would be required to host the Games.

In accordance with the December 12, 2013 Council resolution, an application was submitted to the Community Development Corporation of Sault Ste. Marie and Area - Local Initiatives Fund for a $5000 grant towards the cost of the consultant's report. The grant was approved and the consultant was engaged to prepare the report.

ANALYSIS

The project scoping report has been completed and is attached. Several areas were identified as requiring modifications: players' bench area, penalty bench area, some dasher boards and gates, dressing rooms and spectator viewing.

IMPACT

The consultant's report estimates the costs of the modifications to be approximately $300,000. He also notes that these are preliminary estimates, meaning they are +/- 20% of the estimated construction costs. The total cost of the project including professional fees is estimated at $405,000.

Funding from senior levels of government will be actively pursued by all three (3) partners – Sault Accessible Sports Council Inc., Tourism Sault Ste. Marie and the Community Services Department.

This matter will be referred to the 2015 budget process.

STRATEGIC PLAN

This matter is not specifically mentioned in the Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the July 14, 2014 report of the Commissioner of Community Services regarding modifications to the John Rhodes Community Centre that would be required to host future Ontario ParaSport Games be received; and further that the estimated cost of $405,000 along with possible funding from the senior levels of government be referred to the 2015 budget process.

Respectfully submitted,



Nicholas J. Apostle
Commissioner Community Services

attachment

Schematic Design Report

John Rhodes Community Center
Accessibility Review to Accommodate Sledge Hockey

for
The Corporation of the
City of Sault Ste. Marie

Prepared by:

EPOH inc.
architects and consulting engineer

January 23, 2014



Overview

The Corporation of the City of Sault Ste. Marie, have commissioned EPOH inc. to provide a schematic design study to analyse the John Rhodes Community Center (JRCC) to determine the scope of upgrades that may be required to accommodate Sledge Hockey to the northerly ice pad of the existing arena. The upgrades are intended to address areas which either do not meet the current "Sledge Hockey Accessibility Design Guidelines for Arenas as Recognized by Hockey Canada" as published by CRFC and Hockey Canada (the Guidelines) or are considered to be practical modifications to infrastructure, which allow all users of varying levels of ability to use the JRCC.

The purpose for this preliminary review will be to determine the "Order of Magnitude" associated with the overall project as it relates to "scope" and "capital costs". This analysis should only be used as a means of measuring projected costs against the Owner's established budgets for such work.

General

A general review meeting was held with the client on site to discuss the proposed scope of the modifications to the facility to accommodate sledge hockey. The following report will identify the particular requirements that will require modification to the facility to accommodate sledge hockey. As requested by the client these modifications are limited to provide accessibility to one ice surface of the existing facility. This being the northern most surface, identified as Surface 2 on the attached drawings Sk-1 and Sk-2

The existing building is a two hockey pad arena with a community pool combined into a single facility. The second hockey pad, the one to which modifications are being proposed, was opened in 1999 and the pool addition was opened in 2000. Both buildings were built to the current codes and standards enforced at the time of construction. Since the original construction, the primary Hockey entrance to the facility has been modified by the city to upgrade the barrier free entrance to improve accessibility to the facility. As such the existing building entrances, public washrooms and corridors and doors to the player's dressing rooms meet or exceed the requirements of accessibility.

Interior Modifications

Modifications to the interior of the facility can be broken up into three main sections Hockey Pad and Game Play Modifications, Dressing Room and Game Preparation Modifications and Spectator Viewing Modifications and are broken down into further subgroups as listed below. Refer to the attached sketches Sk-1 and Sk-2 for a general location plan of the modifications to be provided.

1. Hockey Pad and Game Play Modifications
   .A1 Players Benches and Penalty Box Level Change. Currently a floor level change of approximately 3 1/4" exists between the ice surface and the floor level of the players bench and penalty box areas. As per the guidelines the two surfaces should be level to allow players a flush transition. To remedy this issue, we propose to remove the existing players benches and lower the existing concrete floor to provide this transition. This new concrete floor would be level with

the ice surface and we would then cover the concrete floor with an artificial plastic ice surfacing material. Floor sockets would be placed in the concrete to accommodate the player's benches for non-sledge hockey.

.A2 Dasher Board at Players Benches and Penalty Boxes. To facilitate player visibility between the bench areas and the ice surface, the existing opaque board covering material is required to be replaced with transparent material.

.A3 Dasher Board Gates to Ice Surface. The existing gates to the ice surface are 30 1/2" wide gates. As the Gate width is approximately 7", the available width for players to enter the ice surface is 23 1/2". All gates have a step transition to the ice surface. As this does not meet the guidelines, these gates will be replace with new 42" wide gates (42"-7"=35" effective width) to accommodate Sledge Hockey. These new gates would include transparent dasher board surfaces. There are a total of 8 gates to the ice surface that will require replacement, refer to plans.

.A4 Dressing Room Corridor to Ice Surface Transition. Currently a floor level change of approximately 4-1/4" exists between the ice surface and the corridor leading to the dressing room areas. As per the guidelines the two surfaces should be level to allow players a flush transition between the two surfaces. We are proposing two options to resolve this level change, they are as follows:

.1 The existing concrete floor could be modified to provide a level transition between the corridor and the ice surface. This new concrete surface would be covered with artificial ice surface. Additional modifications to accommodate this option include: revisions to the stairs and handrails to the adjacent viewing areas.

.2 Alternatively - a temporary ramp could be utilized at the start and end of each game to permit players to make the transition from the corridor level to the ice surface. An attendant would be required to place and remove the temporary ramp to facility game play. This alternative method could provide some cost savings as indicated below, but approval of this method would need to be obtained from the Sledge Hockey Association.

2. Dressing Room and Game Prep Modifications. These modifications are proposed for 4 of the 5 existing dressing rooms to accommodate two sledge hockey teams on the ice surface and another two teams preparing for another sledge hockey game to follow the game currently being played. The existing benches are approximately 22" wide and are fixed to the wall and provide ample seating for players.

.A5 Dressing room and corridor surface revisions. The existing floor is covered with a sports flooring. We propose to provide interlocking artificial ice surface boards over the existing flooring to accommodate the hockey sledges. Additional modifications include the addition of an additional row of hooks added to the wall above the players benches mounted at an accessible height for the Sledge Hockey Players.

.A6 Dressing Room Shower modifications. A 3" curb exists at the transition between the shower area and the adjacent change room. We propose to remove this tile curb and replace it with a sloped transition to the dressing room area. This transition would still retain any water in the shower area. Additional modifications would

include the addition of a single fold down shower seat and appropriate grab bars

.A7 Dressing Room Washroom Modifications. The current washrooms in the dressing rooms are not accessible washrooms and require modification to provide accessibility, including the reconfiguration of the Water closet stall, relocation of the barrier free sink, new partitions and the addition of accessible grab bars and the like. See attached plan Sk-3 for a description of the general scope of work.

3. Spectator viewing

.A8 North End of Ice Level Viewing. To facilitate additional spectator viewing between the floor surface and the ice surface, we propose to replace the existing opaque board covering material, with new transparent material. This option provides viewing from the end of the rink behind a goal net. While this is not an ideal viewing area, it has been provided as an option for consideration.

.A9 Elevated Viewing Platform at Level 2, at the North East corner of the rink. This would provide for a new platform extending out into the rink area from the second level viewing area. This would create a new area for accessible viewing at the same level of the second floor. The plan takes up almost no existing floor space at the ground floor, it eliminates the need for wheel chair ramps, provides better viewing opportunities and more prime seating locations catered to the requirements of people requiring accessible viewing and can be designed to meet current day design standards for accessibility.

.A10 Viewing Screen at Level 2 Pool Meeting room. Providing a new viewing screen in the existing wall that separates the Pool Meeting room at the second level would provide addition viewing area for Sledge Hockey. The owner would need to schedule the programed use of this space with the Sledge hockey.

.A11 Viewing from the Existing Restaurant at Level 2. This space currently has a row of windows that would provide nearly ideal viewing to the ice surface below. Special consideration and agreements may need to be negotiated with the City's tenant operating the restaurant.

Exterior Modifications

The scope of this report was limited to the interior improvements to accommodate Sledge Hockey. However, a previous report "Schematic Design Report for John Rhodes Community Center Accessibility Upgrades" provided by this office and dated October 2010, provide additional recommendations for modifications to the parking lot layout and site lighting that should be considered in conjunction with this report.

'Class C' Cost Analysis

Interior Modifications to accommodate Sledge Hockey:
The work to furnish the interior modifications to facilitate Sledge Hockey, are listed below and have been broken down to as per the section numbers previously above. These costs are preliminary in nature and as such are +/- 20% of the estimated construction cost.

1.	Hockey Pad and Game Play Modifications	$82,000.
2.	Dressing Room and Game Prep Modifications.	$117,000.
3.	Spectator viewing	$97,000.

Total cost estimate: **$296,000.**

Alternate Change Room corridor to Ice Surface Transition:
Should you chose to utilize the alternate method of providing the removable ramp transitions to the ice surface as described in item A4.2 as listed above, the cost savings from item 1 Hockey Pad and Game Play Modifications would be as follows:.
Cost savings: - $6,000

Costs provided are estimated construction cost and are preliminary in nature and do not include the following:

- Professional design services
- Escalation beyond February 2014
- Furniture Fixtures and Equipment (not indicated above)
- Development Charges and levies
- Permits and Fees
- Legal Fees
- Moving and Administration Costs.

End of Report

Jhon Rhodes Community Center
Accessibility Review to Accommodate Sledge Hockey
Sault Ste. Marie, Ontario

Key Plan
Level 1

Project No: 1316
Date: 2014 01 23
Scale: 1:400
Checked by: K.oliver
Drawn by: K.oliver
Dwg No: Sk-1

Project No
1316
Sk-2
Date
2014 01 23
Scale
1:400
Checked by
koliver
Drawn by
koliver
Jhon Rhodes Community Center
Accessibility Review to
Accommodate Sledge Hockey
Sault Ste. Marie, Ontario
Key Plan
Level 2

Hockey 2
Change 4
Jhon Rhodes Community Center
Accessibility Review to
Accommodate Sledge Hockey
Sault Ste. Marie, Ontario
Enalrged Floor Plan
Typical Change Room Modifications
Level 1
1316
SK-3
2014 01 23
1:100

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Nicholas J. Apostle, Commissioner of Community Services**

DEPARTMENT: **Community Services Department**

RE: **Northern Community Centre – Naming Rights Agreement**

PURPOSE

This report is in response to the following June 24, 2013 resolution:

> *"That the report of the Commissioner of Community Services concerning Naming Rights for the West End Community Centre be received; and further that Council accept the Northern Credit Union proposal for Naming Rights for the West End Community Centre; and approve staff entering into an agreement with Northern Credit Union, which will be brought to Council".*

BACKGROUND

At their June 24, 2013 meeting, Council approved the staff recommendation to accept the Northern Credit Union's proposal for Naming Rights for the West End Community Centre and also authorized staff to enter into an agreement with the Northern Credit Union on this matter.

A Letter of Intent was initiated on June 28, 2013 allowing for matters to continue until the signing of a formal agreement.

ANALYSIS

This section is not applicable to this report.

IMPACT

The highlights of the agreement are:

- Ten year agreement with an option to renew for a further ten years.

- In the first year, in lieu of a payment to the City, Northern Credit Union will pay for the design, manufacturing, and installation of all signage. They estimate this to be well in excess of $25,000.
- In years two through ten, Northern Credit Union will pay the City $20,000 per year - $180,000 in total.
- The head office for the Northern Credit Union is in Sault Ste. Marie.
- It is a locally grown business that has operations throughout Ontario.
- Northern Credit Union will increase their annual payment to $35,000 per year once the new arena is built.
- Additional - Recognition of the Centre through links on their digital areas. Also public relations strategy through their P.R. firm.

STRATEGIC PLAN
This matter is not specifically mentioned in the Corporate Strategic Plan.

RECOMMENDATION
It is therefore recommended that Council take the following action:

That the report of the Commissioner of Community Services regarding the Naming Rights Agreement for the Northern Community Centre be received as information.

By-law 2014-154 appears elsewhere on your agenda and is recommended for approval.

Respectfully submitted,



Nicholas J. Apostle, Commissioner, Community Services Department

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Don Elliott, P. Eng., Director of Engineering Services**

DEPARTMENT: **Engineering and Planning Department**

RE: **Korah Road Truck Route Designation**

PURPOSE

The purpose of this report is to seek approval to amend the truck route portion of the traffic by-law to downgrade Korah Road from a Class A to a Class B truck route.

BACKGROUND

At the 2014 04 28 meeting, Council approved that Korah Road between Lyons Avenue and Second Line West be downgraded from a Class A truck route (anytime) to Class B (7:00 a.m. to 8:00 p.m., Monday to Saturday). Council also approved that staff proceed with the public notice required under the class environmental assessment process.

ANALYSIS

The designation of truck routes is classified as a schedule A+ activity under the environmental assessment process. This means that it is pre-approved, subject to formal public notice. Public notice was placed in the local newspapers, and on the City web page. Notices were provided to local trucking firms. There were no responses to the notices.

IMPACT

There is no impact to City budgets for this altered truck route designation apart from potential signage.

STRATEGIC PLAN

The control of truck traffic on City streets is linked to the Transportation Network Improvements under the Developing Solid Infrastructure strategic direction.

RECOMMENDATION

It is therefore recommended that Council take the following action:

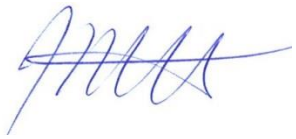
Be it resolved that By-Law 2014-159 be passed to downgrade Korah Road between Lyons Avenue and Second Line from a Class A truck route to a Class B truck route.

Respectfully submitted,



Don Elliott, P. Eng.
Director of Engineering Services

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner
Engineering and Planning

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Catherine Taddo, P. Eng., Land Development & Environmental Engineer**

DEPARTMENT: **Engineering and Planning Department**

RE: **Elementa Lease Extension**

PURPOSE

The purpose of the report is to advise Council of a request from Elementa Group Inc. for a Lease Extension for the sole purpose of facilitating equipment storage at the energy from waste (EFW) pilot plant site located at the landfill.

BACKGROUND

The following information summarizes the approval dates for the original Lease and Lease Extensions for the pilot plant site:

- On March 6, 2006, City Council approved a Lease between the City and Enquest Power Corporation Inc. (now Elementa) for the pilot plant site, under By-law 2006-48;

- On February 12, 2007, City Council passed a resolution which extended the term of the Lease for a period of 365 days from the commencement date of operation as defined in the Certificate of Approval of the Ministry of the Environment;

- On February 9, 2009, City Council authorized a Lease Extension Agreement and passed a resolution, extending the Lease for a term of six months beyond the allowable operating period of the Certificate of Approval, and further authorizing a 30 day grace period;

- On February 22, 2010, Council approved a Lease Extension Agreement under By-law 2010-37, in accordance with the resolution of February 9, 2009;

- On October 24, 2011, Council passed a Resolution approving an extension of the lease for a fourteen month period, from February 22, 2012, to April 22, 2013, and;

- On April 22, 2013, Council passed a Resolution and approved a lease extension until October 21, 2013.

- On January 20, 2014, Council passed a Resolution and approved a lease extension until April 1, 2014.

- On March 24, 2014, Council passed a Resolution and approved a lease extension until April 30, 2014.

- On April 28, 2014, Council passed a Resolution and approved a lease extension until May 30, 2014.

- On June 9, 2014, Council passed a resolution and approved a lease extension until June 30, 2014.

Currently, Elementa is finalizing arrangements to remove the equipment from the site. Additional time is necessary to complete the outstanding requirements. A further lease extension has been requested to August 31, 2014.

ANALYSIS

Elementa Group Inc. has requested that the City move ahead with an additional amendment to the Lease at the landfill. It is recommended that any proposed extension to the Lease Agreement from July 1, 2014 to August 31, 2014 be subject to the following conditions:

- Elementa Group Inc. agrees that there will be no requests for future expansion of the pilot plant, or development of a smaller scale commercial facility at the landfill;

- Elementa Group Inc. agrees to remove the equipment in accordance with the terms of the original Lease by August 31, 2014;

- Elementa Group Inc. ensures that the building and its contents remain insured, and that the building is regularly inspected;

- Elementa Group Inc. ensures that either the building remains heated, or that the building services are properly winterized, as may be required;

- Elementa Group Inc. remains responsible for all utility bills for the remainder of the lease, or until such time as the building and accounts are officially transferred back to the City, subsequent to the removal of the existing equipment, and;

- Elementa Group Inc. facilitates a final walk-through with City staff prior to transfer of the building.

IMPACT
There is no impact to the budget.

STRATEGIC PLAN
The Elementa Group Inc. Lease Agreement is not linked to the Strategic Plan.

RECOMMENDATION
It is therefore recommended that Council take the following action:

Be it resolved that the report of Land Development and Environmental Engineer concerning the Elementa Lease Extension be received, and the request for a Lease extension for the period of July 1, 2014 to August 31, 2014 be approved, subject to the conditions stated in the report

Respectfully submitted,

C. Taddo

Catherine Taddo, P. Eng.
Land Development and
Environmental Engineer

Recommended for approval,

Jerry Dolcetti, RPP
Commissioner
Engineering and Planning
Department

C: Nuala Kenny, City Solicitor, Legal Department
Susan Hamilton Beach, P. Eng., Deputy Commissioner,
Public Works & Transportation

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Don Elliott, P. Eng., Director of Engineering Services**

DEPARTMENT: **Engineering and Planning Department**

RE: **Flooding Damage to Bridges – September 2013 – Update**

PURPOSE

The purpose of this report is to update Council on repairs to bridges damaged in the September 10, 2013 flooding event, and obtain approval for the remaining work. Approval is sought to sole source the required work to contractors.

BACKGROUND

At the 2013 11 04 and 2014 02 03 meetings, Council approved several recommendations related to the bridges and culvert crossings damaged in the September 10, 2013 flooding. Three bridge structures were significantly damaged and others experienced considerable erosion problems. While the work on the bridges is not complete, all bridges are open to the public with no load restrictions. Tulloch Engineering was retained to prepare designs for repair, and that design work is complete.

The list of flooding damage by structure is attached with estimated costs for completion shown. At this time, design is complete for the required work at the last two structures; Root River Bridge No. 1 on Great Northern Road and the Canon Creek tributary bridge No. 31 on Old Goulais Bay Road.

ANALYSIS

Work on the bridges has progressed as follows:

Bridge No. 8: Fourth Line at Root River: Repairs to the bridge itself are complete and the bridge is open to two lanes of traffic. The in-river realignment, channelization and revetment construction work is also complete, with the exception of final restoration of lands disturbed to gain access during the winter, and road surface. Council previously approved this work.

Bridge No. 10: Allen's Side Road at West Davignon Creek: This bridge has been completely replaced with a twin barrel concrete box culvert crossing. It is complete and in place, and the road is open to two lanes of traffic. The work in the creek is also complete, and final restoration of adjacent lands and road surface will be finalized in this construction season. All of this work has been previously approved.

Bridge No. 31: Old Goulais Bay Road at a Branch of the Canon Creek: This bridge failed, but its concrete arch components can be salvaged. A temporary single lane by-pass bridge is in place and open to traffic with no load restriction. The precast concrete arches have been inspected and it has been confirmed there is no damage to them. Design of replacement footings and protective sheet piling is complete and a price to complete the work has been quoted at $493,000. It is recommended this work be awarded to Belanger Construction. It will be completed in this construction season.

Bridge No. 1: Great Northern Road over the Root River: This bridge experienced the loss of a storm drain on the upstream side, and slope failure on the downstream side. It has proved to be a very difficult design for slope protection measures, due to steepness of slope and limited access. Many options were considered here by our sub-consultant including the possibility of re-alignment of the river to flatten the slope. The designers have settled on a pre-cast concrete block and stone rip rap slope protection system. Design is complete. The price quoted for this work is $166,540. It is recommended that the work be awarded to Belanger Construction.

This structure was formerly a connecting link, and capital works were funded 75% by the Ministry of Transportation. Unfortunately, this unforeseen cost must be covered 100% by the City, unless the Province will contribute.

Bridge No. 7: Old Garden River Road over the Root River, and Box culverts 11, 21, 35, 39 and 41 on Second and Third Lines: These facilities experienced minor erosion and all repairs have been completed with the exception of final restoration of adjacent lands used for access. All of this work has been previously approved, and will be completed this construction season.

Rosedale Ravine Box Culvert: The Rosedale ravine box culvert has experienced severe erosion at the inlet and outlet, and it has been repaired.

Cross Culverts: Two road cross culverts were identified as needing replacement; one on Fourth Line near Back Country Court and the other on Fish Hatchery Road. Replacement of these facilities has been completed except for final restoration of adjacent lands and road surfaces, which will be completed in this construction season.

Driveway Culvert and Shoulder Repairs Completed by PWT: Public Works and Transportation completed numerous driveway culvert and shoulder repairs at many locations. PWT covered this cost under its 2013 budget.

Orthophotography: Due to re-alignment of some of our rivers, new orthophotography and contours are required for the Conservation Authority to produce new floodplain mapping. The City's share of that $80,000 cost is estimated to be $20,000, although the final figure has yet to be confirmed.

Engineering: Tulloch Engineering was retained to complete design and contract administration of the bridge repairs. The estimated fee was approved at $185,000 plus $32,500 at each of the two Council meetings for a total of $217,500. The original scope of repairs was not known in detail. The final fee is estimated at $244,100 to complete the work, and is recommended for approval.

IMPACT

The City does not have emergency funding for capital repairs to these facilities, however, at the 2013 11 04 meeting, Council approved staff's recommendation that the 2014 capital plan allowance of $2.5M for bridges and aqueducts be used for repairs. The intended purpose of this was to continue with the second phase of the Fort Creek aqueduct rebuild. It was recommended and approved that this capital allowance be diverted to the necessary bridge structural and scour repairs, and that the second phase of the Fort Creek aqueduct be deferred to 2015.

The revised total costs for bridge and culvert repairs due to the flooding is $2,501,199, which is almost equal to the $2.5M budget in the 2014 capital program.

STRATEGIC PLAN

Bridge repairs are linked to the Transportation Network Improvements objective under the Developing Solid Infrastructure strategic direction.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Engineering Services dated 2014 07 14 concerning the flooding damage to bridges update be received, and that the recommendations that the engineering fee limit be set at $244,100; that the repairs to Bridge 31 on Old Goulais Bay Road and the slope protection works on Bridge No, 1 on Great Northern Road be awarded to Belanger Construction, be approved.

Respectfully submitted,

Don Elliott, P. Eng.
Director of Engineering Services

Recommended for approval,

Jerry Dolcetti, R.P.P
Commissioner of Engineering and Planning

Attach.

September 2013 Flood Damage to Bridges				
Date printed:	**8-Jul-14**			
Bridge	**Damage**	**Item**	**Cost (items in italics are preliminary budget estimates only)**	**Status: budget, quote, approved, complete**
No 8: Root River Bridge at Fourth Line	Severe scour all corners. Undermining of east approach slab. Timber piles exposed. Engineering required. Need to replace scour protection against all abutments. River requires re-alignment upstream of bridge	Road washout repairs	$ 32,417	complete
		East abutment/approach slab rehab	$ 165,594	complete
		Asphalt paving on Fourth Line	$ 35,000	complete
		River realignment/channel work and revetment construction	$ 228,000	estimate to complete
No 10: Allen Side Road	Bridge washed out. Channel cut to the south of the bridge. South abutment undermined. West side of bridge broken at widening of 1961 along construction joint.	Remove structure, Install new box culvert, restore road and approaches	$ 489,000	approved
No. 31: Old Goulais Bay Rd	Severe abutment and footing scour. South side of bridge has slumped down. Some channel realignment to the east.	Temporary bridge for access	$ 102,331	complete
		Reinstate footing and re-set concrete arches, provide sheet piling	$ 493,000	quote
No. 1: Great Northern Road at Root River	Rip rap placed on SE approach to address immediate concerns with bank stability. Expand rip rap to the south on the southeast approach. Recommend this be Engineered. Extent of remedial work is not known. NW approach lost storm drain. Bank eroded. Replace and install slope protection and CSP. Repair minor washouts behind NW curb and fix concrete spillway	Scour repair, bank stabilization at southeast toe, and pipe replacement on upstream side. Slope is very steep and access is a major problem. Mass concrete blocks proposed to stabilize toe of slope	$ 166,540	quote
No. 7: Old Garden River Road at Root River	Moderate scour northwest abutment/wing wall. Repair required. Shoulders and slope repair required.	Design of scour repairs	$ 159,943	complete except for final restoration
Bridges (box culverts) No's 11, 21, 35, 39 and 41	Erosion and scour repair.	Design of scour repairs	$ -	Included in quote above for bridge no.7
Rosedale Ravine	Reset displaced concrete box sections, repair erosion.		$ 54,663	complete

September 2013 Flood Damage to Bridges				
Date printed:	**8-Jul-14**			
Bridge	**Damage**	**Item**	**Cost (items in italics are preliminary budget estimates only)**	**Status: budget, quote, approved, complete**
Fourth Line culvert - near Back Country Court and Fish Hatchery Road	Major erosion and subsequent failure of two road crossing culverts	Replace two (2) failed road cross culvert	$ 287,351	complete except for final restoration
PWT Repairs	Driveway culvert and Road washouts/shoulder repairs		$ -	PWT paid this at $180,000
Engineering			$ 244,100	Estimated fee to completion
City share of orthophotography			$ 20,000	budget
		Sub Total	**$ 2,457,939**	
		Plus unrebatable tax	$ 43,260	
		Total	**$ 2,501,199**	

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Don Elliott, P. Eng., Director of Engineering Services**

DEPARTMENT: **Engineering and Planning Department**

RE: **Bridge Repairs 2014 – Engineering Agreement**

PURPOSE

The purpose of this report is to recommend that Council approve an agreement with Tulloch Engineering for the design and contract administration of repairs to two bridges.

BACKGROUND

At the June 9, 2014 meeting, Council approved that Tulloch Engineering be retained to complete the design and contract administration for repairs to Bridge 32 on Base Line at West Davignon Creek, and on Bridge 30 – the underpass.

ANALYSIS

It is routine procedure for the Engineering Division to seek Council's approval to authorize agreements for engineering services.

IMPACT

The engineering fee estimate for these services is $12,400 plus non-rebatable HST. Council approved an allowance of $100,000 in the miscellaneous construction budget for bridge repairs.

STRATEGIC PLAN

Bridge repairs are linked to Objective 1B, Transportation Network Improvements under the Developing Solid Infrastructure strategic direction.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Engineering Services dated 2014 07 14 concerning the agreement for engineering services, be received, and the recommendation that the City enter into an agreement with Tulloch Engineering be approved. By-Law 2014-148 can be found elsewhere on this evening's agenda.

Respectfully submitted,



Don Elliott, P. Eng.
Director of Engineering Services

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Department

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Matthew Caputo, Solicitor/Prosecutor**

DEPARTMENT: **Legal Department**

RE: **Fire Route By-law (Housekeeping)**

PURPOSE

The purpose of this report is to recommend that City Council repeal various by-laws that amend the City's repealed Fire Route By-law 81-404 as they are no longer necessary.

BACKGROUND

On June 10, 2013, City Council passed By-law 2013-105, the City's Fire Route By-law. By-law 2013-105 repealed By-law 81-404, which previously dealt with this issue. A further review determined that a number of by-laws which amend By-law 81-404 still remain in force.

ANALYSIS

Given the repeal of By-law 81-404, any amending by-laws should also be repealed.

IMPACT

Not applicable.

STRATEGIC PLAN

Not applicable.

RECOMMENDATION

It is therefore recommended that Council take the following action:

That By-law 2014-147, being a by-law to repeal various by-laws, be recommended for approval.

Respectfully submitted,

Matthew Caputo
Solicitor/Prosecutor

Recommended for approval,

Nuala Kenny
City Solicitor

Staff/Council Reports/2014/F2.2 Fire routes housekeeping july14.14

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Matthew Caputo, Solicitor/Prosecutor**

DEPARTMENT: **Legal Department**

RE: **City Noise By-law Task Force**

PURPOSE

The purpose of this report is to recommend that City Council confirm a Task Force that shall review the existing Noise By-laws and make recommendations to Council as to updating the Noise By-laws for the City of Sault Ste. Marie.

BACKGROUND

On September 24, 2012 City Council accepted the recommendation of the Legal Department to form a committee to make recommendations to update the existing Noise By-laws and to report back to City Council. Thereafter, a new Procedure By-law was passed on June 24, 2013 (By-law 2013-100). The Procedure By-law requires committees of Council to follow the standard procedures for Council meetings. The Noise By-law Committee is composed of a majority of staff members, and therefore is not intended to be subject to the provisions of the Procedure By-law.

ANALYSIS

The Noise By-law Committee consists of four (4) City Councillors, and six (6) members of staff from the Legal Department, the Planning Division, Public Works and Transportation, Police Services and Fire Services. Section 27.1 of the Procedure By-law 2013-100 states the following:

“Task Forces composed of a majority of staff members are not intended to be subject to the provisions of this by-law.”

Therefore, the Noise By-law Committee should be re-designated as a Task Force to comply with the Procedure By-law 2013-100.

IMPACT
Not applicable.

STRATEGIC PLAN
Not applicable.

RECOMMENDATION
It is therefore recommended that Council take the following action:

That the Noise By-law Committee be re-designated as the Noise By-law Task Force, which shall make recommendations as to updating the existing Noise By-laws and report back to Council.

Respectfully submitted,



Matthew Caputo
Solicitor/Prosecutor

Recommended for approval,



Nuala Kenny
City Solicitor

MC/da

LEGAL\STAFF\COUNCIL REPORTS\2014\CITY NOISE BY-LAW TASK FORCE R1.1.DOCX

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Nuala Kenny, City Solicitor**

DEPARTMENT: **Legal Department**

RE: **Ontario Municipal Board Hearing regarding Queensgate Boulevard**

PURPOSE

The purpose of this report is to provide Council with a summary of the Ontario Municipal Board hearing that took place regarding the above noted property.

BACKGROUND

From March 31, 2014 to April 4, 2014 I attended before Mr. Chair Denhez concerning Council's refusal to amend the Zoning By-law and Official Plan to allow a residential subdivision on a former golf course.

ANALYSIS

In this case, Council did not accept the Planning Director's recommendation to rezone the property to allow for the subdivision. As such, Planning staff were called as expert witnesses for the Owner/Developer, Ruscio Investments Inc. Many neighbours were vehemently opposed to the development. The neighbours attended the hearing and were represented by Brian Gualazzi.

The Ontario Municipal Board decision approved both the rezoning and the Official Plan Amendment to allow the development. Additionally the Board decision requires the developer to provide a planted earth berm to the satisfaction of the City.

IMPACT

There is no significant financial impact to this Ontario Municipal Board hearing.

STRATEGIC PLAN

Not applicable.

RECOMMENDATION

It is therefore recommended that Council take the following action:

It is recommended that City Council accept this report as information.

Respectfully submitted,

Nuala Kenny
City Solicitor

NK/cf

cf/staff/Council reports/2014/Queensgate Blvd Zoning OMB july14.14

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Melanie Borowicz-Sibenik, Assistant City Solicitor**

DEPARTMENT: **Legal Department**

RE: **Licence to Occupy City Property Agreement for the Emergency Music Festival of August 9, 2014 and the Case's Music Block Party of August 23, 2014.**

PURPOSE

The purpose of this report is to request Council's approval of a Licence to Occupy City Property Agreement (the "Licence Agreement") between the City (the "Licencor"), the Downtown Association ("Downtown") and Stephen Alexander operating as Loplop Lounge & Gallery ("Loplops"), collectively referred to as the "Licencees", to permit the programming described below to take place on a portion of Queen Street East on August 9, 2014 for the Emergency Music Festival and on August 23, 2014 for the Case's Music Block Party.

BACKGROUND

The Licencees contacted the City Legal Department to request permission to hold two events, specifically the Emergency Music Festival ("Music Festival") on August 9, 2014 and the Case's Music Block Party ("Block Party") on August 23, 2014, collectively referred to as the "Events", on Queen Street East from East Street to Brock Street ("City Property").

The Music Festival will consist of three (3) tent structures, each the size of twenty (20') feet by twenty (20') feet approximately between civic no. 640 and 675 Queen Street East. Two (2) additional tent structures of the same dimension may also be located in the same area. The Music Festival will have two (2) Pop-Up Patios comprised of two (2) tent structures, each the size of twenty (20') feet by twenty (20') feet with licenced areas each the size of twenty (20') feet by forty (40') feet approximately in front of civic no. 629 and 674 Queen Street East. Loplops will operate the Pop-Up Patios and serve alcohol during this Event. The Music Festival will include live music and a stage the size of thirty (30') feet by thirty (30') feet approximately in front of civic no. 602 Queen Street East. There will also be a seating area and food vending area with food from the Gnarly

Bistro, Smoke's Poutinerie, and Pita Pit. The Music Festival will take place between the hours of 9:00 a.m. on August 9, 2014 and 12:00 a.m. on August 10, 2014, including both the set-up and removal of the festivities from City Property.

The Block Party will consist of one (1) Pop-Up Patio comprised of one (1) tent structure the size of twenty (20') feet by twenty (20') feet with a licenced area the size of thirty (30') feet by thirty (30') feet approximately in front of civic no. 651 Queen Street East. Loplops will operate the Pop-Up Patio and serve alcohol during this Event. The Block Party will have live music located approximately in front of civic no. 651 Queen Street East, without a stage. There will also be a seating area, a kids' activity area, merchant tables, food vending by the Gnarly Bistro and Arturos, as well as a BBQ hosted by Case's Music. The Block Party will take place between the hours of 11:00 a.m. and 9:00 p.m. on August 23, 2014, including both the set-up and removal of the festivities from City Property.

Related to these Events, there are two Street Closing By-laws on the agenda for Council's consideration. Specifically, to facilitate the Events, the organizers have sought the closing to vehicular traffic of Queen Street East, from East Street to Brock Street from 9:00 a.m. on August 9, 2014 to 12:00 a.m. on August 10, 2014 for the Music Festival and from 11:00 a.m. to 9:00 p.m. August 23, 2014 for the Block Party.

ANALYSIS

The Events require a Licence Agreement for insurance purposes and to confirm the agreement between the parties. The Licence Agreement confirms that the Licencees have permission to set up the structures referenced previously and conduct the programming, at their sole cost, expense and liability at the locations identified in Schedule "A" to the Licence Agreement. The Licence Agreement confirms the times for the Event, including set up and clean-up.

The Licence Agreement further contains indemnification clauses such that the Licencees shall be responsible for any costs, expenses and liabilities that in any way result from the Events. The Licence Agreement requires the Licencees to each maintain insurance. Furthermore, the Licence Agreement contains a provision that permits the City and/or Emergency Personnel to remove any portion or the entirety of the Events, including structures and programming if, at the sole discretion of the City and/or Emergency Personnel, access to any portion of Queen Street East is required for same.

The Licence Agreement further confirms that Loplops has full responsibility to ensure that it has met the liquor licence requirements to provide and serve alcohol at the Pop-Up Patios during the Events. Loplops is presently awaiting AGCO's approval for same. The Licence Agreement requires Loplops to provide written confirmation from AGCO that it has approved the Pop-Up Patio portion of

the Music Festival by noon on August 7, 2014 and the Block Party by noon on August 21, 2014, failing which the Licence Agreement as it pertains to the Pop-Up Patio portions of the Events shall be terminated.

IMPACT
There is no significant financial impact associated with this matter.

STRATEGIC PLAN
No impact on strategic plan.

RECOMMENDATION
It is therefore recommended that Council take the following action:

Resolved that the report of the Assistant City Solicitor dated 2014 07 14 concerning the Licence to Occupy City Property Agreement between the City, the Downtown Association and Stephen Alexander operating as Loplop Lounge & Gallery regarding the Emergency Music Festival of August 9, 2014 and Case's Music Block Party of August 23, 2014 be received and the recommendation that Council authorize the execution of the Licence to Occupy City Property Agreement be approved.

By-law 2014-149 authorizing the execution of the Licence to Occupy City Property Agreement appears elsewhere on the Agenda and is recommended for approval.

Respectfully submitted,

Melanie Borowicz-Sibenik
Assistant City Solicitor

Recommended for approval,

Nuala Kenny
City Solicitor

Staff/Council Reports/2014/Licence to Occupy City Property Agreement Emergency Music Festival and Case's Music Block Party.14

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Nuala Kenny, City Solicitor**

DEPARTMENT: **Legal Department**

RE: **Renewal of City's Insurance Program – Jardine Lloyd Thompson Canada Inc.**

PURPOSE

The purpose of this report is to recommend to Council the renewal of the City's insurance program for the period of June 1, 2014 to February 28, 2015 with Jardine Lloyd Thompson Canada Inc. through broker, Algoma Insurance Brokers Limited**.**

BACKGROUND

Generally, the City's insurance coverage runs for a one year term. The current policy ended June 1, 2014 (although the coverage was extended to allow for this report to come to Council for consideration). The premium is One Million Three Hundred Fifty Thousand and Eighty-Nine ($1,350,089.00) Dollars per year. The deductible is Seventy-Five Thousand ($75,000.00) Dollars. The premium is pro-rated from June 1, 2014 to February 28, 2015 in the amount of One Million Five Thousand Eight Hundred and Eighty-One ($1,005,881.00) Dollars.

ANALYSIS

The premium of One Million Three Hundred Fifty Thousand and Eighty-Nine ($1,350,089.00) Dollars is guaranteed for a three year period provided all other material factors remain the same for the City. The deductible has increased from Fifty Thousand ($50,000.00) to Seventy-Five Thousand ($75,000.00) Dollars. The Legal Department and the Chief Administrative Officer had a series of meetings with the City's insurance brokers in an effort to maintain the lower deductible. The insurer advised that a One Hundred Thousand ($100,000.00) deductible is becoming the norm in Ontario. However, they agreed to reduce the deductible to Seventy-Five Thousand ($75,000.00) Dollars. Further, City Staff expressed concern about renewing insurance policies after the annual budget has been approved.

Accordingly, the new policy shall terminate on February 28, 2015. This will give staff, the insurance broker and the insurer sufficient lead time to quote a rate well before the City's budget is approved.

With the increased deductible the City will have carriage of many more claims that will not be formally processed by the insurer. To address the increase in claims Legal, the Department of Public Works and Transportation and Human Resources staff are considering the creation of a new risk manager position. This position would process claims and act pre-emptively to address risks.

IMPACT
Insurance is a necessity and is always a key component to the Legal Department budget.

STRATEGIC PLAN
Not applicable.

RECOMMENDATION
It is therefore recommended that Council take the following action:

My recommendation to Council is that the City's insurance package for the period from June 1, 2014 to February 28, 2015 be placed with Jardine Lloyd Thompson Canada Inc. through local broker, Algoma Insurance Brokers Limited.

Respectfully submitted,

Nuala Kenny
City Solicitor

cf Staff/Council Reports/2014/Renewal of City's Insurance Program june23.14 I1.1

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Melanie Borowicz-Sibenik**

DEPARTMENT: **Legal Department**

RE: **Potential Purchase from Suncor Energy Inc. and 510127 Ontario Limited (Great Northern Road)**

PURPOSE

The purpose of this report is to request Council's authorization to purchase a portion of 411 Great Northern Road and a portion of 435 Great Northern Road (collectively the "Subject Lands") from their respective owners Suncor Energy Inc. ("Suncor") and 510127 Ontario Limited (the "Company") for the purpose of installing a sidewalk on the west side of Great Northern Road from Second Line to Third Line. The report further seeks Council's approval of two Access Agreements between the City and each property owner to permit the City to access and construct the sidewalk on the Subject Lands pending the property transfer.

BACKGROUND

In June 2014, the City commenced the Resurfacing of Great Northern Road Project 2014-9E, authorized by City Council at the May 26, 2014 Council Meeting. As part of this Project, the City will be installing a new sidewalk on the west side of Great Northern Road from Second Line to Third Line. In order to effect same, it has been determined that the City requires the Subject Lands, consisting of a 1.8m wide strip across the entire frontage of 411 Great Northern Road and 435 Great Northern Road.

ANALYSIS

A Fair Market Value Appraisal of the Subject Lands is required. Further, the City must have a Reference Plan prepared to denote the Subject Lands required by the City. Once the Appraisal is completed and a value of the Subject Lands is ascertained, an offer to purchase shall be forwarded to Suncor and the Company in respect of their portion of the Subject Lands.

In the interim, Suncor and the Company have agreed to provide the City with access to the Subject Lands to facilitate the construction of the sidewalk subject to the terms and conditions set out in their respective Access Agreement. In each Agreement, the City confirms that it will construct the sidewalk in accordance with drawings provided at the City's sole liability and expense. The City further agrees to repair any lands affected by the construction to the condition it existed prior to the City's construction of the sidewalk. The City also agrees to indemnify the property owners from any actions or expenses they each may be put to as a result of the City's construction of the sidewalk. As it pertains to Suncor, the City agrees that construction on the Subject Lands will not materially interfere with Suncor's second area of access/egress to 411 Great Northern Road. Finally, each Agreement confirms that the City and Suncor will thereafter enter into an Agreement of Purchase and Sale for the Subject Lands, whereby the consideration for the Subject Lands shall be as set out in the Appraisal to be obtained by the City. The transfer of the Subject Lands shall thereafter occur.

IMPACT
The total costs to purchase the Subject Lands, including the appraisal, Reference Plan, registration fees, and reasonable legal fees and disbursements shall be covered by the Contingency fund provided for in the Project 2014-9E Budget previously approved by Council.

STRATEGIC PLAN
Not applicable.

RECOMMENDATION
It is therefore recommended that Council take the following action:

Resolved that the report of the Assistant City Solicitor dated 2014 07 14 concerning the potential purchase from Suncor Energy Inc. and 510127 Ontario Limited (Great Northern Road) be received and the recommendation that Council authorize the purchase of a portion of 411 Great Northern Road from the owner (Suncor Energy Inc.), that Council authorize the purchase of a portion of 435 Great Northern Road from the owner (510127 Ontario Limited), and that Council further authorize the payment of all costs required to complete the transactions for the purpose of installing a sidewalk on the west side of Great Northern Road be approved.

By-law 2014-157 authorizing the execution of the Access Agreement between the City and Suncor Energy Inc. appears elsewhere on the Agenda and is recommended for approval.

By-law 2014-158 authorizing the execution of the Access Agreement between the City and 510127 Ontario Limited appears elsewhere on the Agenda and is also recommended for approval.

Respectfully submitted,

Melanie Borowicz-Sibenik
Assistant City Solicitor

Recommended for approval,

Nuala Kenny
City Solicitor

MBS/da
LEGAL\STAFF\COUNCIL REPORTS\2014\POTENTIAL PURCHASE FROM SUNCOR ENERGY INC. PR1.54.DOCX

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Donald B. McConnell, MCIP, RPP, Planning Director**

DEPARTMENT: **Engineering and Planning Department**

RE: **RENTAL HOUSING COMMUNITY IMPROVEMENT PLAN 2014**

PURPOSE

This report recommends five projects for a municipal tax increment rebate under the City's Rental Housing Community Improvement Plan to create a total of 90 new rental units.

BACKGROUND

Last August, City Council approved a Rental Housing Community Improvement Plan under Section 28 of the Planning Act and Section 365.1 of the Municipal Act. This legislation allows municipalities to provide property tax assistance for qualified projects.

The Rental Housing Community Improvement Plan has been designed to increase the city's inventory of rental accommodation. Between 2006 and 2012, the average vacancy rate in Sault Ste. Marie was 1.4% whereas a 3% vacancy rate is considered indicative of a healthy market.

The development of additional rental units is important to provide for a range of housing types to match residents' needs; to ensure that the overall supply of affordable housing is maintained; and to provide good short-term housing options for persons wishing to move to Sault Ste. Marie.

The Rental Housing Community Improvement Plan provides for tax rebates on a declining basis over a three-year period (75%, 50%, 25%) with an additional incentive for facilities which support assisted-living programs and where additional barrier free units are constructed.

Following City Council's approval of this program, a local resident filed an appeal with the Ontario Municipal Board. This appeal was withdrawn in March of this

year and the program is deemed to have come into effect on the day of the passing of the by-law last fall.

Normally, City Council's approval would be required prior to the issuance of a building permit. However due to the delays caused by the OMB appeal; City staff suggested that the projects be allowed to proceed provided that the developer had given notice of their intent to apply under the program when it came into effect.

ANALYSIS

Applications for the following five projects have been received.

496 Second Line West (1743503 Ontario Inc.) –This property is the former Korah Branch library. The developer is renovating and expanding the existing building to create 12 apartment units. A copy of the proposed site plan and elevations are attached. This project represents an excellent reuse of a vacant building.

606 Connaught Street (Vi-Conn Developments) – This vacant property will be developed for 19 two-bedroom townhouse units. The units are all slab on grade with no steps at the entrance. A copy of the site plan and sample elevation is attached.

676 Bay Street (Sar-Gin Developments Sault Ltd.) – This property at the northwest corner of Bay and East streets is currently under development for a five-story 39 unit building comprised of 2 one-bedroom units and 37 two-bedroom units. All units will have either a balcony or walkout patio. A copy of the site plan and building perspective is attached. This is an excellent example of the type of redevelopment the city has been encouraging in the downtown.

181 Greenfield Drive (1704608 Ontario Inc.) – This property is the former Canadian Martyrs Separate School. The original school building has been demolished and the property is being redeveloped for 16 rental townhouse units. Each unit has an attached garage and a full basement. A site plan is attached.

384 Dovercourt Road (Mary-Ann Borrelli et al) – The applicant intends to construct a four-plex with all units at grade level.

The applications had been reviewed by a City staff committee with representation from Building, Finance, Planning and Social Services Departments.

All five applications are recommended for approval for a tax rebate equal to 75% of the increase in the municipal portion of the taxes in year one, decreasing to 50% in year two and 25% in year three.

It should be noted that 90 new apartment units have not been created in any single year in more than 20 years. The total building permit value of these five projects exceeds $10 million. It is anticipated that applications for several additional projects will be received prior to year-end.

IMPACT
There is no direct cost to the municipality associated with this approval aside from the deferral of taxes during the first three years after completion. The city will benefit from the increased assessment in future years.

STRATEGIC PLAN
This recommendation is not linked to any specific policies contained within the Corporate Strategic Plan.

RECOMMENDATION
Resolved that the report of the Planning Director dated 2014 07 14 be accepted as information and that city Council authorize a incremental tax rebate program for the five properties identified in this report subject to:

1) That the municipal rebate apply only to the increase in assessment resulting from new construction; and
2) That the rebate be 75% in the first year, 50% in the second year and 25% in the third year; and
3) After the three-year rebate program, these properties will pay the full municipal tax amount.

Recommended for approval

Donald B. McConnell, MCIP, RPP
Planning Director

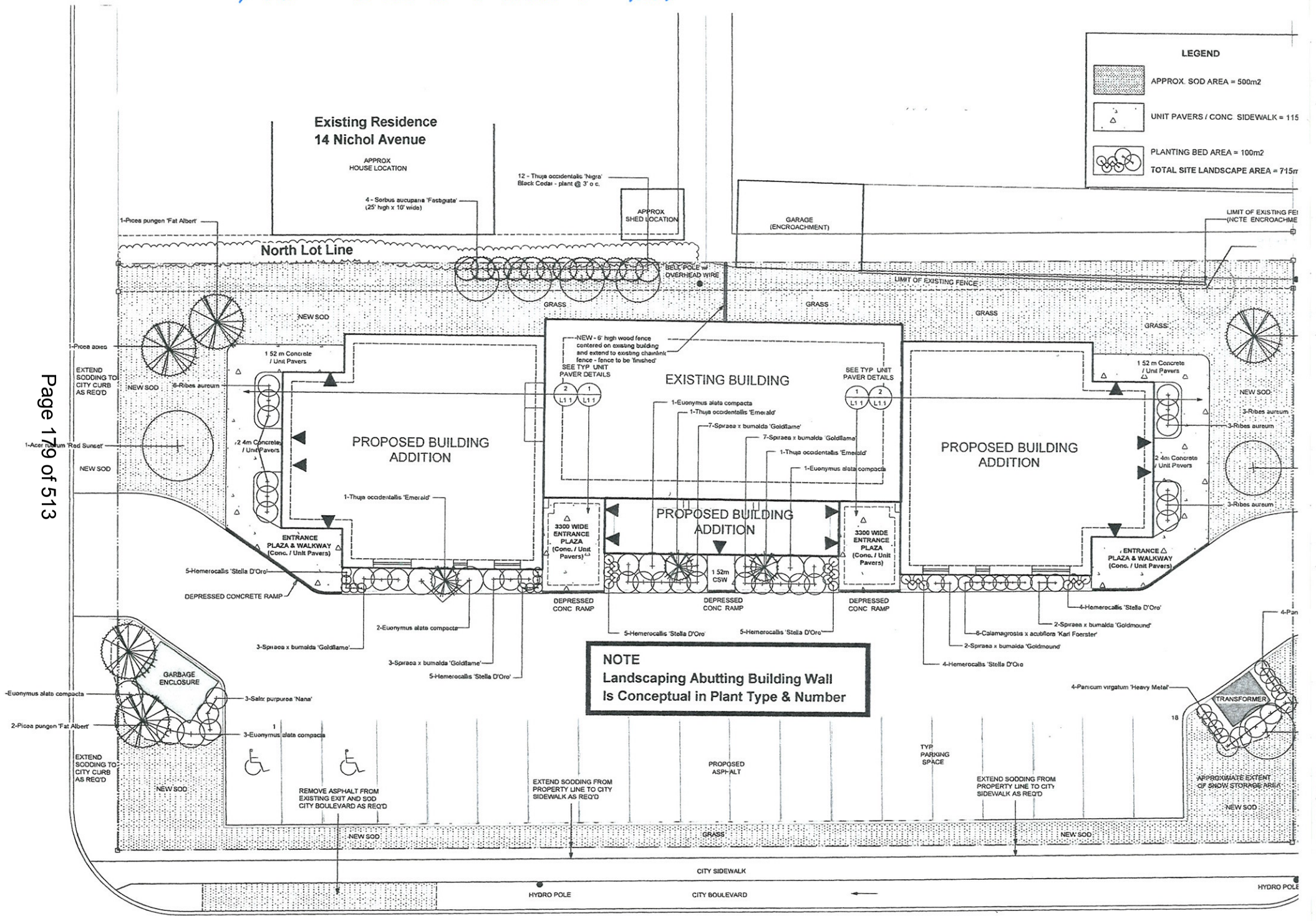
Recommended for approval,

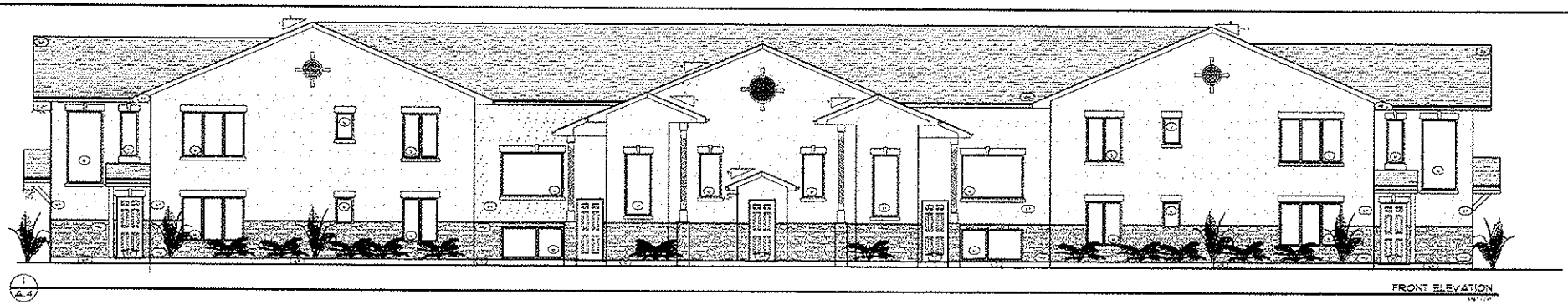
Jerry Dolcetti, RPP
Commissioner Engineering & Planning

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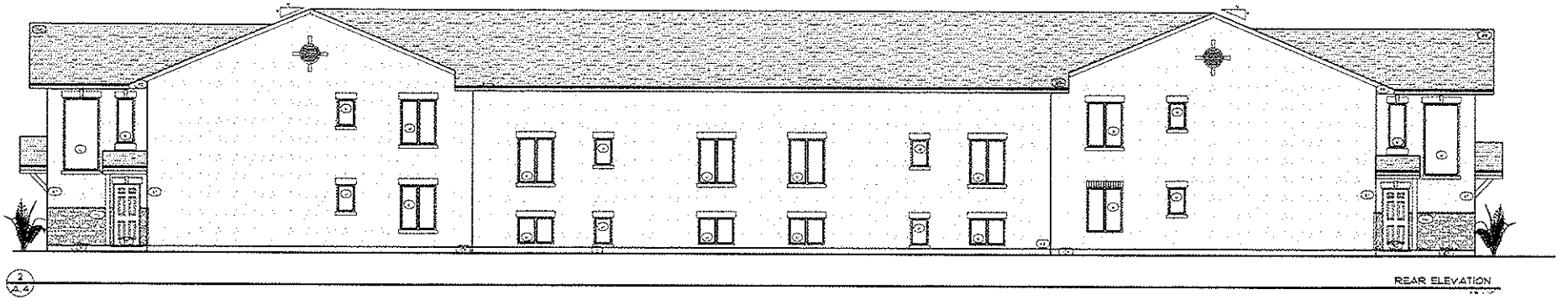
Attach.

496 Second Line West.

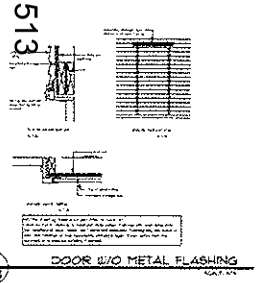




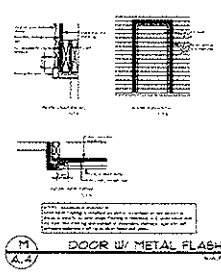
1 A4 FRONT ELEVATION



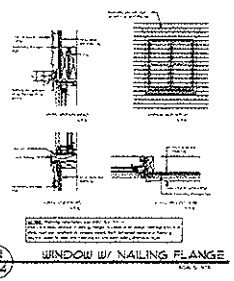
2 A4 REAR ELEVATION



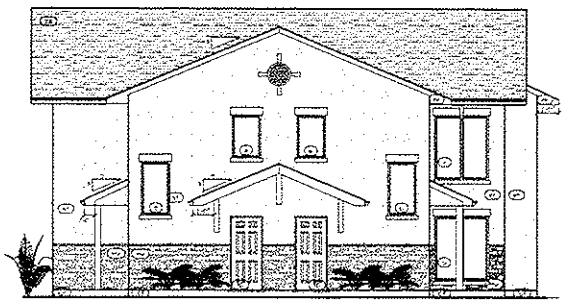
L A4 DOOR W/O METAL FLASHING



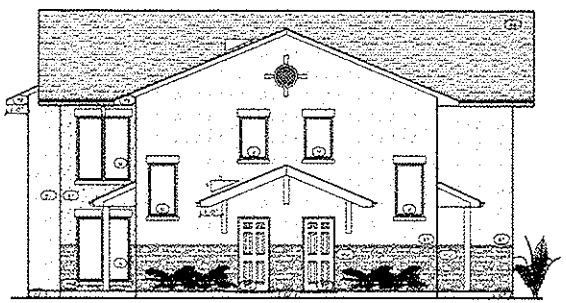
M A4 DOOR W/ METAL FLASHING



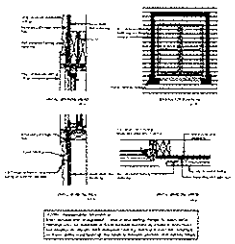
N A4 WINDOW W/ NAILING FLANGE



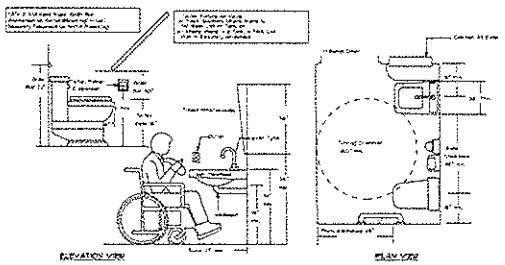
3 A4 RIGHT ELEVATION



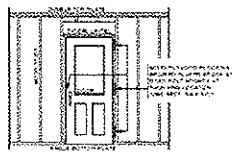
3 A4 LEFT ELEVATION



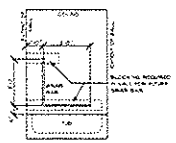
O A4 WINDOW W/O NAILING FLANGE



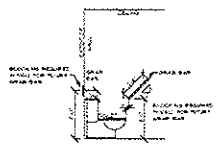
P A4 BARRIER FREE WASHROOM DETAIL



Q A4 DOOR BLOCKING DETAIL



R A4 TUB GRAB BAR DETAIL



S A4 TOILET GRAB BAR DETAIL

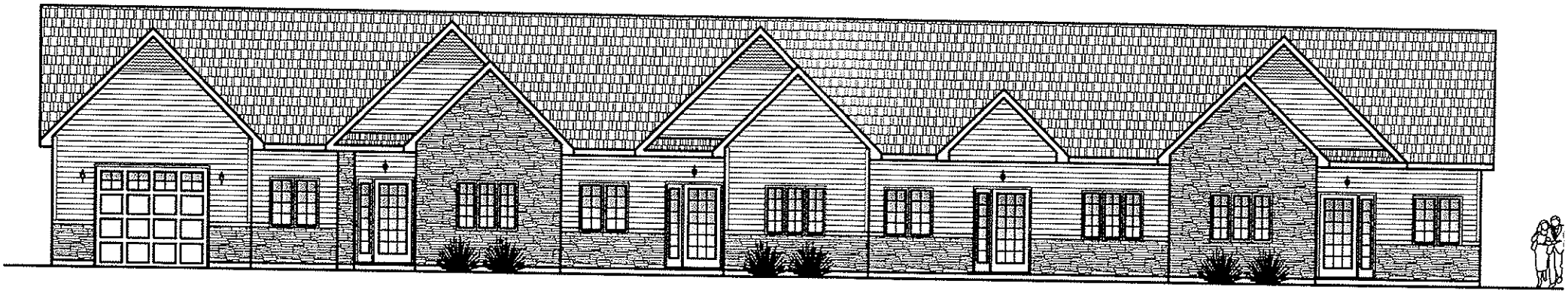
ELEVATION LEGEND

1	
2	
3	
4	
5	
6	
7	
8	
9	

LYONS DESIGN SERVICES

1745503 ONTARIO INC

A4



PROJECT: VIVIAN AVENUE TOWNHOUSE DEVELOPMENT
PHASE 1 - BUILDING 1

606 CONNAUGHT AVENUE, SAULT STE. MARIE, ONTARIO

PREPARED BY: CAIRNS ENGINEERING INC.

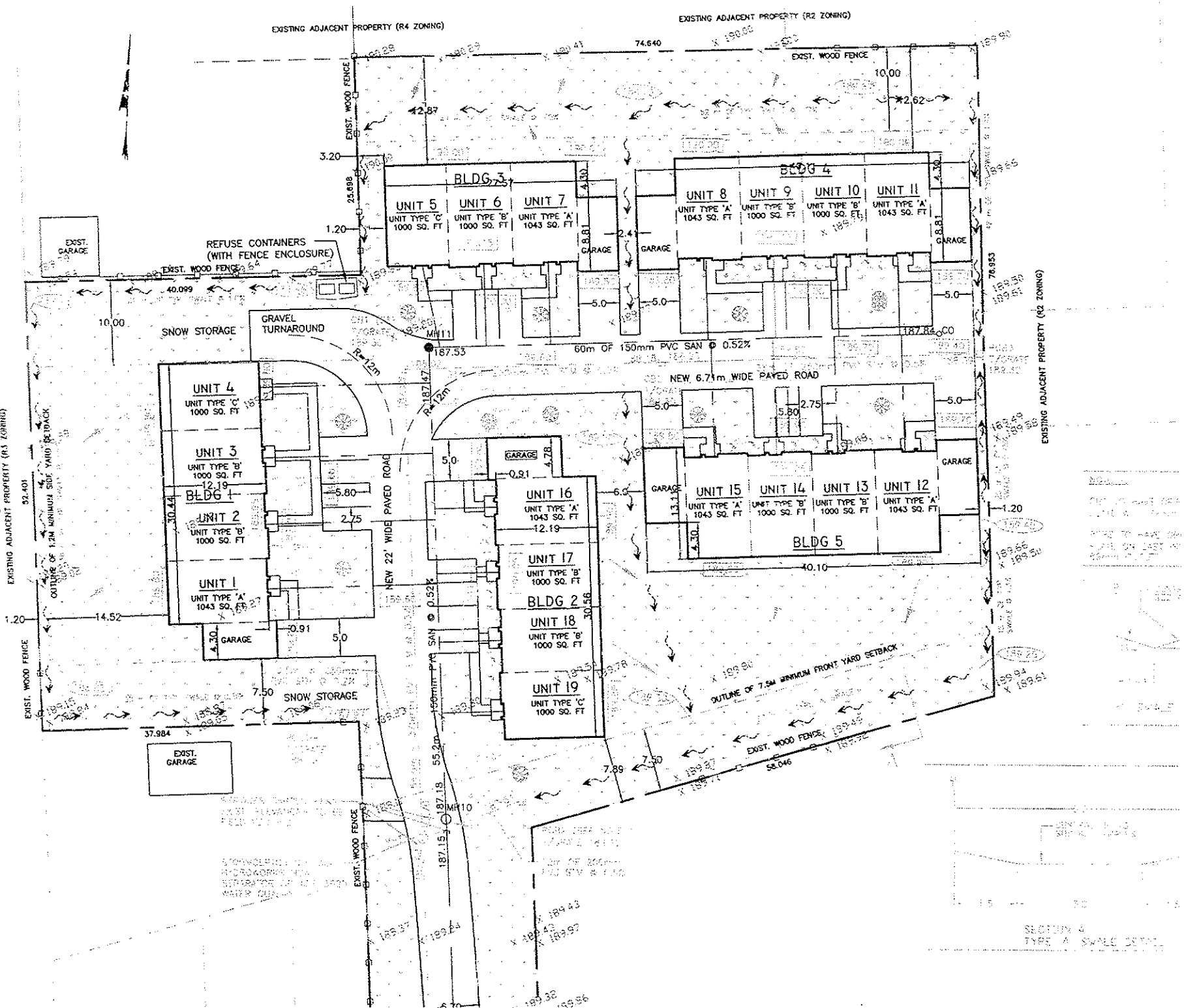
145 INDUSTRIAL COURT "B" SAULT STE. MARIE, ONTARIO

PH. 705-254-7640 FAX. 705-254-2555

DATE: DECEMBER 03, 2013

LIST OF DRA

SP- SITE PLA
A1- ELEVATI
A2- ELEVATI
A3- BUILDIN
A4- FLOOR I
A5- TYPICAL
A6- TYPICAL
A7- FLOOR F
A8- BUILDIN
A9- DETAILS
A10- NOTES
F1- FOUNDA
F2- FOUNDA

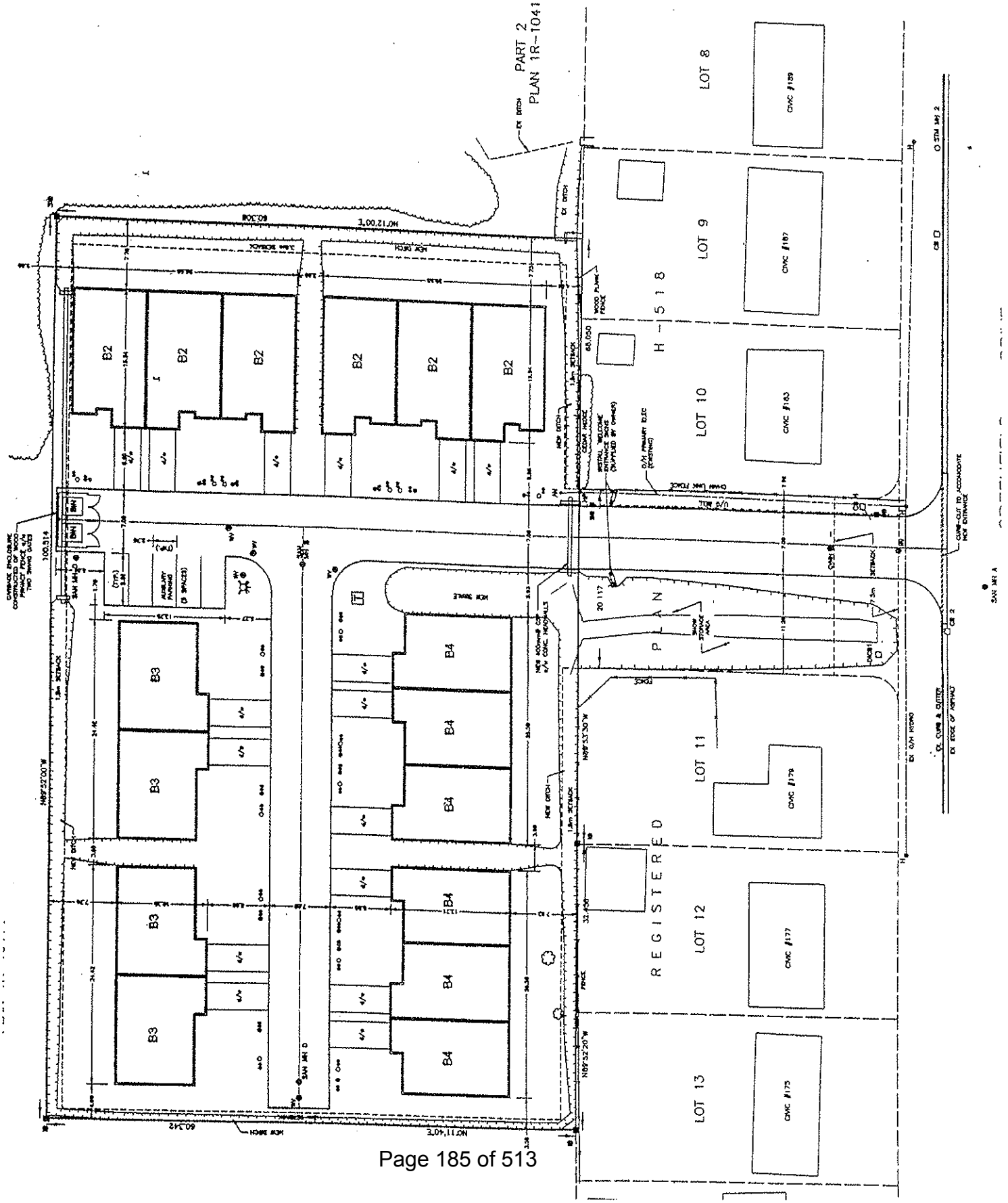

EXISTING ADJACENT PROPERTY (R4 ZONING)
EXISTING ADJACENT PROPERTY (R2 ZONING)
EXIST. WOOD FENCE
BLDG 3
UNIT 5
UNIT 6
UNIT 7
BLDG 4
UNIT 8
UNIT 9
UNIT 10
UNIT 11
EXIST. GARAGE
REFUSE CONTAINERS (WITH FENCE ENCLOSURE)
SNOW STORAGE
GRAVEL TURNAROUND
MH11
187.53
60m OF 150mm PVC SAN @ 0.52%
NEW 6.71m WIDE PAVED ROAD
NEW 22' WIDE PAVED ROAD
UNIT 4
UNIT 3
BLDG 1
UNIT 2
UNIT 1
UNIT 16
UNIT 17
BLDG 2
UNIT 18
UNIT 19
UNIT 15
UNIT 14
UNIT 13
UNIT 12
BLDG 5
OUTLINE OF 1.2M MINIMUM SIDE YARD SETBACK
OUTLINE OF 7.5M MINIMUM FRONT YARD SETBACK
EXISTING ADJACENT PROPERTY (R3 ZONING)
EXISTING ADJACENT PROPERTY (R2 ZONING)
MH10
187.18
187.15
SECTION A
TYPE 'A' SWALE DETAIL

Site Plan
a-1.00
1312
1" = 20'-0"
08 August, 2013
M. Sawan
F. Pastore
39 Unit Apartment Building
Sar-Gin Developments (Sault) Ltd.
676 Bay Street
Sault Ste. Marie, Ontario
HODA
7288 Queen Street, Suite 205C
Sault Ste. Marie, ON, P6A 2B9
Phone: 705-949-3491 Fax: (705) 949-3292
EAST STREET (P1)
SITE INFORMATION:
ZONING (BY-LAW 2005-150): CENTRAL COMMERCIAL ZONE (C7)
BUILDING HEIGHT: 5 STOREY
SETBACKS: NO RESTRICTIONS / NO REQUIRED YARDS SETBACKS
LOT AREA: 45,355 S.F. (4,213m²)
BUILDING AREA (2nd to 5th storey): ± 32,500 S.F. (3,018m²)
LOT COVERAGE: 71.6%
PARKING SPACES:
REQUIRED = 49 (1.25 SPACES / DWELLING UNIT)
NO. OF BARRIER FREE SPACES = 1
PROVIDED:
NO. OF PARKING SPACES: 39
OFF-SITE PARKING SPACES (P2) BAY ST.: 5
NO. OF BARRIER FREE PARKING SPACES: 1
TOTAL PARKING: 45
ASPHALT AREA: ± 13,455 S.F. (1,250m²)
LANDSCAPE AREA: ± 19,500 S.F. (1,812m²)
CONCRETE SIDEWALK: ± 12,500 S.F. (1,161m²)
SITE SURVEY BY P.I.D. LAND SURVEYING LTD. COMPLETED MARCH 2011.
REFER TO CIVIL DRAWINGS FOR SITE SERVICES, GRADING & LAYOUT.
CIVIC NO. 676 BAY ST.
NEW 39 UNIT 5 STOREY
APARTMENT BUILDING
FIN. FLOOR
EL. = 180.00
33' LANE (P1)
BAY STREET (P1)
RELOCATED EL. FRAME GARAGE
EL. TREES TO BE REMOVED
SNOW STORAGE AREA
LOADING AREA
ASPHALT
GRASS
CONC. SIDEWALK
EXTERIOR DOOR
EL. TREES TO REMAIN
EL. BELL & BELLMOUNT TO REMAIN
2 - 360 GALLON RECYCLING TOTERS
4 CUBIC YD. REFUSE CONTAINER
Site Plan
Scale 1" = 20'-0"
Proud Icon
NOT FOR CONSTRUCTION
PRELIMINARY DRAWINGS

epoh

SITE PLAN SCHEDULE
181 GREENFIELD DRIVE

Schedule "B"
DC-593(16)



COUNCIL REPORT

July 14, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Susan Hamilton-Beach, P. Eng.

DEPARTMENT: Public Works and Transportation Department

RE: Simon-Glen Avenue Yield Sign

PURPOSE

On September 12, 2011 a report was taken to council for the intersection of Simon Avenue and Glen Avenue. It was stated in the report that the neighbourhood is still growing and a future report should be brought to council. Ward Councillors Butland and Christian have asked that a report be brought to council at this time.

BACKGROUND

Simon Avenue is an 8m wide local road with a sidewalk on the west side. There is a 3m wide boulevard between the roadway and the sidewalk. Glen Avenue is a 7m wide local road with a sidewalk west of Simon Avenue. Glen Avenue has soft shoulders and ditches. The intersection is currently yield controlled.

ANALYSIS

Traffic patterns in the Simon Avenue and Glen Avenue have not changed much since 2009. In 2009, Simon Avenue had volumes of 260 vehicles/day and Glen Avenue had volumes of 270 vehicles/day. In 2014, Simon Avenue has volumes of 350 vehicles/day and Glen Avenue has volumes of 184 vehicles/day. During peak hour, vehicle volume on Glen Avenue is 20 vehicles, peak hour volume on Simon Avenue is 40 vehicles.

Over the last three years there have been a total of 3 collisions at the intersection. All collisions occurred in the winter and reports indicate all were due to road conditions (2014 - 2 collisions, 2013 – 0 collisions, 2012 – 1 collision). The Stop Sign Collision Warrant states a yield sign is upgraded to a stop when you have 3 collisions per year for 3 consecutive years. Based on our data, the warrant to upgrade the yield sign to a stop sign has not been met. It is critical that the warrant system be used to validate the placement of regulatory traffic signs for liability reasons.

IMPACT
The recommendations of this report will have no financial impact.

STRATEGIC PLAN
The recommendations of this request are not linked to any activity of the Corporate Strategic Plan.

RECOMMENDATION
Resolved that the report of the Deputy Commissioner concerning the yield control at Simon Avenue and Glen Avenue be accepted as information only.

Respectfully submitted,



Susan Hamilton Beach, P. Eng.
Deputy Commissioner

Recommended for approval,



Larry Girardi
Commissioner

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Susan Hamilton Beach, P. Eng., Deputy Commissioner**

DEPARTMENT: **Public Works and Transportation Department**

RE: **Parking Prohibition - Carpin Beach Road**

PURPOSE

City Fire Services have been working with Councillor Krmpotich to resolve parking concerns at the south end of Carpin Beach Road. As a result of this effort the following parking prohibitions are proposed.

BACKGROUND

The south end of Carpin Beach Road has a natural boat launch into the St. Mary's River. This boat launch has been used by local anglers since access to the river was established at the end of Carpin Beach Road. Fire Services also uses this boat launch during emergency response and training.

ANALYSIS

The conflict between these two access groups begins when Fire Services requires access to the boat launch and private citizens have vehicles parked at and around the area of the boat launch. "No Parking" signs were installed at some time in the past, but, no by-law supporting these signs exists. As a result police services are unable to enforce any parking prohibitions.

Councillor Krmpotich has been working with Assistant Fire Chief Frank Brescacin to formulate a resolution. The recommendation is for council to accept the additions to Traffic By-law 77-200 Schedule "A" Parking Prohibitions.

IMPACT

The following are additions to Traffic By-law 77-200 Schedule "A" Parking Prohibitions.

Street	Side	From	To	Prohibition
Carpin Beach Road	east & west	rivers edge	100m north of rivers edge	Anytime
Carpin Beach Road	east	100m north of rivers edge	South extent of Herkimer Street	Anytime
Carpin Beach Road	west	100m north of rivers edge	South extent of Herkimer Street	November 1 - April 30

The effort to install the parking prohibition signs to reflect the by-law includes brushing and clearing work to be done by the Forestry crews (approximately $2,000) and sign manufacturing and installation (approximately $3,000) by the Signs Division. These costs will be funded through the respective Area's operating budget.

STRATEGIC PLAN
The recommendations of this request are not linked to any activity of the Corporate Strategic Plan.

RECOMMENDATION
It is therefore recommended that Council take the following action:

Resolved that the report of the Deputy Commissioner concerning additions to By-law 77-200 be accepted and furthermore that the Legal Department prepare the by-law additions for an upcoming Council meeting.

Respectfully submitted,

Susan Hamilton Beach, P. Eng.
Deputy Commissioner

Recommended for approval,

Larry Girardi
Commissioner

COUNCIL REPORT

2014 07 14

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Don Scott, Manager of Transit and Parking**

DEPARTMENT: **Public Works and Transportation Department**

RE: **Free Transit on Municipal Election Day**

PURPOSE

This report is in response to the council resolution dated 2014 06 23:

"Whereas there is an upcoming municipal election in the fall of 2014;
and
Whereas voter turnout in the past couple of Municipal Elections in Sault Ste. Marie has been under 50%; and
Whereas encouraging voter turnout has many benefits and advances within our community;
Now Therefore Be It Resolved that the Manager of Transit be requested to report to City Council as to how the City could offer free bus rides to and from voting locations on Voting Day and on Advance Vote days with the aim of encouraging voter turnout in the City of Sault Ste. Marie; further that the report also describe how Para bus Transit service as well as other services could be enhanced during the election."

BACKGROUND

Currently, the Corporation of the City of Sault Ste. Marie does not provide free public transportation on Municipal Election Day. Transit staff surveyed other northern communities and found that procedures were similar to Sault Ste. Marie. North Bay, Timmins and Thunder Bay do not provide free transit on Municipal Election Day. The municipality of Greater Sudbury has provided free transit on Municipal Election Day in the past and indicated that, if requested, they would provide free transit for the upcoming Municipal Election on Oct. 27, 2014.

ANALYSIS

There are two potential options for providing free transit on Election Day.

- Courtesy Bus Ride Coupons

Communities such as Saskatoon have provided free bus ride coupons. These were available to the public with the Voter's Guide or by visiting the City's website where anyone could print a ride coupon. The free ride coupons were used on Advance Poll days and on Election Day for conventional transit and Para bus. Return ride coupons were offered at the Polling Stations.

- Voter Notification Card

  Voters are allowed to ride for free when going to vote by presenting their Voter Notification Card to the bus operator. After the individual has voted, they can then present their card to the bus operator for the ride home. The City of Greater Sudbury has used both the free ride coupons and the Voter Notification Card options; their preference for future elections is the Voter Notification Card.

IMPACT

Free Bus Ride Coupons

Issues may arise with controlling the number of coupons circulating on Advance Poll days and on Municipal Election Day because anyone would be able to print a ride coupon.

Voter Notification Card

Requiring presentation of a Voter Notification Card to the bus operator serves as a control measure because each individual who qualifies to vote would be in possession of this card. Additionally, they are more likely to keep the card safely in their possession until after Election Day.

Ridership/ Revenue

Ridership gained and revenue lost for free transit on Election Day is unknown at the time of this report. We will not be able to confirm numbers until after the election when we can obtain statistics for all related trips from the fare box software.

Specialized Transit

Effective July 7, 2014, registered Para bus clients can schedule their ride two weeks in advance of events such as the Municipal Election or the Advance Polls. The polls are open from 8 a.m. to 9 p.m., and it is expected that the public should be flexible and book available times for the Advance Polls or Election Day.

STRATEGIC PLAN

The provision of free transit service on Municipal Election Day is not included in the 2011 – 2014 Strategic Plan.

RECOMMENDATION
It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Transit and Parking dated 2014 07 14 concerning free transit on Municipal Election Day be received and the recommendation that transit staff offer complimentary public transportation to citizens who present their voter notification card to the bus operator on Municipal Election Day and during the three days of Advance Polls be approved.

Respectfully submitted



Don Scott
Manager of Transit and Parking

Recommended for approval



Larry Girardi
Commissioner
Public Works and Transportation

DS/ep

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Peter Tonazzo, MCIP, RPP, Planner**

DEPARTMENT: **Engineering and Planning Department**

RE: **163 Old Garden River Road – A-11-14-Z.OP**

PURPOSE

The applicant is requesting a Rezoning and Official Plan Amendment to facilitate the construction of a commercial plaza.

PROPOSED CHANGE

The applicant, Steve Ficociello is requesting an Official Plan Amendment from Residential to Commercial on Land Use Schedule 'C' of the Official Plan, and a rezoning from "R2" (Single Detached Residential Zone) to "C4" (General Commercial Zone). The applicant is also requesting a reduction in the easterly side yard setback, from 10m to 6.5m.

Subject Property:

- Location – Located on the northeast corner of Second Line East and Old Garden River Road, having Civic Number 163 Old Garden River Road.
- Size – Corner Lot: 33m (108') frontage on Old Garden River Road by 65m (213') depth along Second Line East.
- Present Use – Single Detached Residential
- Owner – Steve Ficociello

BACKGROUND

In 2010 an application was filed to re-designate and rezone the subject property from residential to commercial, in order to facilitate the development of a health and wellness facility. This application was eventually withdrawn by the applicants so that they could explore alternative business opportunities.

ANALYSIS

Conformity with the Official Plan

The subject property is designated 'Residential' on Land Use Schedule 'C' of the Official Plan. The applicant is proposing to rezone the property for commercial purposes, and as such, an Official Plan Amendment by way of a map change, from Residential to Commercial is required.

The subject property is also identified as having archaeological potential, however it has been determined that an archaeological study is not required at this time. Archaeological Policy 2 notes that '*archaeological assessments may not be required in areas that have been subject to previous intensive and extensive soils disturbance*. A review of archival air photography shows that the subject property was actively farmed in the late 1930's. Such soil disturbance would have impacted any archaeological remains that may have existed on the site, and therefore, an archaeological review is not required.

Comments

The applicant, Steve Ficociello is requesting an Official Plan Amendment and rezoning to facilitate the construction of a 345m^2 (3712ft^2) strip mall. The overall design of the site will be typical to most strip mall developments, with the building located towards the rear of the site, and parking located in front. Access will be located along the eastern portion of the property, away from the Second Line East Old Garden River Road intersection.

This proposal represents the first application to rezone the portion of Second Line East between Old Garden River Road and Pine Street for commercial purposes. Staff is anticipating additional future applications of this nature. Consequently, this report discusses the overall impacts of commercial development along this portion of Second Line, followed by a site specific discussion.

<u>Commercial Development Along Second Line East Between Old Garden River Road and Pine Street</u>

In anticipation of future requests for commercial development within this area, various city staff including Public Works, Planning and Engineering have been in discussions to determine the most appropriate way forward. The area of discussion includes the portion of Second Line between Old Garden River Road and Pine Street. The area east of Pine to Black Road is designated as a 'Restricted Access Arterial Street' on Transportation Schedule 'D' of the Official Plan. Consequently, at this time the area east of Pine Street is not part of this discussion.

The character of the area is dominated by busy Second Line East which is a connecting link of the Trans-Canada Highway. Designated Residential in the Official Plan, the properties along the north side of this portion of Second Line are generally characterized as underdeveloped or vacant. The subject property is the western most lot in a block of 4 residentially zoned properties, with depth of 35m (115') and a combined frontage of 189m (620'), totalling approximately 0.66ha (1.6 acres). East of this block of residential properties is an Institutionally zoned and designated property with approximately 188m (616') of frontage totalling 2.6ha (6.5 acres). Further east is another small residentially zoned property with 40m (130') of frontage and 47m (154') of depth, totalling (0.46 acres). Beyond this is the high school property.

In terms of overall development potential along the north side of Second Line, it is likely that the western most block of 4 lots will develop with relatively small scale commercial uses, similar in size and scope to the strip mall proposed. In discussions with various city staff, traffic is the biggest concern. Given the lack of depth, developing a common service road along the rear of this block is not feasible. As the area develops, shared access points should be encouraged to minimize impacts to traffic flows along this portion of Second Line.

The Institutionally zoned parcel will likely develop independently, at a relatively larger scale. From a traffic standpoint, the potential for negative impacts decreases further away from the geometrically difficult Second Line East/Old Garden River Road intersection.

The majority of the properties along the south side of Second Line are designated Residential and zoned Rural Area, with the exception of the Sault Star property, which is zoned and designated Industrial, and a vacant parcel at the corner of Pine Street, which is zoned to permit 6 storey apartment building(s).

The Rural Area zoned parcels are quite large. There exist a number of well-established residences on some, while others remain underdeveloped or vacant. It is likely that these blocks of properties will develop commercially along the frontages, and residentially within the rear. Several of the properties have access to the unopened 'Talwood' road allowance, and could be developed residentially as an extension to the existing Sharon/Tadcaster Road subdivision to the south.

The biggest concern is traffic, especially in close proximity to the Old Garden River Road/Second Line East intersection. Beyond being geometrically difficult, this intersection has seen a substantial increase in traffic volumes in the past several years. Once the new high school is open, these volumes are expected to increase.

When staff began discussing the development potential of this area, it was initially felt that a 'hold' on development should be requested from Council, so that a comprehensive review could be completed. The major concern was that of traffic and access. Given the small scale of the proposed development, it was agreed to proceed with the request but to complete an area study prior to any other approvals.

Development Proposal Related to Subject Property

The applicant is requesting a rezoning and official plan amendment to facilitate the development of a 345m^2 (3712ft^2) strip mall. Based upon the applicant's preliminary site plan, the building will be located towards the rear of the parcel, with parking in front. After discussions with staff, the proposed access has been located along the eastern edge of the site, creating as much separation from the Old Garden River Road intersection as possible.

The area abutting the subject property and the adjacent residential lots to the east are zoned Single Detached Residential (R2). The applicant proposes a 1.8m (6') visually solid fence along the north and east lot lines, in accordance with the buffering requirements contained within Zoning By-law 2005-150. The preliminary site plan is designed in a manner that the majority of traffic and thus off-site impacts will be focused along the Second Line frontage, with the fence and building acting together as appropriate buffers from the proposed commercial use and Second Line.

It is recommended that approval includes deeming the property subject to site plan control. Among other things, site plan control will be utilized to ensure that appropriate buffering is maintained, access directly to and from Old Garden River Road prohibited, and loading areas and garbage receptacles are located to minimize impacts to abutting residential properties to the north. Finally, staff will be reviewing the final site plan to ensure a high quality of landscaping, given the subject property's location on the TransCanada Highway.

Consultation

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Engineering Department, PUC Services, PWT
- No objections/comments – Building Division, CSD, Municipal Heritage Committee, Conservation Authority, Fire Services, Accessibility Advisory Committee

Correspondence from the Engineering Division recommends the use of site plan control, so that servicing and stormwater management plans can be reviewed prior to development. Engineering also notes that 70% sediment removal from

stormwater will be required for this site. Finally, staff has confirmed that the road widening has already been taken and is therefore not required.

PUC Services Inc. has no objection to the proposed application, but note that the owner should confirm the available water service capacity and fire flow capacity which may impact design requirements for the proposed development. It is also noted that water frontage charges will be due for any such development.

Public Works reiterates that access/egress for this site is a concern. Although PWT supports the proposed access, it may be difficult at times for patrons to exit the subject property and proceed eastbound on Second Line. The applicant is further reminded that an entrance along the Old Garden River Road frontage will not be supported at this time, given existing and anticipated traffic volumes and the current geometry of the Old Garden River Road/Second Line East intersection.

SUMMARY

It is anticipated that there will be additional rezoning applications along this portion of Second Line East, especially given the re-location of the new high school, and the potential construction of 2 6-storey apartment buildings on the corner of Second Line and Pine St. Generally, traffic issues are the biggest concerns, given current and anticipated traffic volumes at the Second Line/Old Garden River Road intersection, coupled with the difficult geometry of this intersection. Given this situation, city staff will review preferred access points in this area prior to any further approvals.

With regards to this specific proposal, the site is large enough to support the intended use and based upon the applicant's preliminary site plan, off-site impacts to the abutting residents to the north will be minimal.

IMPACT
Approval of this application will not impact municipal finances.

STRATEGIC PLAN
Approval of this application is not directly linked to any policies contained within the Corporate Strategic Plan.

RECOMMENDATION
Resolved that the report of the Planner dated 2014 07 14 be received and that Council approve Official Plan Amendment 205 to re-designate the subject property from 'Residential' to 'Commercial' on Land Use Schedule 'C' of the Official Plan. Furthermore, that Council rezones the subject property from Single Detached Residential Zone (R2) to General Commercial Zone (C4.S) with a

special exception reducing the required easterly side yard from 10m to 6.5m. Finally, that Council deems the property subject to site plan control.

Respectfully submitted,

Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,

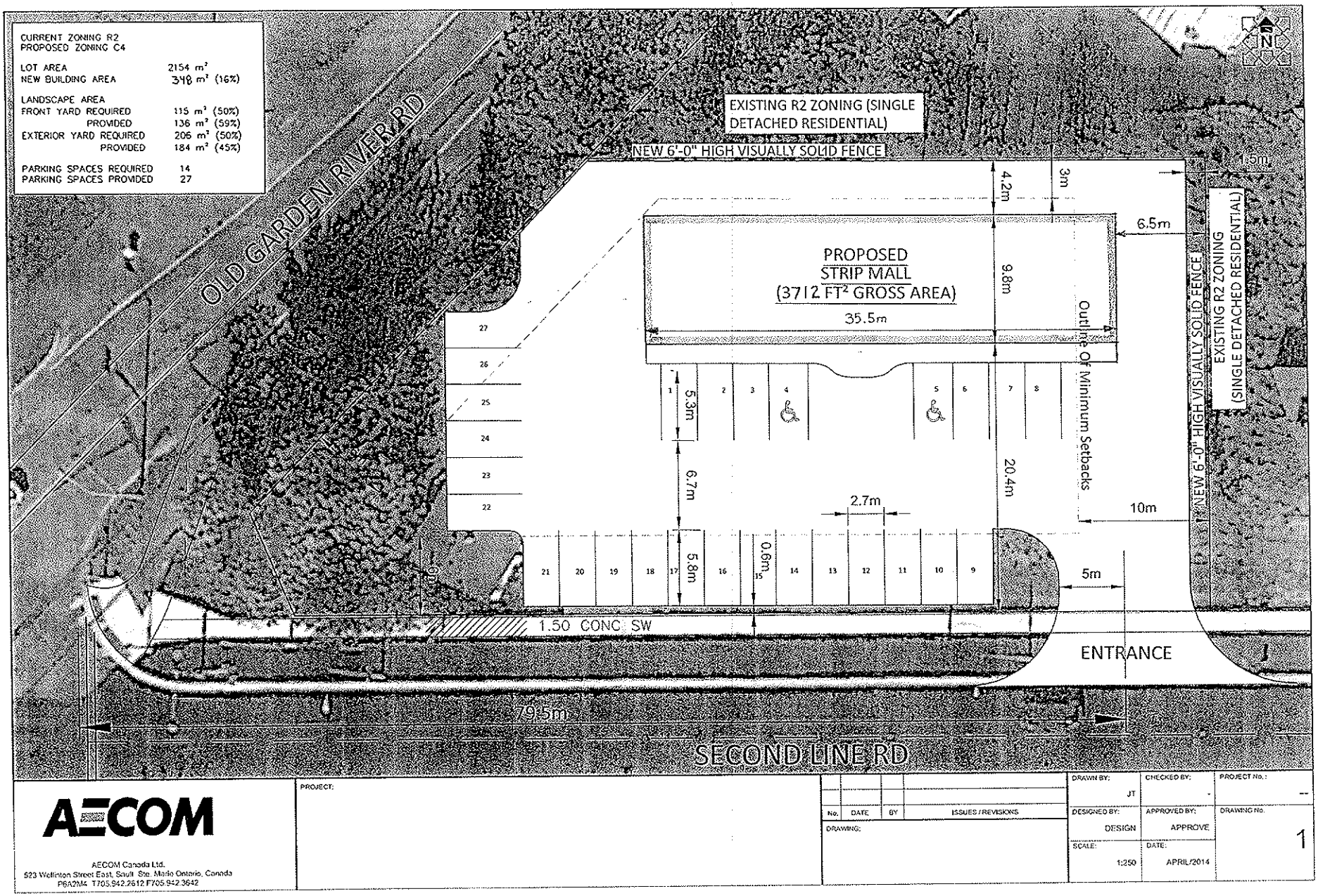
Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,

Jerry Dolcetti, RPP
Commissioner Engineering & Planning

PT:ps

Attach.



AECOM

AECOM Canada Ltd.
523 Wellington Street East, Sault Ste. Marie Ontario, Canada
P6A2M4 T705.942.2612 F705.942.3642

PROJECT:

No.	DATE	BY	ISSUES / REVISIONS

DRAWING:

DRAWN BY:	CHECKED BY:	PROJECT No.:
JT	-	--
DESIGNED BY:	APPROVED BY:	DRAWING No.
DESIGN	APPROVE	1
SCALE:	DATE:	
1:250	APRIL/2014	

AMENDMENT NO. 205
TO THE
SAULT STE. MARIE OFFICIAL PLAN

PURPOSE:

This Amendment is an amendment to the text of the Official Plan.

LOCATION:

SEC 29 S/E PT PCL 3279 AWS, having Civic # 163 Old Garden River Road, located on the north east corner of Old Garden River Road and Second Line East.

BASIS:

This Amendment is necessary in view of the request to rezone the subject property to permit the lands to be utilized for commercial purposes.

The proposal does not conform to the existing Residential policies as they relate to the subject property.

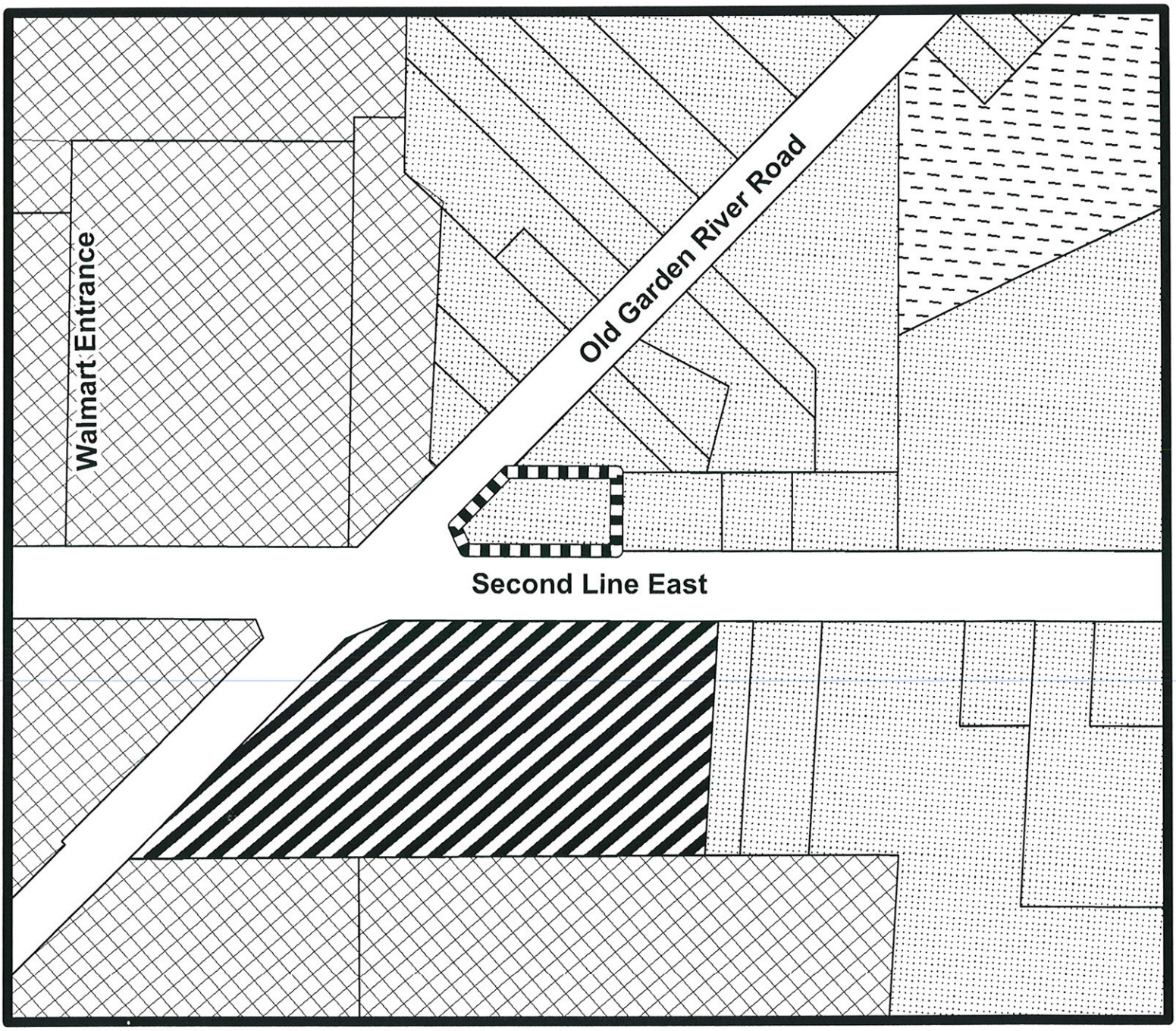
Council now considers it desirable to amend the Official Plan re-designating the subject property from "Residential" to "Commercial".

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

Schedule 'C' to the Sault Ste. Marie Official Plan is hereby amended re-designating the property described as SEC 29 S/E PT PCL 3279 AWS, having Civic # 163 Old Garden River Road, located on the north east corner of Old Garden River Road and Second Line East, from "Residential" to "Commercial".

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



OFFICIAL PLAN MAP

SCHEDULE "C" LAND USE
163 OLD GARDEN RIVER ROAD
APPLICATION A-11-14-Z-OP

OFFICIAL PLAN AMENDMENT NUMBER

205

Legend

SUBJECT PROPERTY = 163 Old Garden River Road

OFIICIAL PLAN LAND USE

Land_Use_Designation

- Residential
- Commercial
- Institutional
- Industrial

ROLL NUMBER
030-075-041-00

MAP REFERENCE
85 & 1-95

METRIC SCALE
1 : 2500

MAIL LABEL ID
A-11-14-Z

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern

ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2014 06 23
Our File: A-11-14-Z.OP

MEMO TO: Donald B. McConnell, MCIP, RPP
Planning Director

RE: A-11-14-Z.OP – 163 OLD GARDEN RIVER ROAD
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN & ZONING BY-LAW

The Engineering and Construction Division has reviewed the above noted application and provides the following:

- A servicing plan shall be submitted and approved by the Commissioner of Engineering and Planning or his designate;
- A 5m road widening is required if it has not already been taken;
- 70% total suspended solid removal is required for this site;
- Post development flows must not exceed pre development flows for all storms up to and including the 100-year storm and the regional storm; and
- It is recommended that the Development be subject to Site Plan Control to ensure the above requirements are met.

Yours truly,

Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Planning

The Corporation of the City of Sault Ste. Marie
P.O. Box 580~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1
Telephone: (705) 759-5385 ~ Fax: (705) 541-7165
www.cityssm.on.ca ~ d.perri@cityssm.on.ca

PUC SERVICES

June 19, 2014

Donald B. McConnell, MCIP, RPP
Planning Director
The Corporation of The
City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

emailed: **d.mcconnell@cityssm.on.ca**

Dear Sir:

Re: Application A-11-14-Z.OP
163 Old Garden River Road

PUC wishes to advise that we have no objection to the proposed rezoning application.

Given the proposed repurposing of the property, the owner should confirm the available water service capacity and fire flow capacity which may impact design requirements for the proposed development.

We also comment that water frontage charges would be due for any such development.

Yours truly,

PUC SERVICES INC.

Rob Harten, P. Eng.
Manager of Engineering

RH*jf

PUC DISTRIBUTION INC.
Tel. (705) 759-6576

PUC SERVICES INC.
Fax. (705) 949-0083

PUBLIC UTILITIES COMMISSION
Email: r.harten@ssmpuc.com

S. Hamilton Beach P. Eng
Deputy Commissioner

Larry Girardi
Commissioner

June 30, 2014

Donald McConnell
Planning Director

PWT File No.: P.10.0

Subject: Application Number A-11-14-Z.OP
Request for an amendments to the Official Plan and Zoning By-law

Applicant: Steve Ficociello

Subject Property: 163 Old Garden River Road

Staff from Public Works and Transportation ('PWT') has reviewed this application and provide the following comments:

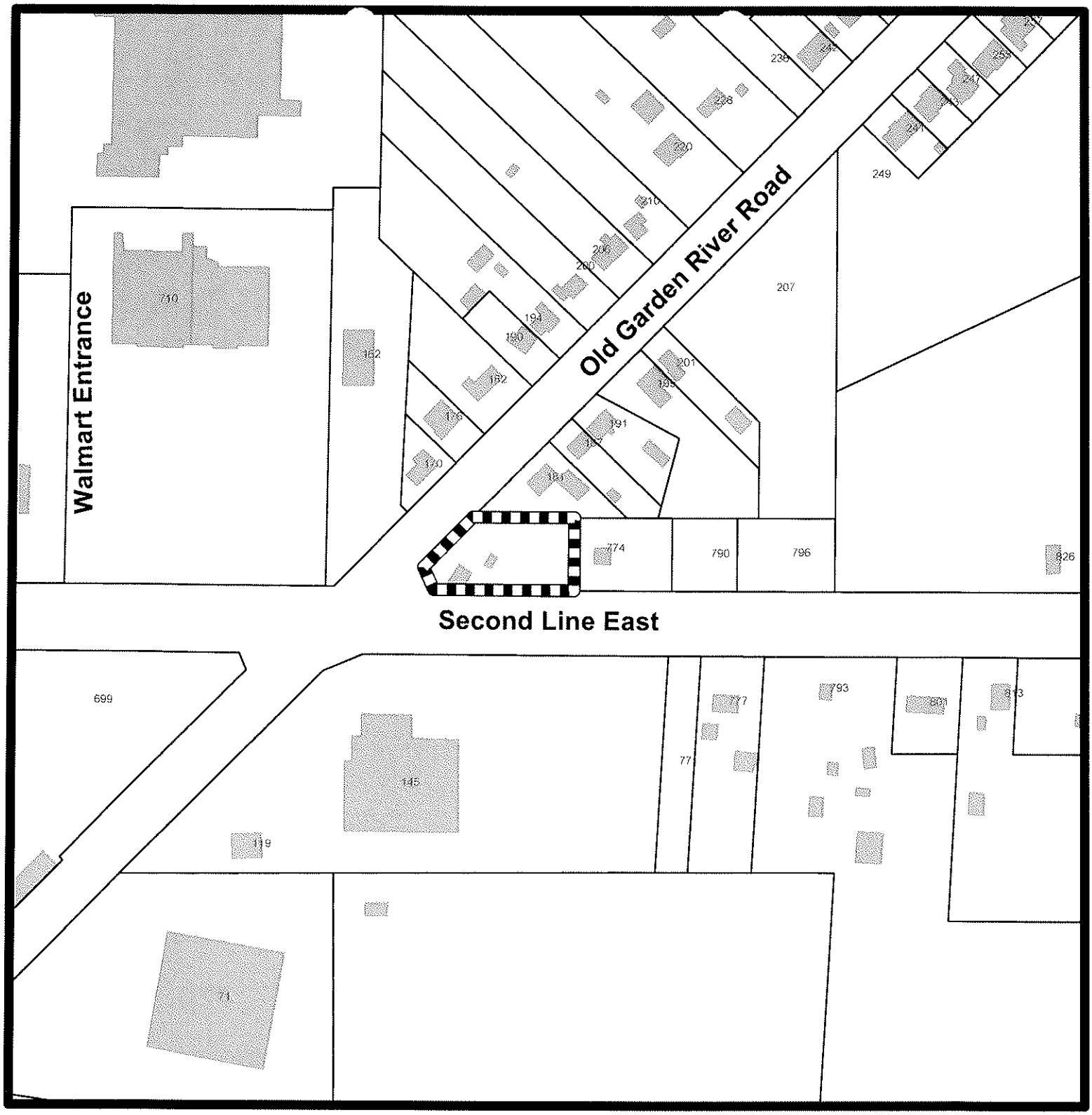
- PWT has met with the applicant and have indicated that the access/egress for this site is a concern;
- The entrance noted on the plan is acceptable, although, turning easterly may be a challenge based on increased traffic flow in the area;
- An entrance along the Old Garden River Road frontage is not supported at this time, based on the configuration of the intersection, existing and anticipated traffic volumes and the current design of Old Garden River Road;
- Based on the small size of this development a traffic study is not warranted, however, consideration should be given to the City conducting an area study, including but not limited to, traffic impacts of the future potential development of all properties in the Second Line and Old Garden River Road area.

If you have any further questions or would like to discuss, please contact me at (705) 541-5207.

Susan Hamilton Beach, P. Eng.

Deputy Commissioner
Public Works and Transportation

c. D. Perri, EIT



SUBJECT PROPERTY MAP

APPLICATION A-11-14-Z-OP

163 OLD GARDEN RIVER ROAD

Legend

SUBJECT PROPERTY = 163 Old Garden River Road

METRIC SCALE
1 : 2500

ROLL NUMBER
030-075-041-00

MAP REFERENCE
85 & 1-95

MAIL LABEL ID
A-11-14-Z



SUBJECT PROPERTY MAP

APPLICATION A-11-14-Z-OP

163 OLD GARDEN RIVER ROAD

Legend

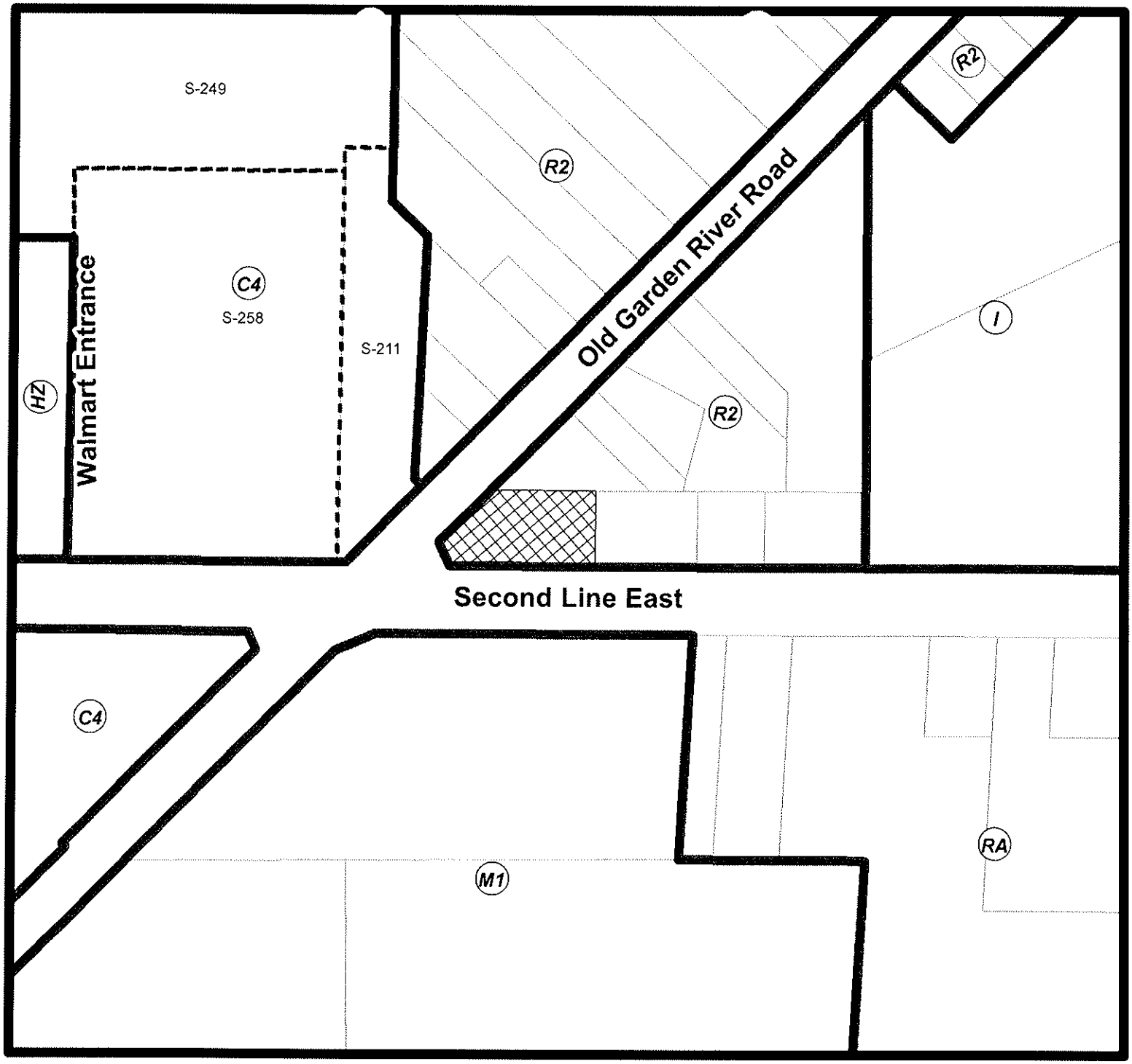
SUBJECT PROPERTY = 163 Old Garden River Road

METRIC SCALE
1 : 2500

ROLL NUMBER
030-075-041-00

MAP REFERENCE
85 & 1-95

MAIL LABEL ID
A-11-14-Z



EXISTING ZONING MAP
APPLICATION A-11-14-Z-OP

163 OLD GARDEN RIVER ROAD

METRIC SCALE
1 : 2500

ROLL NUMBER
030-075-041-00

Legend

- SUBJECT PROPERTY = 163 Old Garden River Road
- R2 - Single Detached Residential Zone; R2hp
- C4 - General Commercial Zone
- HZ - Highway Zone
- M1 - Light Industrial Zone
- I - Institutional Zone
- S-# = Special Exception Zoning

MAP REFERENCE
85 & 1-95

MAIL LABEL ID
A-11-14-Z

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Peter Tonazzo, MCIP, RPP, Planner**

DEPARTMENT: **Engineering and Planning Department**

RE: **904 QUEEN STREET EAST – A-12-14-Z.OP**

PURPOSE

The applicant is requesting a Rezoning and Official Plan Amendment to permit a real estate office on the subject property.

PROPOSED CHANGE

The applicant, Kristen Trembinski is requesting an Official Plan Amendment from Residential to Commercial on Land Use Schedule 'C' of the Official Plan, and a Rezoning from "R3" (Low Density Residential Zone) to "CT2" (Commercial Transitional Zone).

Subject Property

- Location – Located on the northeast corner of Queen Street East and Church Street, Civic Number 904 Queen Street East
- Size – Corner Lot, approximately 23m (75') frontage along Queen Street East and 34m (112') depth along Church Street; totalling 782m^2 (8,418ft^2)
- Present Use – Duplex
- Owner – Kristen Trembinski & Robert Welton

BACKGROUND

In 1991 Council approved an application to rezone the property to permit a psychologist's office in addition to two (2) dwelling units. Prior to 2005 the psychologist's office ceased and the entire building reverted back to a residential use. Consequently, the special exception permitting the psychologist's office was deleted as part of the drafting of the new zoning by-law.

ANALYSIS

Conformity with the Official Plan

The subject property is designated 'Residential' on Land Use Schedule 'C' of the Official Plan. The applicant is seeking Council's approval to permit a 260m^2 (2800sq.ft.) real estate office. Both the residential and commercial policies within the Official Plan note that commercial development of less than 200m^2 (2153sq.ft.) can proceed on lands designated 'Residential' without an official plan amendment. In this case, the floor area of the proposed office use exceeds 200m^2, and as such, an official plan amendment by way of a map change, from 'Residential' to 'Commercial' is required.

Comments

The applicant, Kristen Trembinski is seeking Council's approval to permit the main and second floors of the existing building to be converted and occupied by a satellite real estate office for Exit Realty. The existing basement dwelling unit will remain, and the attic area will be utilized for storage.

The character of the surrounding area consists of a mixture of residential and commercial uses. The area west of the subject property along both sides of Queen Street is zoned (Central Commercial) 'C2', and a block of properties east of the subject property are zoned (Commercial Transitional Zone) 'CT2', which is consistent with the zoning being applied in this proposal. There are also a number of other apartment buildings in very close proximity to the subject property.

A single detached home abuts the subject property to the north, and a triplex abuts to the east.

The adjacent portions of Church Street and Queen Street East are classified as Arterial Streets within the Official Plan, each accommodating roughly 6600 vehicles per 24 hour period.

The applicant has indicated that very little interior or exterior renovations are required to facilitate the proposed office use. Referring to the site plan attached, access to the site will remain from Church Street. The parking area can accommodate approximately eight (8) spaces. The subject property is located within the defined downtown and as per Section 5.4.1 of Zoning By-law 2005-150, no additional parking is required beyond that already supplied, provided the building's gross floor area is not increased. The applicant has no intention of expanding or otherwise increasing the gross floor area of the existing building. In addition to meeting the parking requirements set out in the zoning by-law, Planning staff are satisfied that sufficient on-site parking will be provide to support the proposed office use and dwelling unit.

As per Section 4.9 of Zoning By-law 2005-150, buffering, in the form of a 1.8m (6') visually solid fence will be required along the north and east lot line where the subject property abuts existing residential uses. On July 4, 2014, Planning staff met on-site with the applicant and the abutting resident to the north to discuss a variety of buffering options. At that meeting all parties agreed that it would be most appropriate to have the fence commence from the northwest corner of the existing storage shed, along the north lot line to Church Street. Both the applicant and the neighbour to the north also requested that an extension be granted to the actual timing of the fence installation. The neighbour would like time to remove an existing lean-to and re-organize her flower garden, and the applicant wishes to re-side the shed, prior to the installation of the fence. Consequently, it is recommended that the buffering requirements be waived until October 1, 2014.

Staff has also attempted to contact the owner of the triplex which abuts the subject property to the east. There are a number of large ash trees along this common lot line which will need to be removed, as they appear to have been inflicted by the Emerald Ash Borer. Similar to that of the north lot line, it is appropriate to commence the fence from the southeast corner of the existing storage shed, along the east lot line to Queen Street East. Again, waiving of the buffering requirements until October 1, 2014 is appropriate so that the entire fence can be constructed at the same time.

The proposed (Commercial Transitional Zone) 'CT2' was originally designed for the area immediately north of the downtown. The 'CT2' zone is intended to accommodate small scale commercial and residential uses or a combination thereof. In recent years, this zone has been applied as a 'neighbourhood commercial zone' within residential areas. Given the current layout of the subject property, its location at the eastern edge of the defined downtown, and the mixed character of this area, it is appropriate to apply the 'CT2' zone, which permits the following uses:

- *Accessory uses*
- *Arts, culture, and heritage uses*
- *Bed and Breakfasts* – Subject to site plan control
- *Day care facilities*
- *Federal Provincial and Municipal Government administration*
- *Food services*
  - ***Exclusions**: Fast food outlets, Bars and taverns*
- *Group homes*
- *Group residences* – Subject to site plan control
- *Home based business*
- *Information and technology services*
- *Nursing and Residential Care Facilities*

- *Office uses*
- *Parking Lots*
- *Personal services*
- *Residential Dwellings*
    - *Single Detached* - Subject to 'R3' zone regulations
    - *Semi-Detached* - Subject to 'R3' zone regulations
    - *Duplexes and Triplexes* - Subject to 'R3' zone regulations
    - *Multiple Attached* - Subject to 'R4' *zone r*egulations
    - *Apartment Dwellings* – Subject to 'R4' zone regulations
- *Retail trade – Maximum gross floor area* = **300m^2***,* excluding *existing* buildings
- *Rooming houses*
- *Similar uses*

The above noted uses are generally conducive to being located within residential areas. In many cases, uses such as the residential dwellings, rooming houses, group homes and residences, nursing homes and daycare facilities are already permitted within the current 'R3' zoning on the subject property.

Having said this, given the abutting residential uses to the north and east, it is recommended that the property be deemed subject to site plan control, which can be utilized to ensure that a proper buffer (fence) is constructed and maintained. Furthermore, site plan control may be useful in ensuring appropriate exterior design should the property be repurposed in the future.

Consultation

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Building Division, Engineering Department
- No objections/comments – PUC Services, CSD, Municipal Heritage Committee, Conservation Authority, Fire Services, Accessibility Advisory Committee, PWT

Building Division notes that a change of use permit will be required for the new use, which will require the submission of plans showing Ontario Building Code compliance. The applicant has retained a qualified designer who has completed a preliminary inspection of the building. At this point it is believed that Building Code compliance is achievable with minimal renovations.

Correspondence from the Engineering Department notes that a 3m (9.8') road widening is required along the Queen Street East frontage, if one has not already been taken. Although this portion of Queen Street East was very recently reconstructed, and a road widening is not immediately required, Engineering would like the ability to widen if and when necessary. The road widening would

not impact the overall site plan as proposed. The road widening can be taken during the site plan approvals process.

SUMMARY
This application represents an appropriate re-use of this well maintained older home. There is enough parking to satisfy the intended use, and very little exterior and interior renovations will be required to facilitate the proposed satellite Exit Realty office, beyond that of the construction of appropriate buffering in the form of a fence.

The proposed (Commercial Transitional Zone) 'CT2' permits a variety of small scale commercial uses designed to fit within the character of a residential area. The size and layout of the property will also limit the overall size and scope of any future commercial uses that may locate on the subject property, thus limiting off-site impacts such as noise and traffic. Furthermore, the abutting portions of Queen Street East and Church Street are major arterial routes, accommodating heavy traffic volumes.

IMPACT
Approval of this application will not impact the municipality's finances.

STRATEGIC PLAN
This application is not directly linked to any policies contained within the corporate strategic plan.

RECOMMENDATION
Resolved that the report of the Planner dated 2014 07 14 concerning Application 12-14-Z.OP be received and that Council approve Official Plan Amendment # 204 by way of a map change from 'Residential' to 'Commercial' on Land Use Schedule 'C'. Furthermore, that Council rezones the subject property from (Low Density Residential Zone) 'R3' to (Commercial Transitional Zone) 'CT2', subject to the following provisions:

1. That the buffering requirements are waived until October 1, 2014.
2. That the required buffer (fence) may commence from the northwest corner of the existing garage to Church Street and from the southeast corner of the garage to Queen Street East. The overall effect is that no fencing is required between the north and east facing walls of the existing garage.
3. That the property be deemed subject to Site Plan Control.

Respectfully submitted,

Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,

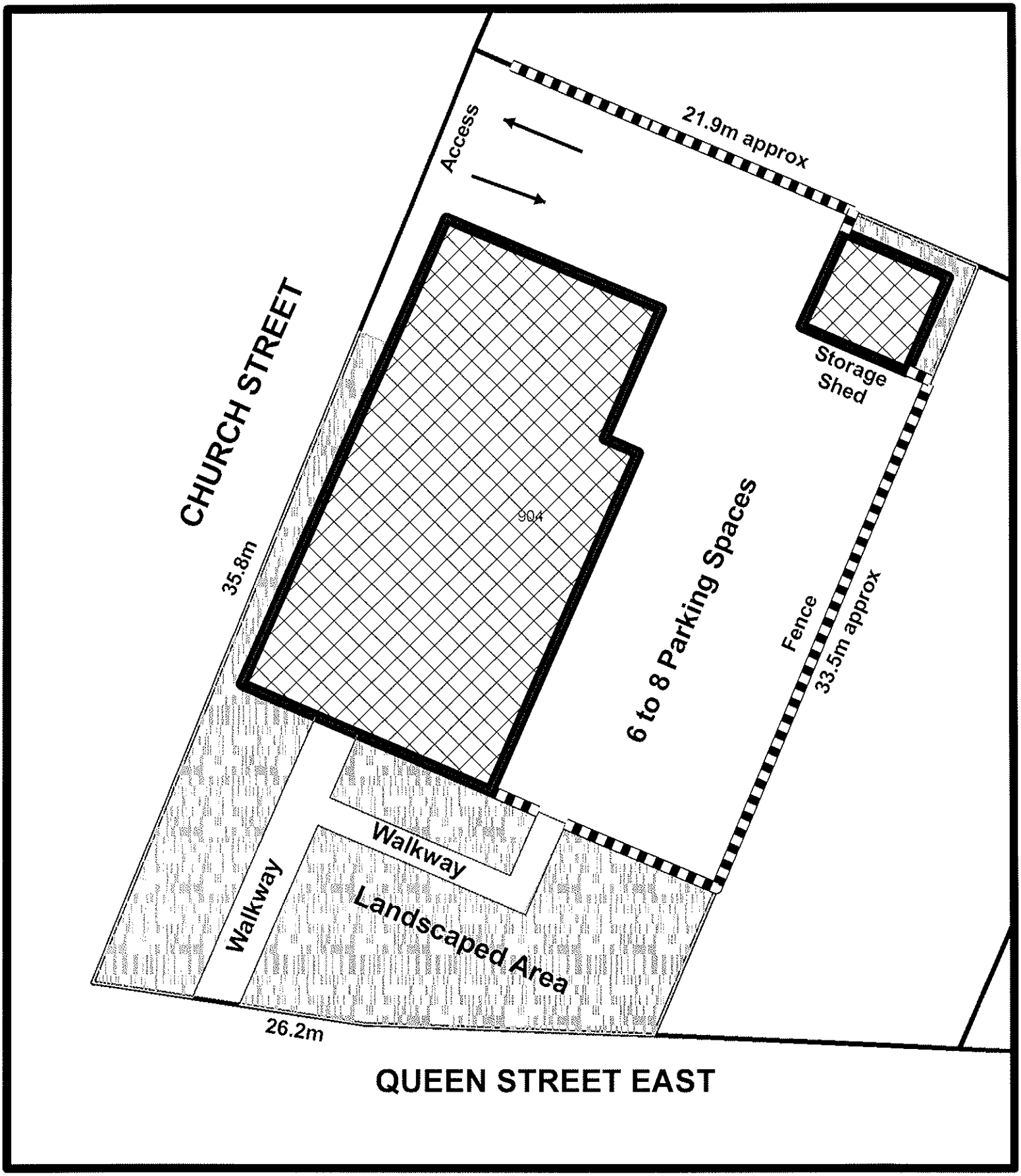
Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,

Jerry Dolcetti, RPP
Commissioner Engineering & Planning

PT:ps

Attachment(s)



SITE SKETCH

APPLICATION A-12-14-Z-OP

904 QUEEN STREET EAST

ROLL NUMBER
020-018-025-00

METRIC SCALE
1 : 200

Pat Schinners

From: Don Maki
Sent: Tuesday, June 17, 2014 3:38 PM
To: Don McConnell; Pat Schinners
Subject: Rezoning Application A-12-14-Z.OP

Hi Don
Under the Building Code this would be considered a change of use and would require an application for a permits complete with plans that would demonstrate compliance to the Ontario Building Code. I have no other comments.
Don

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern

ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2014 06 23
Our File: A-12-14-Z.OP

MEMO TO: Donald B. McConnell, MCIP, RPP
Planning Director

RE: A-12-14-Z.OP – 904 QUEEN STREET EAST
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN & ZONING BY-LAW

The Engineering and Construction Division has reviewed the above noted application and provides the following:

- A 3m road widening is required if it has not already been taken.

Yours truly,

Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Planning

The Corporation of the City of Sault Ste. Marie
P.O. Box 580~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1
Telephone: (705) 759-5385 ~ Fax: (705) 541-7165
www.cityssm.on.ca ~ d.perri@cityssm.on.ca

AMENDMENT NO. 204
TO THE
SAULT STE. MARIE OFFICIAL PLAN

PURPOSE

This Amendment is an amendment to Schedule "C" of the Official Plan.

LOCATION

Plan 878, Lot 25 and part of lot 24, having Civic # 904 Queen Street East, located on the northeast corner of Queen Street East and Church Street.

BASIS

This Amendment is necessary in view of the request to rezone the subject property to permit the lands to be utilized for commercial purposes.

The proposal does not conform to the existing Residential policies as they relate to the subject property.

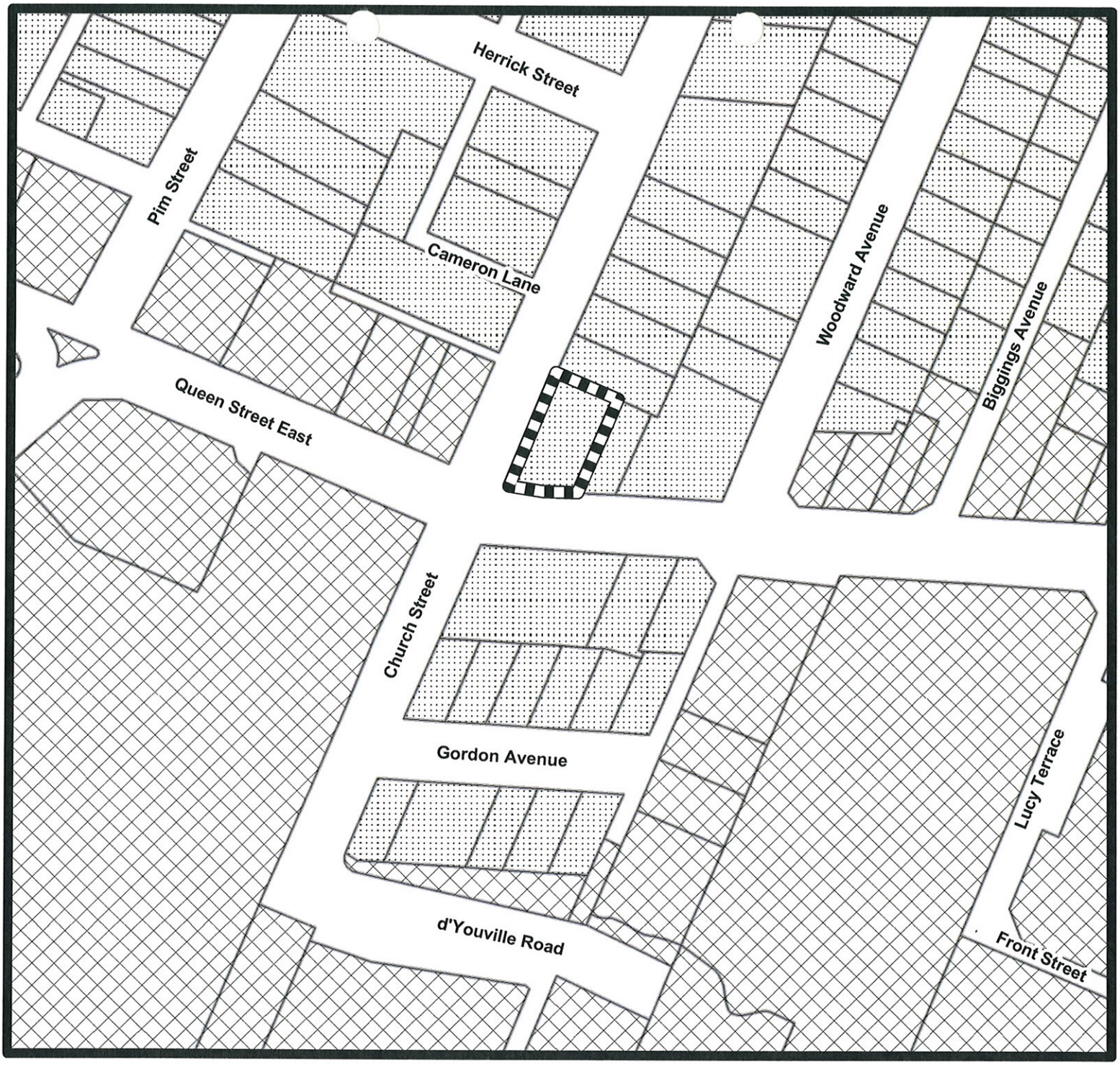
Council now considers it desirable to amend the Official Plan re-designating the subject properties from "Residential" to "Commercial".

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

Schedule "C" to the Sault Ste. Marie Official Plan is hereby amended re-designating the property described as Lot 25 and Part of Lot 24 on Plan 878, having Civic # 904 Queen Street East, located on the northeast corner of Queen Street East and Church Street, from "Residential" to "Commercial".

INTERPRETATION

The provisions of the Official Plan as amended from time to time will apply to this Amendment.



OFFICAL PLAN MAP
SCHEDULE "C" LAND USE
904 QUEEN STREET EAST

APPLICATION A-12-14-Z-OP

Legend

SUBJECT PROPERTY = 904 QUEEN ST EAST

OFFICIAL PLAN LAND USE DESIGNATION

Residential

Commercial

OFFICIAL PLAN AMENDMENT NUMBER

204

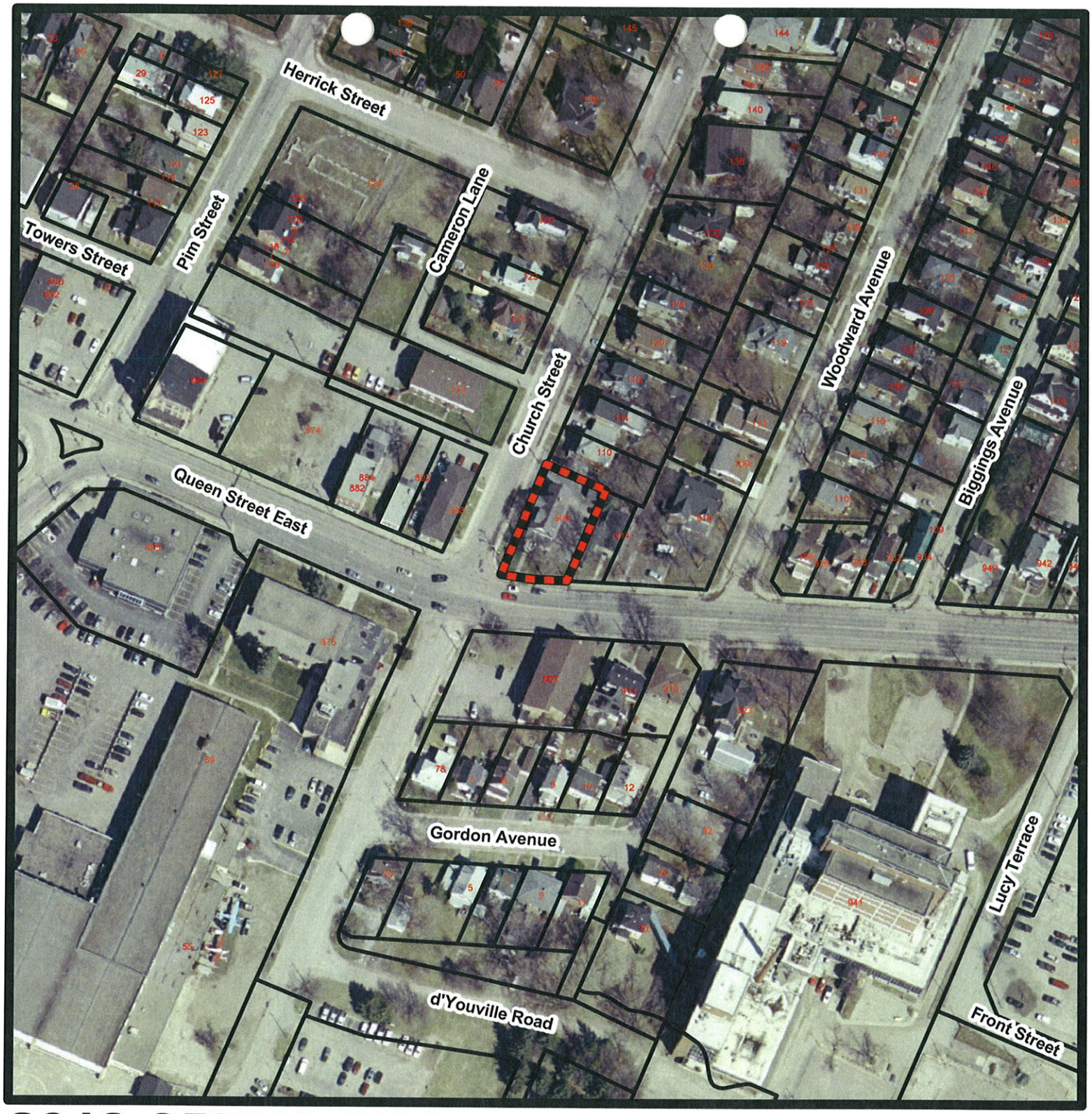
N

METRIC SCALE
1 : 1800

ROLL NUMBER
020-018-025-00

MAP REFERENCE
8 & 1-4

MAIL LABEL ID
A-12-14-Z



2012 ORTHO PHOTO

APPLICATION A-12-14-Z-OP
904 QUEEN STREET EAST

METRIC SCALE
1 : 1800

ROLL NUMBER
020-018-025-00

MAP REFERENCE
8 & 1-4

MAIL LABEL ID
A-12-14-Z

Legend

SUBJECT PROPERTY = 904 QUEEN ST EAST



SUBJECT PROPERTY MAP

APPLICATION A-12-14-Z-OP

904 QUEEN STREET EAST

METRIC SCALE
1 : 1800

ROLL NUMBER
020-018-025-00

MAP REFERENCE
8 & 1-4

MAIL LABEL ID
A-12-14-Z

Legend

SUBJECT PROPERTY = 904 QUEEN ST EAST



SUBJECT PROPERTY MAP

APPLICATION A-12-14-Z-OP

904 QUEEN STREET EAST

Legend

- SUBJECT PROPERTY = 904 QUEEN ST EAST
- C2 - Central Commercial Zone
- CT2 - Commercial Transitional Zone
- C3 - Riverfront Zone; C3hp
- R3 - Low Density Residential Zone
- R4 - Medium Density Residential Zone
- S-# = Special Exception Zoning

METRIC SCALE
1 : 1800

ROLL NUMBER
020-018-025-00

MAP REFERENCE
8 & 1-4

MAIL LABEL ID
A-12-14-Z

July 08,2014

Re; Application No,; A-12-14-Z-OP
Applicant: Kristen Trembinski

The requested Rezoning application for the property fronting on Queen Street and Church Street is not an application that I am prepared to support. Church street is in the process of becoming a residential street again after over forty years of enduring heavy transport traffic at all hours of the day and night. To deter this positive action by allowing commerical development to encroach upon our neighbourhood will be taking away from the efforts to reintroduce a standard and quality of life, we Church Street residents should be able too enjoy on our residential street.

It has been brought to my attention that this applicant is not looking at long term use for this property and will dispose of it, if and when she consolidates her real estate bussiness in one building. This rezoning application if approved, would open the door to other uses when the property is disposed of by the applicant.

If the applicant wants to operate a satellite office with limited traffic and no major changes to the property, council might consider maintaining the R3 zoning with a special permitted use to accommodate her real estate operation. This would not allow other uses in the future and I could live with that.

Properties ajacent to this property have had many updates to improve the buildings and one has been reversed back too residential from a church. Money, time and effort by residents is ongoing to enhance our street and I would hope City Council would recognize and support our efforts to achieve this goal by denying this application as submitted.

Trusting you will give this matter serious consideration, I remain

J.R. Bob Brady
121 Church Street
Sault Ste Marie
P6A3H6
Phone 705-949-4165

Lorna Ferguson
110 Church Street
Sault Ste. Marie, Ontario
P6A 3H5
E-mail: lferguson110@shaw.ca
705-942-5895

July 19, 2014

Peter Tonazzo, Planner
City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

Re: Planning Application A-12-14-Z-OP
904 Queen Street East, Sault Ste. Marie

I am writing in response to the Notice I received regarding the above application, to voice my strong opposition to it, and to list the concerns I have.

1. Process and Timeline

I was unaware of the subject application until I received it the last week of June. The 20-day response period allowed for the process is both unrealistic and unreasonable, especially at this time of year when many people are away or distracted by other life events and activities. The period allowed is insufficient time for average property owners to receive, consider and understand the intricacies of governing legislation as they apply to their properties and daily lives, as well as the potential future impact on both. In the past 2 years I have spent considerable time away caring for an aging parent in southern Ontario. I was actually scheduled to be away during this time and, if my plans hadn't unexpectedly changed the last week of June, I would not have received the Notice and would not have had an opportunity to respond, notwithstanding the fact that I am the most directly affected resident property owner. Given the realities of today's economy where people may be working multiple jobs or working out of town and/or may be caring for aging, ailing family members living elsewhere, the process that may have originated to be a democratic process is flawed. Because it does not recognize the current economic and demographic realities it is, in fact, a process that is biased in favour of the applicant.

Lorna Ferguson
110 Church Street
Sault Ste. Marie, Ontario
P6A 3H5
E-mail: lferguson110@shaw.ca
705-942-5895

2. Property Value and Personal Impact

I have continuously resided in, upgraded and maintained my property at 110 Church Street for 30 years. I have a considerable investment in my home and believe that the changes proposed by the application will negatively affect my life quality, the value of my property and its future marketability as a residential home. I understand the applicant's intent is to retain the property's architectural integrity and residential appearance while temporarily using it for a small, exclusive real estate office with reasonable business hours and little public traffic. However, the application, if it proceeds, has the potential to change the property to one that supports a retail operation creating unlimited public traffic at all hours of the day and night. While both a business owner and residential owner care about their asset, a resident also cares about their home, neighbours, property enjoyment and life quality. Should a retail business such as a convenience store operate from this location, the potential for loitering, vandalism and other illegal activities increases. The pedestrian and vehicular traffic, as well as the garbage that is inevitably generated by the public at such locations would severely reduce my life quality and property enjoyment.

3. Commercial Creep

Business ownership achieved through commercial rezoning increasingly brings a transient nature to the downtown area. The ripple effect of commercial use would continue over time until many of the neighbouring properties are devalued as residential properties. One only has to look at Albert Street to see the creeping effect of such rezoning. This City has made a thoughtful and considerable commitment to the evolution of the downtown and waterfront areas as people friendly and resident oriented. To create the potential for the gradual degradation of this densely populated residential community that supports and frequents these public venues seems to be at cross purposes to these initiatives. There are already numerous, available, commercially zoned properties in the immediate Queen/Church Street area with the potential for more at the former hospital sites. I cannot support an application that imposes a potentially detrimental impact on me personally and the residential neighbourhood that has been positively rebounding from the blight of the truck route years.

Lorna Ferguson
110 Church Street
Sault Ste. Marie, Ontario
P6A 3H5
E-mail: lferguson110@shaw.ca
705-942-5895

4. Church Street Neighbourhood

I expect most of the population of Sault Ste. Marie has passed through Church Street at some time or other. From their vehicles they may have admired the numerous century homes along both sides of the street. To them Church Street is a route, a convenient way to get from one point to another. In quickly passing by, they may have seen me tending my flower garden, chatting with a neighbour or shovelling snow in the winter. They may have noticed any one of my neighbours cutting their grass, painting their porch, sweeping the sidewalk, or tending to any number of property improvement and maintenance activities. They may even have wondered why anyone would live on a busy, downtown street and simply couldn't identify with that aspect.

Because they merely pass through, they wouldn't know that Church Street is a robust residential neighbourhood. They would be unaware of the diversity that exists in the Church Street neighbourhood with its healthy mix of owner occupied and rental properties. They would not be aware of the humanity within this community – the residents who volunteer throughout the community, or operate a small day care and home stay program welcoming out-of-town students to Sault Ste. Marie. They wouldn't know that the neighbours notice when the elderly man across the street is not outside in his usual chair keeping a watchful eye on the neighbourhood, and then check to make sure he is okay. They don't know that the tenant in one of the apartment buildings walks the dogs of other neighbours, just because she is a neighbour. They would be unaware of the resident who, at his personal expense, continually retrofits his own home to allow a mobility challenged tenant to live as independently as he can for as long as he possibly can. How many of those who pass through, whether enroute to somewhere else or through the transient view of a business owner, realize any of this?

There is a need for those who make decisions on behalf of the residents of a community to know that community. I can't believe that anyone would knowingly want to potentially destroy such a healthy, caring neighbourhood as this. There are reasons why the Church Street residents have tenaciously clung to their community identity and battled for their residential status for decades, even despite being bisected by a provincial highway. The residents of a

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Sault Ste. Marie, Ontario
P6A 3H5
E-mail: lferguson110@shaw.ca
705-942-5895

neighbourhood care about their homes, their life quality and each other. Their pride of ownership is reflected in their ongoing commitment to and considerable investment in maintaining and improving these City Centre properties. We do this to ensure we have a comfortable place to call home and because we want to live in this neighbourhood.

5. Alternative to Proposed Application

I feel that the existing owners of 904 Queen Street East appreciate the architectural integrity of that century home and have maintained it in a manner consistent with those characteristics. Their semi and temporary occupation of the property, busy work hours and recent move to another home, have not given them an opportunity to know and integrate into this residential community. Despite this lack of connection to the neighbourhood, I do not believe their intent is more than to temporarily operate a small, exclusive real estate office as suggested by the application and that they would not want to see the beautifully and integrally restored century home debased or demolished to allow for future commercial expansion.

As stated, I am strongly opposed to the application proceeding. I feel the proposed Official Plan Amendment and CT2 Rezoning are excessive and unnecessary, and pave the way for degradation of my home and this residential neighbourhood. There is ample commercial zoning already available in the Queen/Church Street area without the need to rezone more residential property to create more commercial use.

Given the many concerns I've listed, I ask that the application be deferred to allow me time to discuss an alternative option with the applicant. Since the existing R3 Zoning can be amended to satisfy the applicant's intended temporary use as a satellite real estate office, I am hopeful that the present owners will agree to amend the application to one that retains the current Low Density (R3) zoning status while allowing the special use exception of the small, temporary real estate office that would not be too intrusive on the residential neighbourhood.

Lorna Ferguson
110 Church Street
Sault Ste. Marie, Ontario
P6A 3H5
E-mail: lferguson110@shaw.ca
705-942-5895

I ask that I be kept informed of all matters relating to this application. I will be in Sault Ste Marie until July 20th, then away for the postponed 2 month period. I have voice mail on my home phone (705-942-5895) and will check messages as often as I can during my absence.

Thank you for your consideration.



Lorna Ferguson

Copies: Susan Myers, Ward 2
Terry Sheehan, Ward 2

John Barbeau
116 Church St.
Sault Ste. Marie, Ontario
P6A 3H5
705-575-0880

July 11, 2014

Peter Tonazzo
Planner
City of Sault Ste. Marie
99 Foster Dr.
Sault Ste. Marie, Ontario
P6A 5X6

Dear Peter,

This letter is in regards to **Planning Application A-12-14-Z-OP – 904 Queen St. E.**

My understanding is that the applicant has requested that the property be rezoned from R3 to CT2 to permit the operation of a real estate office at that location.

I support the applicant in their intent to operate a real estate office at 904 Queen St. E. However, the CT2 zoning goes too far in that it would open the property up to a number of uses that I am opposed to, namely:

- Food services
- Personal services
- Retail trade
- Rooming houses
- Similar uses

From a real estate perspective, I can understand the applicant's desire to have the property rezoned – it would very likely result in a more valuable and desirable property, especially to commercial investors. My concern is that when the applicant ultimately does sell the property, it will be adequately zoned for subsequent owners to operate the uses listed above. This could erode the historical value of the subject property, increase vehicular/pedestrian traffic and other activities should, in particular, a food services or retail business operate there in the future. This could negatively impact the value of our property, which we've made significant investments in, and our enjoyment of the neighbourhood.

Instead of rezoning the property from R3 to CT2, I ask that the zoning remain R3 but with an amendment to permit the requested usage.

Thank you for considering my input in your decision.

John Barbeau

Malcolm White

From: Don McConnell
Sent: Monday, July 14, 2014 11:57 AM
To: Malcolm White
Cc: Susan Myers; Terry Sheehan
Subject: FW: Rezoning queen st

Malcolm - Please add this to City Council's agenda. Thanks. Don

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From: djbelanger50 [mailto:djbelanger50@gmail.com]
Sent: Monday, July 14, 2014 11:48 AM
To: Don McConnell
Cc: djbelanger50@gmail.com
Subject: Rezoning queen st

Hi Don and all of you,
As I mentioned on the phone 're: the rezoning app'n, I have 3 concerns with this :
1 we own the adjacent house @ 914, we spent a considerable amount of $ turning this old church into a single dwelling 4 years ago and with the intent of moving there ourselves in thefuture. It is a rather quiet area to live in but this may all change with a commercial zoning next door with a busy real estate office.
2 there is absolutely no need for that property to be used as commercial, there are 100's of vacant commercial places available for a real estate office.
Why cross Church street with comm. Zoning, it is now a natural break between comm. & residential. Let's leave it that way.
3 as for a fence between the properties, I don' believe it's much of a buffer; both bedroom s are on the parking lot side and the fence may stop car lights shining but the general noise of vehicle s is still there, engines, car doors, etc.
6 or 8 staff will be a busy place.

Let"s leave well enough alone.
Thanks for your time.

Karen &Denis

Sent from Samsung tablet

Malcolm White

From: Susan Myers
Sent: Monday, July 14, 2014 9:14 AM
To: Colombo, Carol (MNR)
Cc: Terry Sheehan; Don McConnell; Malcolm White; Rachel Tyczinski
Subject: RE: 904 Queen Street Rezoning proposal.

Importance: High

Carol, by way of c.c. to our Planning Director Don McConnell and City Clerk Malcolm White, I am asking them to insure this goes to all of City Council for consideration at tonight's meeting.

Thank you, Susan.

J. Susan Myers
City Councillor Ward Two
705.256-6128

From: Colombo, Carol (MNR) [carol.colombo@ontario.ca]
Sent: July 12, 2014 9:34 AM
To: Susan Myers
Cc: Terry Sheehan
Subject: 904 Queen Street Rezoning proposal.

Dear Susan:

Hopefully you know me as generally easy-going and not opposed to progress. I recognize that eventually everything changes. However, that change should be part of an overall vision and not come at the expense of a cohesive community.

I am referring to the proposed rezoning of 904 Queen street East.

While I don't have property directly adjacent to 904 Queen, my partner and I have a house on Church and we do live on Queen Street East.

Starting at Church street and moving east, Queen St is residential. And not just run-of-the-mill, every-house-the-same residential. There are some pretty unique and historic homes that make up the neighbourhood. And it IS A NEIGHBOURHOOD. Likewise Church Street is a residential street, also with many unique family homes. The whole area is one I'm pretty proud of and proud to show off to out-of-town visitors. The point is – it is RESIDENTIAL. (Notwithstanding the occasional business that is operated out of a home – but still *a family home*. These exceptions may operate small businesses but still maintain the unique flavor and homey feel of the area by being HOMES FIRST and FOREMOST.)

If a commercial interest wants to open a new location – wonderful – there are plenty of opportunities in our downtown core. The downtown could use increased interests. There are a lot of empty spaces, and lots of empty buildings. There is no need for businesses to start encroaching into residential spaces. Let's pull the traffic INTO the downtown core, not away from it.

There is a reason why we have zoning – to keep like with like – and maintain livable spaces. Residential stays residential and commercial stays commercial.

I would respectfully request that council NOT approve any rezoning for this property but recognize the need for neigbourhoods to remain intact.

Yours truly,

Carol Colombo

Malcolm White

From: Susan Myers
Sent: Monday, July 14, 2014 9:15 AM
To: Don McConnell; Malcolm White; Rachel Tyczinski
Cc: DGreenwood@ssmrca.ca
Subject: FW: planning application No. A-12-14-Z. OP

Importance: High

Please add to Council package for today.

J. Susan Myers
City Councillor Ward Two
705.256-6128

From: Deane Greenwood [DGreenwood@ssmrca.ca]
Sent: July 14, 2014 8:09 AM
To: Susan Myers; Terry Sheehan; Don McConnell
Cc: lferguson110@shaw.ca; entertainingtastes@hotmail.com
Subject: planning application No. A-12-14-Z. OP

Hello folks,
I am writing you to let you know of my opposition to this planning application regarding 904 Queen St. East.
I have lived at 151 Church St. since 1999 and have enjoyed a neighborhood that has become a home to many families of all different ages.
This area has become a great place to raise a family, and is closely tied to the downtown of Sault Ste. Marie.
Our street is still an important route to move north on, but has experienced less truck traffic as the city moves forward on the transportation master plan.
To change a dwelling from Low Density (R3) Residential to commercial use is not necessary.
There is already plenty of commercial space available in the downtown core, where it belongs.
I learned of this application on July 12 from a concerned neighbor who brought it to my attention.
I am unable to attend the July 14th council meeting, and I would ask to not support this application on my families behalf.
Sincerely
Deane Greenwood
151 Church St.

From: Dianne Leblanc [dianneleblanc@shaw.ca]
Sent: July 14, 2014 2:01 PM
To: Peter Tonazzo
Cc: Susan Myers; Terry Sheehan
Subject: Planning Application A-12-14-Z.OP

Dianne
Leblanc
y 14, 2014
124 Church St.
Sault Ste. Marie, ON
P6A 3H5
705-253-6482

Jul

to Peter Tonazzo, Planner
City of Sault Ste. Marie

re Planning Application A-12-14-Z.OP
904 Queen St. E.
Sault Ste. Marie

I wish to voice my opposition to the above application to change the zoning of 904 Queen St. E. for many reasons.
First, I see this as commercial creep into one of the City's oldest residential neighbourhoods resulting in reduced property values at the expense of residential owners solely for a quick gain on the applicant's behalf. There are so many vacant commercial properties in the Sault that I fail to see any need for another.

Also, I'm worried about the increased traffic it will cause. We just got rid of the trucks and I fear the coming result of development on the old Hospital property. At this point any traffic increase is unwelcome.

Last, where can this go - a quick flip, loud signage, a large restarant or demolition by Mac's or Timmy's? I don't want that road coming down our road.

Sincerely
Dianne Leblanc

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Steve Turco, MCIP, RPP, Planner**

DEPARTMENT: **Engineering and Planning Department**

RE: **510 Second Line East – A-13-14-SPC**

PURPOSE

The purpose of this application is to designate 510 Second Line East as an area of Site Plan Control. A report which incorrectly referenced 550 Second Line East was on the June 23, 2014 Council Agenda.

PROPOSED CHANGE

The subject property is zoned “M2”, (Medium Industrial Zone). There will be no change to the zoning.

Subject Property:

- Location – Located approximately 400 meters west of the Intersection of Great Northern Road and Second Line East. Civic No. 510 Second Line East
- Size – Approximately 97m (318’) frontage by 96.5m (316’) Depth; 0.95ha (2.34 acres)
- Present Use – Industrial
- Owners – PUC Services Inc.

BACKGROUND

The property was recently the subject of a Committee of Adjustment minor variance application. The application sought to reduce the required front yard landscape area from 75% to 29%. Although the purpose of the application was to legalize an existing landscape standard, Planning staff was of the opinion that any future development on the property should be reviewed and formalized through a Site Plan Control agreement.

Given the Official Plan policies that encourage a high standard of design on arterial roads, as well as the possibility of a future use on this property, staff deemed that the property should be designated as an area of Site Plan Control. In their decision, the Committee approved the minor variance request, reducing the required amount of front yard landscaping, conditional on the subject property being designated.

ANALYSIS

Recently, the City approved a design guideline which encourages a higher standard of site design for commercial development. Given the site's location on a major arterial road, Planning staff was of the opinion that the reduced landscape area approved by the Committee should be compensated by a higher standard of landscaping (i.e. quality vs. quantity). To ensure a higher standard of landscaping as part of a future redevelopment or re-use of the site, a Site Plan Control agreement will be processed. As part of this, a landscape plan will be prepared by a professional landscape consultant.

Consultation

As part of the circulation process associated with the minor variance application, all City departments and agencies, as well as immediate neighbours were notified. No objections were raised as part of the Committee of Adjustment application.

At the time of the Committee of Adjustment hearing to review the proposed reduction in front yard landscaping, Planning staff indicated that the development proposed should proceed by way of a Site Plan Control agreement to ensure a review of appropriate landscaping provisions.

IMPACT

There are no significant impacts on municipal services resulting from the approval of this application.

STRATEGIC PLAN

Approval of this application is not related to any activity identified in the City's Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Planning Department dated 2014 07 14 concerning Application A-13-14-SPC – 510 Second Line East be received and that the Legal Department be requested to prepare a by-law designating the subject property as an area of Site Plan Control.

Respectfully submitted,

Stephen Turco, MCIP, RPP
Planner

Recommended for approval,

Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval

Commissioner of Engineering & Planning

ST:ps
Attachment(s)



SUBJECT PROPERTY MAP

Planning Application: 13-14-SPC

Site Plan Control Designation

510 SECOND LINE EAST

METRIC SCALE
1 : 3000

ROLL NUMBER
030--62-007-20

Legend

Subject Property = 510 Second Line East

MAP REFERENCE
84 & 1-94

COUNCIL REPORT

July 14, 2014

TO: **Mayor Debbie Amaroso and Members of City Council**

AUTHOR: **Stephen Turco, MCIP, RPP**

DEPARTMENT: **Engineering and Planning Department**

RE: **Canal District Neighbourhood Plan**

PURPOSE

The purpose of this report is to advise Council on the completion of the Canal District Neighbourhood plan and to recommend approval of the Plan to guide future private sector development, as well as serve as the basis for future City initiatives and infrastructure projects in this area.

BACKGROUND

The Canal District is the westerly 100 acres of the City's Downtown area (identified on pg. 4 of the plan) that encompasses the former St. Mary's Paper property, the Gateway Site, the OLG Casino site and the Gore Street commercial area and neighbourhood. This district is an area in transition, driven by the pending redevelopment of the former St. Mary's Paper site, the potential redevelopment of an OLG permanent casino, and the development opportunities available on the Gateway site.

At their August 12, 2013 meeting, City Council authorized an agreement with Greenberg Consultants Inc., in collaboration with The Planning Partnership (TPP), to complete a strategic planning and design study for the Canal District.

The report has now been finalized, a process which involved a comprehensive analysis of the area, two public open house sessions in November and March, and consultation with a number of local stakeholders and City staff.

The Canal District Neighbourhood Plan is a targeted approach to support the revitalization and intensification of this important area of the community. It is supported by both the Northern Growth Plan and the 2014 Provincial Policy Statement. This Plan is a mechanism to guide this strategic core area to function as a vibrant, walkable and mixed-use district, sustained and enhanced by new

employment opportunities, higher density residential development and a broad range of amenities for both local residents and tourists.

Specifically, this Plan identifies and prioritizes opportunities that support regeneration, particularly the redevelopment of brownfield sites located within this area. The study is also meant to work in concert with the recently approved City of Sault Ste. Marie Downtown Community Improvement Plan, and the programs and strategic improvements outlined in that Plan.

Now complete, the Canal District plan recommends a series of short term and long term public realm investments aimed at supporting revitalization within this area of the community.

ANALYSIS

Downtown Sault Ste. Marie, continues to adapt to a number of challenges similarly faced by downtowns across North America, including modernized retail and e-commerce, the shuttering of waterfront industrial uses, aging population, as well as a number of other social and environmental issues particular to downtowns.

The Canal District area itself faces a number of specific problems that are a direct result of these constant struggles. Particularly, this area is disconnected from the surrounding Downtown; residential neighbourhoods, such as the James Street and Albert Street areas, that are fragmented by busy roads or derelict sites; as well as the physical and psychological barriers to certain parts of the western downtown area, caused by years of neglect and divestment.

However, contained within this particular area are a series of opportunities that, if implemented appropriately, can help transform the Canal District neighbourhood, and create several positive impacts for the downtown and community.

Momentum is already building in this area, catalyzed in large part by the restoration and repurposing of the former St. Mary's Paper mill. The mill property, which is characterized by a series of historical and monumental industrial buildings, is being transformed into a mixed use destination. Currently, the Algoma Conservatory of Music has relocated to this site, and Algoma University has recently agreed to locate its Music program here.

The developers of this site, now referred to as Mill Square, are also working with the City and EDC to establish a regional tourism destination, aimed at telling the story of the local area, the environment, as well as the cultural heritage of this area. The overall plan for Mill Square seeks to augment these dynamic experiences with community oriented uses, such as a local food hub and farmers market.

The Gateway site also presents a tremendous opportunity for the City. With Mill Square becoming the focal point for a regional tourism attraction, the focus of the

Gateway site has shifted to provide the flexibility for a broad range of uses including tourism or post-secondary school facilities. The Gateway site is critical in the overall success of the larger Canal District, as this site is the node that links the Canal District to the larger commercial Downtown area.

Opportunities also exist with the ongoing modernization efforts of OLG and the possible redevelopment of the Casino site. As well, over the next few years, the City itself has a number of significant road reconstruction projects that could be augmented to enhance the overall public realm of the Canal District and Downtown area.

THE CANAL DISTRICT NEIGHBOURHOOD PLAN

On a broad level, the Canal District plan seeks to guide and shape the next phases of redevelopment in this area and to accelerate a number of desired outcomes, such as growing the downtown residential population, effectively leveraging public sector investments, reducing auto-dependency, supporting walkability, promoting lively and active streetscapes, capitalizing on heritage resources, and fostering the adaptive re-use of obsolescent industrial or under-utilized sites.

Specifically, the Neighbourhood plan has identified a number of specific goals, including:

- Revitalize the Queen Street West and Gore Street area;
- Encourage significant private sector investment;
- Improve the development potential of the Gateway, St. Mary's Paper and other properties;
- Improve public access and connectivity in this area;
- Integrate James Street neighbourhood into the Canal District and Downtown, and;
- Improve the overall public realm (sense of place).

To achieve these goals, the Canal District focuses on a number of key strategies. First, the plan encourages leveraging the existing assets within the Canal District, such as the riverfront, Whitefish Island, the Sault Canal Historic Site, and the John Rowswell Hub Trail. Building on and promoting the distinct identity of the Canal District is critical to support business and enhance the livability of the surrounding neighbourhoods.

A second important element of the Canal plan is to create an integrated public realm. The public realm can be defined as any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. It also refers to areas within private developments where the general public has access to. In essence, the public realm is the area where residents of the community can come together, socialize, intermingle and experience the city.

A high quality public realm, including the creation of great streets, trails, and public gathering spaces is fundamental to urban vitality. These elements must encourage walkability, beautify the environment, and strengthen visual and physical connections throughout the Canal District. In particular, streets not only serve as the primary way in which people move about, they also shape how a place is experienced and often make the greatest impression on visitors.

The Canal District needs to become a well-connected Downtown neighbourhood that is easily traversable by both non-motorized and vehicular traffic, and which is contiguous with the larger Downtown area. When undertaking new street projects, the Canal plan recommends the reallocation of space within the street right of ways to provide for a balance of all modes of transportation. This will improve the connectivity of the area and create opportunities for a range of people to enjoy the public amenities of the Downtown.

Also highlighted in the plan is the importance of a series of well-connected public spaces. Successful open spaces can have a tremendous influence on the image, appeal and economic development of an area. They fundamentally contribute to the livability of an area, and help to attract and retain commercial investments and a residential population.

Public realm networks contribute significantly to the walkability of a downtown by creating on and off-street linkages and programmable opportunities. To this end, the Canal District plan has identified a number of new and strategic open space opportunities that can serve as catalysts for revitalization.

The Canal District plan also highlights the importance of an appropriate built form. The built form is concerned with the arrangement, appearance, function and relationship between buildings and public spaces. This relationship is extremely important in establishing a public realm that creates a sense of place and enhances the quality of experience for people using that space.

In order to ensure that new development or redevelopment creates a positive relationship between buildings and the public realm, the Canal District plan recommends a series of urban design guidelines. The purpose of these guidelines is to generally maintain and reinforce the existing ‘small city, human-scaled’ character of Downtown Sault Ste. Marie, defined by the low-rise buildings at the street edge and a continuous rhythm of storefronts. These guidelines will be embedded in a future Official Plan update, currently underway by staff, and will provide a policy framework to guide new developments in this area.

With proposed public realm improvements, along with potential new development opportunities, another critical element to the success of the Canal District is promoting vibrancy and activities within this area. The vibrancy of a place is a direct result of having people occupying that place during all periods of the day, and at all times of the year.

There is growing awareness across North America on the importance of post-secondary facilities, and more specifically, students, and their positive impact on the vibrancy and sustainability of downtowns. Mutual benefits exist for municipalities and post-secondary institutions in establishing downtown campuses. They act as stabilizing anchors, cultivating confidence in investors and attracting visitors and students to an area.

IMPACT AND IMPLEMENTATION

The Canal District Neighbourhood plan highlights a cluster of complementary components; however, critical investment is needed to establish formal and cohesive public realm linkages between these opportunities. The implementation of a public realm strategy will remedy the fragmentation within this area and would complement the myriad of opportunities that have been presented.

The Canal plan recommends a number of priority projects, as well as some longer term initiatives. Priority projects were identified based on the significant impact of the project, as well as the opportunity to leverage planned capital expenditures. The long term projects identified, while still important, would only be implemented should the St. Mary's Paper site, Gateway site, or OLG Casino redevelopments proceed and warrant neighbourhood improvements.

In February 2014, Council approved $300,000 toward the Downtown Development Initiative. City staff has also applied to both NOHFC and FedNor for an additional $875,000 each, and a decision on that funding is still pending. However, given the City's funding approval, staff can proceed on the initial implementation (design and feasibility analysis) of the priority projects identified.

The final implementation of the projects outlined will, however, be dependent on future funding applications to both the Federal and Provincial governments. With both the Huron Street and Bay Street project outlined below, staff is recommending leveraging these planned expenditures to access federal and provincial funding.

Priority Projects

<u>Gore Street Streetscape Improvements</u>
The Gore Street area has suffered from years of divestment and has become plagued with a number of derelict buildings. To increase investment in this area, the City's Downtown Development Initiative has proposed two financial incentive programs to encourage new private sector investment. However, given the condition of this area, it is also recommended that a streetscape improvement strategy be initiated to increase investor confidence.

Gore Street has a traditional "main street" built form that lends itself well to support a renewed pedestrian oriented shopping district. As well, the street is

located on an important seam between the eastern and western parts of the downtown, and if redeveloped, could be an important connection between the Canal District and the downtown. The use of complementary streetscape features such as paving, furnishings, landscaping and lighting can further emphasize the street's unique nature and support its regeneration into a viable commercial corridor.

As part to the recent funding requests to both NOHFC and FedNor in support of the City's Downtown Development Initiative, the proposed Gore Street streetscape improvements were included in those applications.

Although staff is recommending that this project proceed in the short term, the timing and extent of improvements will be subject to FedNor and NOHFC funding, as well as a review of the condition of the underground services. This review is currently being conducted by the City's Engineering Division.

Implementation:

Cost	Implementation	Year/Actions
$1,206,753.00	• Project is dependent on funding approval from FedNor and NOHFC	• 2015: Retain consultants and commence detail design of streetscape strategy • 2016: Tender project and commence construction

Huron Street Welcome Parkette and Streetscape

Despite being the primary access point between the United States and Northern Ontario, there is no true sense of arrival into Canada. With the reconstruction of Huron Street, scheduled for summer 2015, the City has a tremendous opportunity to create a signature gateway into the community. The Canal District plan recommends that the reconstruction of Huron Street incorporate a streetscape strategy to instil a welcoming feeling into the City. As well, the under-utilized parcel of property at the northeast corner of Queen Street and Huron Street can be developed as parkette that would further enhance the "first impression" upon arriving into Canada.

Funding for the streetscape and parkette construction will be dependent on future funding applications to senior levels of government. However, initial design can proceed, as funding for the design work was included in the approved Downtown Development Initiative funding.

Implementation:

Cost	Implementation	Year/Actions
$1,616,515.00 Note: Costs identified are in addition to approved Capital costs.	• Seek Funding from NOHFC and FedNor • To be implemented as part of the Huron Street reconstruction	• 2014: Retain consultants and commence detail design of streetscape strategy • 2015: Include streetscape and welcome parkette improvements as part of Huron Street tender and construction projects

Gateway Site Signature Park

The east side of the Gateway site offers a tremendous opportunity for establishing a signature green space that will provide a new destination on the Sault Ste. Marie waterfront. This park can serve as an important link to between the development sites within the Canal District and to the larger Downtown area. Furthermore, the site serves as the confluence of a number of key features, including, the St. Mary's River, Fort Creek, the John Rowswell Hub Trail, Gore Street, the casino and Station Mall.

At this time, no funding is required for this priority project. However, staff is seeking Council's approval to initiate a funding application to the Federation of Canadian Municipalities brownfield funding program to commence environmental assessment and design work.

Implementation:

Cost	Implementation	Year/Actions
$1,690,975.00 **(Design: $203,000.00 approx. 12%)**	• Seek Federation of Canadian Municipalities Brownfield Funding to address remediation issues • Begin design, remediation planning	• 2015: Environmental assessment, Initiate design process • TBD – Park construction

Bay Street Streetscape

Bay Street has long been identified as both a physical and psychological barrier between the City's waterfront and the Downtown. In 2015, Bay Street is scheduled to be resurfaced. As part of this project, an Environmental Assessment process has begun to explore the possibility of reducing the number of vehicular lanes from 4 to 3, with the inclusion of cycling facilities.

The reduction of vehicular lanes will also create an opportunity to implement landscaped boulevards, enhancing pedestrian travel between east and west Downtown, and will help establish an avenue type street characterized by tree plantings on either side of the road.

Initial design work for the Bay Street improvements can proceed, as funding for the design work was included in the approved Downtown Development Initiative funding. Funding for the streetscape construction will, however, be dependent on future funding applications to senior levels of government.

Implementation:

Cost	Implementation	Year/Actions
$2,741,630.00 Note: Costs identified are in addition to approved Capital costs.	• Seek Funding from NOHFC and FedNor • Implement streetscape improvements as part of Bay Street resurfacing project	• 2014: Retain consultants and commence detail design of streetscape strategy • 2015: Include streetscape improvements as part of Bay Street tender and construction projects

Long Term Priorities

Queen Street Furnishings Update

Queen Street has long been the location for festivals, parades, and markets throughout the city's history. Despite having some streetscape elements, the street furnishings are in need of an upgrade. The street lacks a cohesive identity, which can be improved through the implementation of a uniform series of street elements between from Pim Street to Gore Street. For the purposes of implementation, the priority focus of the Queen Street improvements will be between Gore Street and Dennis Street. These furnishing updates may be included with the overall streetscape improvements proposed for Gore Street, depending on detailed costing and unit pricing.

Hub Trail Spokes Construction

One of the main issues identified in this area is the disconnection between the surrounding neighbourhoods and the waterfront. In attempt to re-establish these connections, particularly to the James Street neighbourhood, the Canal plan recommends building off of the Hub Trail, using spoke routes that permeate into the surrounding areas and the Downtown.

Huron Street Roundabout

Currently, the intersection of Huron Street and Bay Street is designed to allow for cars to navigate the corner at high speeds. In order to accommodate the several conflicting user groups, including the Agawa Canyon train service, vehicle traffic, pedestrians and cyclists, it is proposed that this corner be replaced with a roundabout.

This roundabout will provide a more legible, prominent and formal entrance into the revitalized St. Mary's site, the Gateway Site, Parks Canada site and Whitefish Island. However, the implementation of the proposed roundabout will be further assessed once a comprehensive development plan is underway at the former St. Mary's Paper site.

The draft Transportation Master Plan suggests that roundabouts should be considered if and when a controlled stop intersection is reaching the warrant for a traffic signal. A traffic impact study will determine what traffic levels are expected as the area develops.

Bay Street West

Given the potential redevelopment of the St. Mary's Paper site, and the need to create a connection to the surrounding neighbourhoods, it is recommended that Bay Street be extended west to James Street. Along with the Huron Street roundabout, this option will be further explored once a development plan for the St. Mary's site has commenced.

STRATEGIC PLAN

In the City's Strategic Plan, a second phase of the City's Downtown Development Initiative has been identified under Strategic Direction 1: Developing Solid Infrastructure. In addition, identifying feasible development opportunities for cultural and tourist attractions have been identified under Strategic Direction 3: Enhancing Quality of Life.

SUMMARY

The Canal District is an area in transition, driven by the pending redevelopment of the former St. Mary's Paper site, the potential redevelopment of an OLG permanent casino, and the development opportunities available on the Gateway site. However, the area faces a number of challenges, including years of neglect, divestment, and both physical and psychological barriers that fragment the area.

The Canal District Neighbourhood Plan is a targeted approach to support the revitalization and intensification of this important area of the community and serves a mechanism to guide this strategic core area to function as a vibrant, walkable and mixed-use district, supported by new employment opportunities,

higher density residential development and a broad range of amenities for both local residents and tourists.

The strategy highlights a cluster of complementary components; however, critical investment is needed to establish formal and cohesive public realm linkages between these opportunities. The implementation of a public realm strategy will remedy the fragmentation within this area and would complement the myriad of opportunities that have been presented.

The implementation of a number of priority projects outlined in the plan can begin immediately. Specifically, the design work associated with the Gore Street, Huron Street and Bay Street improvements can commence; as these works were identified as part of the City's recently approved Downtown Development Initiative. In addition, should FedNor funding be approved for the Downtown strategy, the City can embark on the streetscape improvements along Gore Street (and possibly Queen Street west of Dennis Street, depending on budgets).

The implementation of the Huron Street and Bay Street streetscape improvements will be dependent on successful funding applications to senior levels of government. At this time, staff is recommending leveraging the approved capital expenditure for these projects to access funding from FedNor and NOHFC.

An application to the Federation of Canadian Municipalities brownfields fund should also be initiated to begin the environmental assessment and design work related to the Gateway signature park.

The implementation of the longer term projects highlighted in this report will be dependent on the redevelopment of the St. Mary's Paper site, the Gateway site or the OLG Casino, should these developments warrant neighbourhood improvements. As well, these longer term initiatives will be subject to future funding applications to senior levels of government.

RECOMMENDATION
It is therefore recommended that Council take the following action:

That the Canal District Neighbourhood Plan, attached to this report, be accepted as information and that:

1. The plan form the basis of future City initiatives and infrastructure projects in this area;
2. Staff proceed on the priority projects identified in this report, , specifically,
    a. Design and (subject to the finalization of the current FedNor and NOHFC funding applications) implementation of the Gore Street (and, budget depending, Queen Street, west of Dennis Street) streetscape improvements

   b. Design of Huron Street streetscape improvements and welcome parkette
   c. Design of Bay Street streetscape improvements
3. Staff initiate a funding application to the Federation of Canadian Municipalities brownfield funding program for environmental assessment and design work associated with the proposed Gateway signature park;
4. Staff initiates funding applications to FedNor and NOHFC for the proposed Huron Street and Bay Street improvements.

Respectfully submitted,



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Recommended for approval,



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City of Sault Ste. Marie

Canal District Neighbourhood Plan

3 July, 2014

Community Development Corporation
OF SAULT STE. MARIE & AREA
A Community Futures Development Corporation

Acknowledgements

This Plan was prepared through a collaborative process that involved a broad representation of individuals and organizations. Residents, business owners, government officials, landowners, and City staff contributed their time, effort, experiences, expertise and knowledge throughout the process. The involvement of the local and broader community has been invaluable and greatly appreciated.

We would like to recognize the key contributions of the following individuals and/or groups:

City of Sault Ste. Marie

Don McConnell	Planning Director
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Canal District Neighbourhood Plan



The Canal District in context

Executive Summary

The New Soo

The Canal District Neighbourhood Plan comes at a crucial point in the City of Sault Ste. Marie's history. The Canal District was once the centre of industry that helped build Sault Ste. Marie, and has since recently experienced a period of transition.

This transition also reveals that the remnant industrial infrastructure often comes in the form of strategically located sites, often on waterfronts. Capitalizing on the heritage buildings and sites, this infrastructure offers a tremendous opportunity to introduce new uses and activities.

To this end, the City of Sault Ste. Marie has initiated the development of this Plan, which capitalizes on the lengthy list of existing assets and provides a guiding framework for immediate development in the Canal District.

As well, in embarking on this Neighbourhood Plan, the City has taken the important step of developing a tool that will help guide an improved public realm for the Canal District. This Plan will also provide the rationale to support land use decisions, and is a tool that provides a carefully considered vision for what the Canal District can become.

The elements of this Plan have emerged from a lengthy and collaborative process involving consultation sessions with local stakeholders, including the Batchewana First Nation, Parks Canada, business owners, government agencies, post-secondary institutions, the public and City staff.

The Canal District Neighbourhood Plan is a targeted approach to support the revitalization and intensification of this important area of the community. It is supported by both the Northern Growth Plan and the 2014 Provincial Policy Statement. This Plan is a mechanism to guide this strategic core area to function as a vibrant, walkable and mixed-use district, sustained and enhanced by new employment opportunities, higher density residential development and a broad range of amenities for both local residents and tourists. Specifically, this Plan identifies and prioritizes opportunities that support regeneration, particularly the redevelopment of brownfield sites located within this area.

This Canal District study is also meant to work in concert with the recently approved City of Sault Ste. Marie Downtown Community Improvement Plan, and the programs and strategic improvements outlined in that Plan.

The Neighbourhood Plan should be interpreted as a comprehensive guiding document meant to provide a flexible framework within which to achieve the vision and key strategies set out for the Canal District. This document anticipates and addresses long-term initiatives while providing a framework and design guidance for a series of Priority Projects.

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The Sault Canal 1927

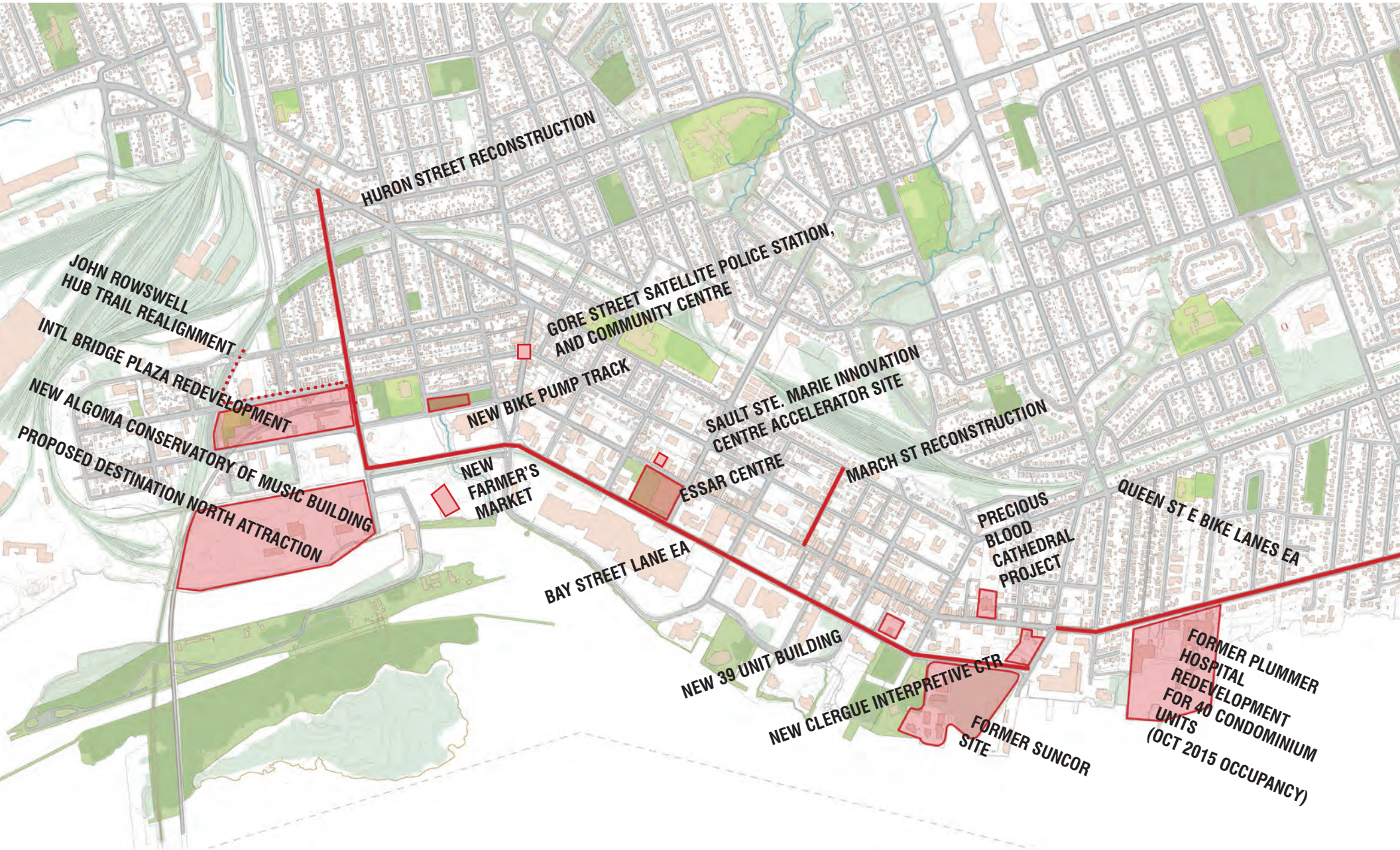
Part 1 Introduction

1

The Story of the Canal District

The story of the Canal District is, in many ways, the story of the growth of Canada and the Great Lakes region. The cast iron and cut stone locks of the canal formed a gateway between the expanding cities of the Great Lakes and St. Lawrence Seaway, and the vast continent to the north and west. From 1889 to 1979, coal blackened freighters laden with prairie grain and minerals from the north passed through the canal while pulp and steel mills began to shape the emerging city. Sault Ste. Marie's industry was fed by the forests and earth of Algoma, a region that also captured Canada's imagination through the works of the Group of Seven. Lawren Harris and others travelled from Sault Ste. Marie by outfitted boxcar to observe and paint Northern Ontario.

The Canal District and Sault Ste. Marie have entered a period of transition and will emerge with a new role in the coming years. There are several new initiatives underway in the city, which will be highlighted in the coming pages. Linking together these initiatives will greatly increase their capacity to produce positive change and generate synergies. The purpose of this document is to provide the fabric of the public realm that will describe and contextualize the Canal District. Weaving the District together with well designed connections and high quality public spaces, a unique sense of place will begin to emerge in concert with the prospective developments set to take place.



Downtown Momentum Map

1.1 Study Background

World in Motion

The Sault Ste. Marie Downtown Development Plan (2007) identified many strategic initiatives ranging from streetscape and built form improvements to water's edge treatments and several connections to pursue. These programs are consistent with the downtown transformations occurring in cities across North America – aimed at introducing a greater mix of uses, including a residential population; reducing auto-dependency, supporting walkability; promoting lively active streetscapes; and capitalizing on existing assets and heritage resources. The adaptive re-use of obsolescent industrial sites adjacent to downtowns and along waterfronts is also an increasing trend in many cities.

Sault Ste. Marie, like other waterfront cities, can take advantage of these trends to revitalize its downtown by addressing several critical issues. These issues include a waterfront that is disconnected from its downtown, the fragmentation of neighbourhoods including the James Street and Gore Street areas, and the physical and psychological barriers to certain parts of western downtown caused by years of neglect and divestment.

Sault Ste. Marie is in the early stages of this transformation. There are several construction projects and initiatives occurring in and around the downtown (see Downtown Momentum Map). The challenge is to guide and shape the next phase of inevitable changes, accelerate desired outcomes like growing the downtown residential population and, effectively leveraging investments. From that standpoint it is essential to consider parts of the Canal District: in particular the former St. Mary's paper site and the Gateway site, first as one interconnected whole but even more significantly as a mixed-use pedestrian priority area linking the downtown neighbourhoods with the waterfront.



Essar Centre



Downtown retrofit - Skeggs Paciocco Lawyers Office



Former St. Mary's Paper Mill

1.2 Purpose & Objectives

The Canal District

The west end of downtown Sault Ste. Marie will likely see considerable development in the next few years. In addition to the improvements to the International Bridge Plaza, Blueforest Ventures Inc is moving forward with the redevelopment of the former St. Mary's Paper property, including the recent acquisition of one building by the Algoma Conservatory of Music, which recently became the new home of the relocated Algoma University Department of Music. There has been additional interest from other post-secondary institutions in locating facilities within the Canal District. Parks Canada has also prepared plans for the renewal and improvement of its adjacent Sault Ste. Marie Canal National Historic Site.

This combination of initiatives has generated a positive momentum that presents a once in a lifetime opportunity to create high quality integrated redevelopment that is both sensitive to and benefits the surrounding area. Goals of this Neighbourhood Plan are to:

- Revitalize the Queen Street West and Gore Street area;
- Encourage significant private sector investment;
- Improve the development potential of the Gateway, St. Mary's Paper and other properties;
- Improve public access and connectivity in this area;
- Integrate James Street neighborhood into the Canal District and Downtown, and;
- Improve the overall public realm.

In order to accomplish these goals, this report will address the following questions:

Background: What is the Canal District?

What are the district's strengths and weaknesses? What do its existing conditions in regards to land use, built form, and the public realm tell us about what needs to be done for the district?

Vision and Key Strategies: What should the Canal District become?

What should the Canal District become in the coming years and decades? What strategies should be applied to all decisions regarding change in the district?

Public Realm Plan: What projects should be initiated immediately?

What specific projects will help contribute to the district's strategies and ultimately facilitate the realization of the overall vision for the Canal District?

Site Extents

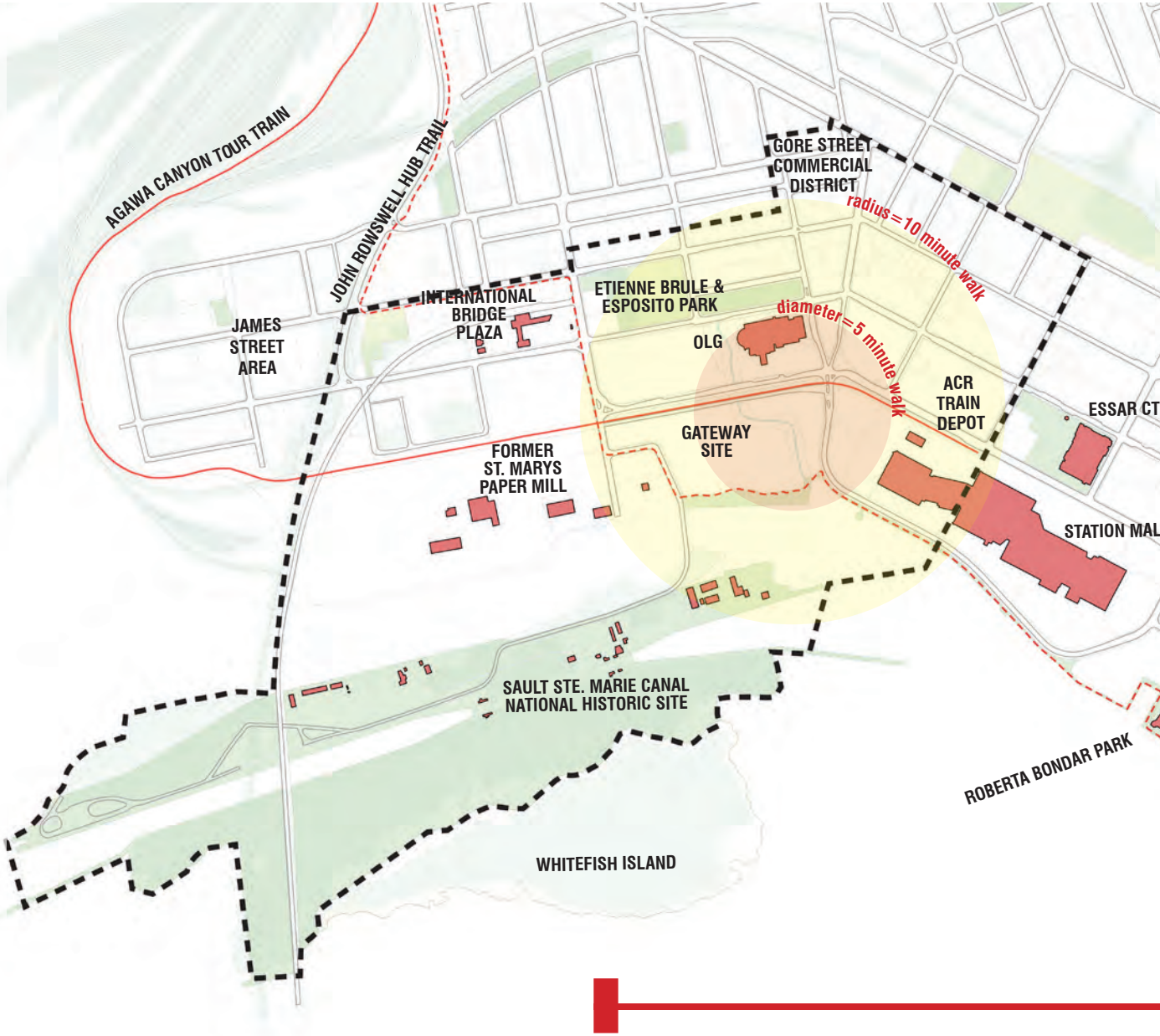
The Canal District needs to be considered through the following perspectives:

- The larger context of the downtown as a whole: The Canal District as one element in a series of urban nodes linked along the waterfront, through downtown and to adjacent areas, and;
- Specific sites within the Canal District.

Before we focus on these specific sites, it is important to understand the extent of the downtown's existing public realm components in place today. Sault Ste. Marie has a lengthy waterfront that is punctuated with several important nodes.

The downtown has recently been linked and activated by the implementation of the John Rowswell HUB Trail, which not only links these important downtown nodes together, but links them to the greater community as well.

The John Rowswell HUB Trail is an important indicator of the change in attitude towards alternative transportation networks that connect important civic elements. The adjacent map illustrates the short walking distances throughout the downtown and the proximity of the Canal District to the downtown core.





5 KILOMETRES - 1 HOUR WALK, 15 MINUTE BIKE RIDE



The Canal District - Study Area

1.3 The Study Area

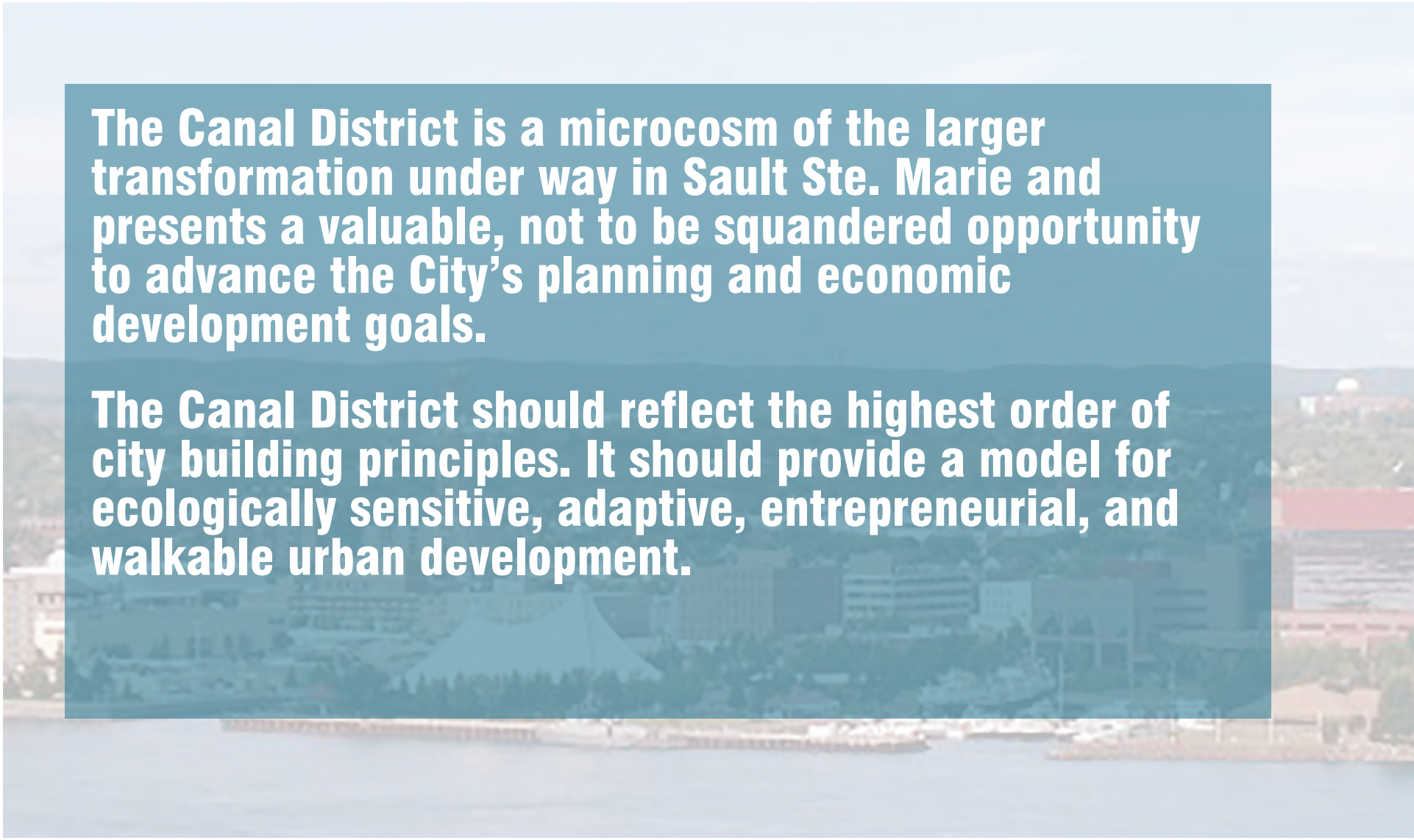
Focus Area

For the purposes of this study, the Canal District refers to the contiguous area that encompasses:

- Sault Ste. Marie Canal National Historic Site (Parks Canada);
- Former St. Mary's Paper Industrial Land (Blueforest Ventures Inc.- Formerly referred to as Riversedge);
- The International Bridge Plaza and the land between the former St. Mary's Paper property (e.g. properties abutting George Street and those east to Huron Street and South of Queen Street West);
- Gateway Site (City owned);
- OLG Casino & Travel Ontario properties;
- Properties between Queen Street and Albert Street West (east of Huron Street and abutting Gore Street and including the Gore Street Revitalization Corridor, and;
- Street right-of-ways between Dennis Street and Gore Street.



The Vision Statement



The Canal District is a microcosm of the larger transformation under way in Sault Ste. Marie and presents a valuable, not to be squandered opportunity to advance the City's planning and economic development goals.

The Canal District should reflect the highest order of city building principles. It should provide a model for ecologically sensitive, adaptive, entrepreneurial, and walkable urban development.

Part 2 Vision and Key Strategies

2



Introduction

It is important to note that the full redevelopment of the Canal District, in particular the former St. Mary's Paper and Gateway sites, will occur over a considerable period of time. The investment will not happen overnight so it is fundamental to build the conditions for success.

Consequently, it is important to establish a clear Vision and a set of Key Strategies that distill the issues and opportunities identified. The Vision represents the collective view of a wide range of participants, and the Key Strategies establish clear aims and objectives for the Canal District upon which more detailed delivery strategies can be devised.

The Key Strategies encompass a range of important considerations, including but not limited to the following:

- Building toward a continuous fabric that will eventually fill in the gaps and voids;
- Considering the adjacency and proximity to downtown;
- Making the neighbourhood arteries/streets "adhesive" and lively;
- Ensuring new development is built close to the street, and not surrounded by large parking;
- Keeping all opportunities for linkages and connections open and inviting; and,
- Looking for synergistic relationships with adjoining areas.
- Partnering with key stakeholders to devise innovative revitalization strategies
- Creating a well-connected, livable, attractive and complete neighbourhood where people live, work and play.
- Work with Post-secondary institutions to create a significant and viable campus in the Downtown.

In order to understand the range of components at play, the substantive issues and opportunities are identified, consolidated and organized into the following set of Visioning Strategies:

1. **Capitalize on Existing Assets;**
2. **Link Disconnected City Fabric;**
3. **Guide Appropriate Built Form; and,**
4. **Animate and Program the Public Realm.**

This section describes how these visioning strategies are integrated into one Urban Design Framework that will direct on the ground initiatives in the near future.



Existing assets in the Canal District

2.1 Capitalize on Existing Assets

Leveraging the Distinct Sense of Place of the Canal District

The City of Sault Ste. Marie is privileged to have a wealth of assets to capitalize on in revitalization efforts. These include an active and lengthy urban waterfront that straddles several important neighbourhoods, and acts as a connective link between cultural institutions, parks, retail destinations, places of research, and several potential development sites including the Suncor site and former Plummer Hospital site. The publicly accessible waterfront system terminates at Canal District, which consists of a culturally significant First Nation's site, a Parks Canada heritage site, Gore Street, the International Bridge border crossing, and additional industrial lands that include the former St. Mary's Paper Mill.

In leveraging waterfront assets the City of Sault Ste. Marie has the opportunity to develop an integrated public realm plan for the Canal District that is both sensitive to and benefits the surrounding city.

Building on and promoting the distinct identity and sense of place that the Canal District offers is critical to the vitality of business and the livability of the surrounding neighbourhoods. One of the Canal District's greatest draws is its distinct sense of place as shaped by its history, built character, and culture. These qualities serve as a major draw to the Canal District and subsequently the entire Algoma Region. With some of the country's most distinct architecture, including the St. Mary's Paper Mill structures, the Parks Canada Locks buildings and the Whitefish Island wigwams, the area's heritage serves as a key asset and source of identity that can be reinforced to increase both the appeal and competitiveness of the District.

Existing assets to highlight include:

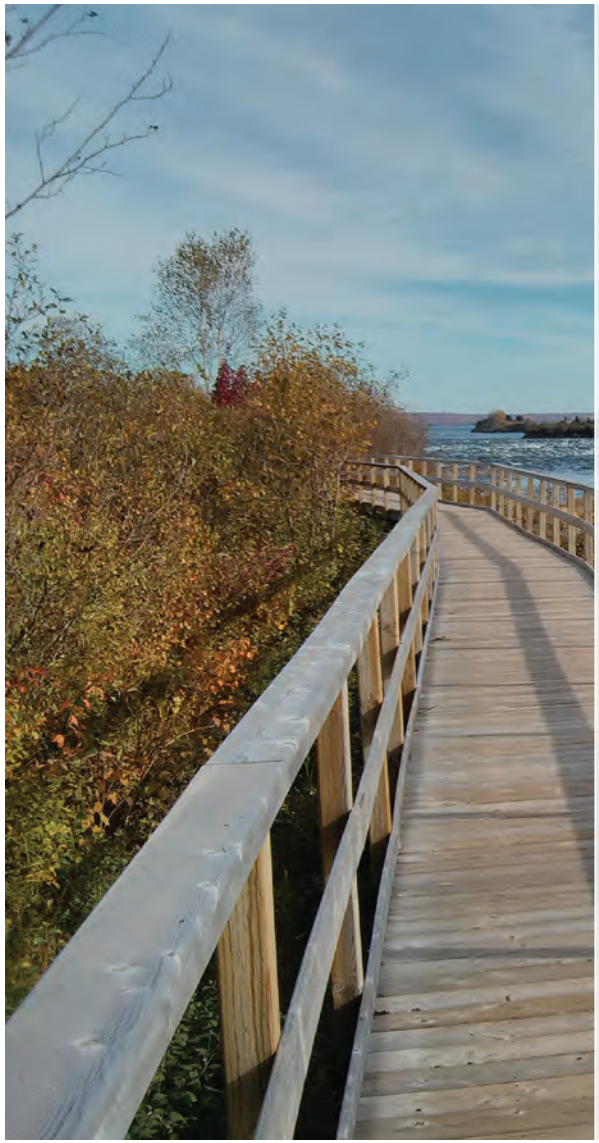
1. **The Riverfront;**
2. **Whitefish Island;**
3. **Former St. Mary's Paper Mill Site;**
4. **Gateway Site;**
5. **Sault Canal National Historic Site;**
6. **International Bridge Plaza;**
7. **Gore Street, and;**
8. **The John Rowswell HUB Trail.**

1 The Riverfront

Sault Ste. Marie is fortunate to have a lengthy waterfront that is activated by several important civic functions, including, but not limited to the Roberta Bondar Park and Pavilion, the Civic Centre, Clergue Park including the Art Gallery of Algoma and the Public Library, the Ermatinger Clergue National Historic Site, the Canadian Bushplane Heritage Centre and Bellevue Park. These existing destinations provide the foundation for an even more vibrant waterfront with appropriate and complementary additions.

2 Whitefish Island

Whitefish Island is an historic Ojibwa fishing station, and ancestral fishing station to the Anishenabek people of the Great Lakes for over 2,000 years. It is a designated National Historic Site, and an incredible natural asset within the city. Whitefish Island recently underwent several improvements, including renovations to the boardwalks, bridges and walking trails around the island, interpretive panels, and signage. Interpretive components have been added, including traditional wigwam structures, a smokehouse, and a long house aimed at promoting the educational and cultural value



Whitefish Island

of the Batchewana people and their heritage. This is a vitally important historical site in its original, protected spectacular natural setting.

3 Former St. Mary's Paper Mill Site

The Former St. Mary's Paper Mill property was purchased in early 2012 by Blueforest Ventures, who began the process of site decommissioning and redevelopment. As part of the decommissioning, Blueforest Ventures began an extensive outreach program to explore best-use-scenarios for several architecturally significant buildings on the property.

The outreach program identified that the best-use scenario was to develop the buildings and site as a regional cultural centre. Blueforest Ventures gained City Council support and has since been promoting 'Destination North'.

Destination North will repurpose the historical Pulp Tower and Board Mill buildings as viable regional destinations for local business, visitor and tourist markets as living centres for Ecology, Culture and Wilderness Experience. Site programming plans are designed to create opportunities for local business and private sector commercial tenants. Destination North provides the citizens of Northern Ontario an opportunity to leverage an authentically regional narrative to increase visitor awareness, retention and marketability of existing recreational and destination opportunities while providing a platform for creating new experiences, new markets and new jobs.

The conversion of these buildings is part of a larger redevelopment to transform the former 38 acre St. Mary's Paper site into a vibrant mixed-use urban village development. The project presents a rare opportunity in "place making" in which to create a uniquely vibrant, live, work, learn, play, environment programmed with year-round activities.

4 Gateway Site

The Gateway Site is a large City owned parcel of land located in a prime location on the Sault Ste. Marie waterfront. The site sits at the terminus of the Gore Street commercial corridor. It is the outflow of Fort Creek, and is the missing link between the downtown waterfront and the Canal District waterfront.

Although there are some contamination issues, brownfield sites decontaminating and redevelopment is possible.

The development of the Gateway Site is a tremendous opportunity to create a public amenity that links the east and west downtown together.

5 Sault Ste. Marie Canal National Historic Site

The Sault Ste. Marie Canal National Historic Site is a man-made waterway that passes between the City of Sault Ste. Marie and Whitefish Island on the shipping channel joining Lake Huron and Lake Superior. Of particular note are the Canal's Powerhouse built into the slope of the hill at the downstream end of the lock, and the Emergency Swing Dam located west of the original lock near the Superintendent's Residence. The canal no longer accommodates commercial traffic, but still operates for pleasure crafts and as a tourist attraction.

Despite the historical significance of the canal site, there have been minimal improvements and/or promotion of the site. The entrance is awkwardly situated adjacent to a power generating station, and lacks prominent signage and is poorly connected to the rest of the city. There is an opportunity to capitalize on this site as an important link between the St. Mary's site and Whitefish Island.

6 International Bridge Plaza

The International Bridge Plaza is the primary point of entry for visitors arriving in Sault Ste. Marie by



Pumphouse - Parks Canada



Gore Street

automobile. The Plaza is in the midst of undergoing a significant revitalization. The City has been working with the Federal government in order to incorporate important streetscaping improvements and cycling infrastructure into the improvement Plans.

The revitalization efforts offer an opportunity to coordinate an improved public realm along the interface with the Border Plaza, and to create streetscape and Gateway improvements along Huron Street, with the potential of developing a more prominent and significant Gateway into the City.

7 Gore Street

Gore Street is an important north-south main street that has been in steady decline for several years. The City has identified it as a primary improvement area with the potential of becoming an important shopping and entertainment destination.

The street is currently experiencing high vacancy and crime rates, and possesses many deteriorating buildings. However, the street is strategically located as an important spine between the successful Queen Street business area and the burgeoning Canal District. The revitalization of the street could facilitate increased investment and catalyze further improvements in the western end of downtown.



8 The John Rowswell HUB Trail

The John Rowswell John Rowswell HUB Trail is a 25 km multi-use non-motorized trail system that connects many significant points of interest including the waterfront walkway, Bellevue Park, Algoma University, Sault College, the Sault Area hospital and Fort Creek Conservation Area.

The trail system provides an alternative means of accessing the waterfront and key cultural, historical, and natural areas of the community.

The Trail has proven to be an incredible success with locals and visitors alike. It provides increased recreational and health opportunities in the community, and encourages more environmentally sustainable modes of transportation across the city.

The City should harness the success of the trail and its ability to link the community. The trail presents an opportunity to connect the Canal District and the James Street area with the rest of the city.



Streets for people - Downtown Street Party

2.2 Link Disconnected City Fabric

An Integrated Public Realm Plan

A high quality public realm, including the creation of a set of great streets, trails, and public gathering spaces is fundamental to urban vitality. It must encourage walkability, beautify the environment, and strengthen visual and physical connections. Streets not only serve as the primary way in which people move about, they also shape how a place is experienced and often make the greatest impression on visitors.

The new Canal District should be a well-connected downtown neighbourhood: a place to live, work, and play. The District should be easily traversable with active and porous edges. Its urban fabric should be contiguous with the character of the larger downtown. Designing through this conceptual lens will ensure residents benefit from the close proximity of amenities and services within the neighbourhood and surrounding area and enjoy the attractive and comfortable public realm.

Conventional street design has favoured the function of vehicular movement. Streets need to be viewed as vital public spaces, and should play a much larger role in the life of a community. Streets are critical arteries for the movement of people and goods, but they are also the places where we live, work, play and interact. Their design and management should reflect and accommodate these diverse and competing uses.

There is currently little functional, physical or visual connectivity between uses in the Canal District. A key objective of the Public Realm Plan is overcoming fragmentation and isolation by establishing a common language of connective arteries that link transit, with new and existing gathering spaces and unify these routes within a complementary and cohesive urban fabric.

A Connected Network of Complete Streets

The key to increasing pedestrian and cycling permeability and unlocking a significant amount of development potential is to reconceptualize several streets and intersections in and around the Canal District. This process will include reconnecting the street grid, and incorporating connections to and from neighbouring districts and the downtown.

The reallocation of space within street rights of way to provide for a balance of all modes of transportation will improve the connectivity of the area and create opportunities for a greater range of people to enjoy the public realm amenities of the downtown.

Recommendations include:

- Applying streetscape improvements to the west end of Queen Street. Improvements include boulevard parking, expanded pedestrian sidewalks and cycling in shared lanes.
- Converting Bay Street into a complete street as per proposed Plans. A complete street includes bicycle lanes, transit, narrowed traffic lanes, and wider sidewalks.
- Enhancing streetscapes connecting the Canal District to its neighbouring districts, including the James Street area and downtown.
- Developing several John Rowswell HUB Trail spokes to establish new connections and alternate routes through sites such as the St. Mary's site.
- Considering the reversion of one way streets to two way traffic. Only consider where pedestrian and cycling routes are not compromised.
- Considering a roundabout at the intersection of Huron and Bay Streets in order to reduce traffic speeds and allow for improved crossing opportunities for pedestrians and cyclists.

A Series of Waterfront Destinations

Sault Ste. Marie is fortunate to have a string of important community amenities and destinations along the St. Mary's River, forming a continuous animated interface between the city and its waterfront. Integrating new destinations, nodes, and access points on the waterfront must account for, enhance, and complement the existing destinations along the extent of the waterfront.

- Create a series of lookouts and seating areas along the existing waterfront trail;
- Ensure new connections between the city and waterfront terminate in viewpoints.

A Greening Strategy

As a temporary strategy, the City should encourage using extensive planted landscapes to stitch together derelict areas.

This approach would activate underused urban spaces with landscape as the driver to establish walkability, provide landscape programming, as well as phytoremediating presently contaminated soils.

This viable and cost effective solution is recommended quickly establishes a landscape that can be utilized for one growing season, or maintained for fifty. The primary intent is to establish an extremely fast growing canopy cover that visually and physically connects underutilized land with amenities and destinations. The following strategies can be easily implemented to achieve a green network in the City's downtown:

- Deploy an overlay of tightly spaced grids of live cutting plantings of primary successional species across the Gateway and St. Mary's site.
- Establish "green tentacles" that physically and visually connect the St. Mary's and Gateway sites to their context. These include extensive plantings and streetscape improvements.



St. Mary's Riverfront Walk - Sault Ste. Marie ON



Stormwater management - Portland OR

A Series of Connected Public Spaces

Successful open spaces can have a tremendous influence on the image, appeal and economic development of an area. They fundamentally contribute to the livability of an area, and help to attract and retain commercial investments and a residential population.

Public realm networks contribute significantly to the walkability of a downtown by creating on and off-street linkages and programmable opportunities. Networks may join up linear parks, squares, playing fields, parks, trails, natural areas, open spaces and surrounding historic and/or civic buildings.

These connections can be improved and expanded through a series of strategies:

- Improve and better utilize existing open spaces through land use decisions that provide for the needs of the people working and living near them.
- Identify new and strategic open space opportunities that can serve as catalysts for revitalization and address areas deficient in open spaces such as the Gateway Site.
- Ensure open spaces will appeal to the broadest demographic in all seasons, including active and passive, formal and informal spaces.
- Enhance visual and physical connectivity to existing and potential open spaces through streetscapes, pedestrian connections and orientating features such as public art.
- Ensure adequate private amenity spaces and encourage publicly accessible spaces within new significant developments.
- Complement and strengthen the presence of key destinations and attractions through special treatments to surrounding streets and open spaces.



Street greening, pedestrian connectivity and walkability - Rancho Cucamonga CA



March Street Parkette - Sault Ste. Marie ON

Streetscapes as an Expanded Public Realm

The downtown street grid (encompassing the Canal District) represents an integral public space network that should be approached in the same way as squares, plazas, and parks. The activation of these spaces is critical in establishing an interconnected and complete public realm.

A robust streetscape strategy can profoundly influence the quality and character of the built environment. Street design shapes the way individuals experience and connect to a city; they comprise the most significant publicly owned land holding. More than just a 'roadway', a 'streetscape' defines and considers all the elements that together create the quality and character of the 'room' that contains the street, including sidewalks, trees and landscaping, lighting and furnishing, signage, and the character and quality of the buildings that define the 'street wall'.

Given that a culture of walking is so fundamental to achieving a successful downtown, streetscapes should be designed to balance their pedestrian, transit, land use and civic functions, in addition to their vehicular function. Accordingly, Sault Ste. Marie needs to be open to a shift in thinking about road design to consider their 'character' as important as their 'capacity' for traffic in and through the Canal District and downtown.

General objectives applicable to all streetscapes include:

- Pedestrian convenience and amenities should be given paramount consideration by ensuring adequate sidewalk widths for the desired volume of use for the siting of high quality furnishings, lighting and transit stops.
- Visual clutter and unnecessary obstructions on sidewalks should be avoided and any streetscape improvements should incorporate a consistent vocabulary of design elements.
- Street trees should be placed on both sides of the street to provide visual quality, shade, and to serve as wind breaks.
- Sidewalks should bump-out at intersections to better define permanent on-street parking locations and to lessen pedestrian crossing distances.
- On-street parking should be distinguished in its paving treatment from the roadway to visually extend the pedestrian realm and to reduce the perceived width of the roadway (where appropriate).
- Crosswalks should be clearly marked with special paving treatments.
- Bike lanes should only be considered at the expense of vehicular lanes and only after adequate sidewalk widths and street trees have been provided.
- Access and loading areas should be provided via lanes where they exist.
- Pedestrian lighting should be placed on each side of the street and evenly spaced.



Downtown Street Party - Sault Ste. Marie

Integrated Family of Civic Elements

Civic Elements identify existing and potential aspects within the Canal District that aid in creating a distinct sense of place and enhance the experience within the District. These elements reinforce entry points and access, aid in wayfinding and orientation, highlight important aspects and heritage, and enhance visual and physical connections in and around the Canal District.

Gateways

Gateways are areas or sites that signal key points of entry into the Canal District and/or the City itself, and can include major intersections or points of arrival. Clearly identifying these areas helps to enhance orientation, reinforces a sense of place and generates civic pride. These locations provide key opportunities where the coordination of the design of landscaping, streetscaping, public art, and wayfinding can create a strong sense of entry and orientation. The following objectives help define distinct gateways:

- The International Bridge Plaza should incorporate a primary gateway feature. The International Gateway currently lacks a significant and lasting sense of arrival to the city and the country. It is recommended that the eastern frontage of Huron Street facing the Border Plaza be developed to include a significant feature consisting of feature plantings and signage providing a renewed sense of arrival and "Destination".
- Secondary Gateways are proposed for significant intersections leading to the Canal District that includes signage and/or a marker. Markers can include a place specific paving detail on sidewalks or crosswalks.



Special paving treatment - Ottawa ON

Crosswalks

The success of a street can hinge on how well it can accommodate and enhance the pedestrian experience. Feelings of comfort and safety are heightened when the speed of traffic is reduced. Crosswalks serve two functions: to clearly demarcate a safe route for a pedestrian to cross and to calm traffic. Frequent stops will ensure slower traffic speeds and cautious driving. Accordingly, the Canal District Neighbourhood Plan encourages the following objectives for crosswalks:

- Every key four way intersection along a major pedestrian corridor should have crosswalks.
- Crosswalks should utilize distinctive feature paving or painted lines to enhance their visibility and quality.

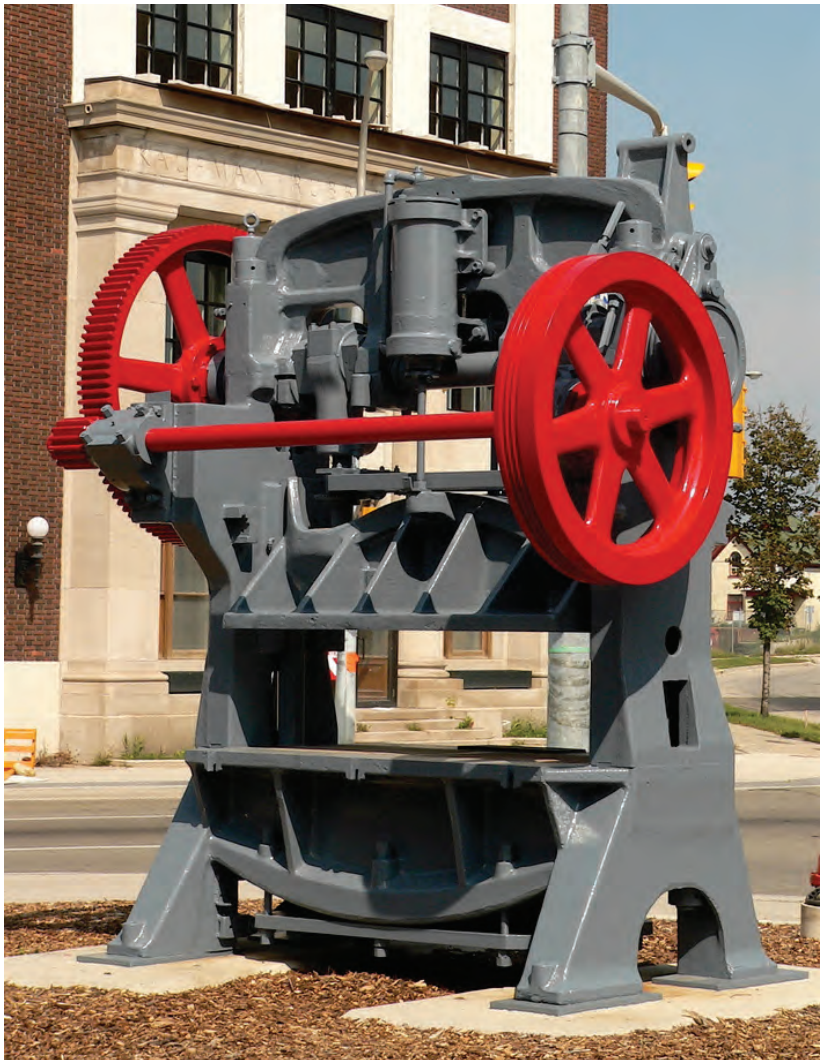
A Public Art Strategy

Public art should be placed at visually strategic locations including the terminus of view corridors, at Gateways, on prominent corners, and in parks and open spaces. Public art provides an opportunity to celebrate and showcase local culture and can contribute to enhancing the quality of the public realm in ways conventional streetscape elements cannot. Key objectives of public art include:

- Public art should reinforce or celebrate local identity such as the area's rich history and abundance of landmarks and heritage buildings.
- Public art may include memorials, sculptures, water features, murals, illumination or individual art installations at visually prominent sites, key termini, open spaces, Gateways, major intersections, and in association with public and institutional buildings.
- The scale of public art should be determined by the visual prominence of the site.



Industrial past gestured through streetscaping elements - Vancouver BC



Industrial artifacts as public art - Kitchener ON

2.3 Guide Appropriate Built Form

General Built Form Guidelines

Although not addressed in detail in this Plan, built form should always be considered as it has a direct relationship and impact on the adjacent public realm.

The design objectives for new developments is generally to maintain and reinforce the existing successful 'small city' and 'human-scaled' character of downtown Sault Ste. Marie, as defined by the low-rise buildings at the street edge and continuous rhythm of narrow storefronts.

While these guidelines are meant to provide design standards and benchmarks for development, they are also intended to provide flexibility within certain parameters to encourage distinction, variety, and creative architectural and design responses.

Some general guidelines to follow with respect to built form include:

- New building additions should complement any existing distinctive architectural features.
- Provide a range of new complementary building types.
- Use a number of different architects to provide variety.
- Create a continuous street wall - filling in gaps and voids.
- Create pavilion style buildings on the waterfront.
- Introduce mid-rise and composite buildings with emphasis at street level.
- Break down overly large super-blocks with a finer grain of streets for walking.
- Frame and animate public spaces.
- Enliven the street level by making it transparent and interesting.

Consistent Building Edge

The Consistent Building Edge identifies key frontages where new buildings should reinforce a consistent and strong interface with streets and open spaces so as to positively frame and activate these spaces. In most instances this occurs where multi-storey, street-oriented buildings with grade-level commercial uses currently exist or are desired. Along these frontages, new infill development should be placed close to the property line and/or consistent with adjacent buildings to provide for active grade level conditions such as shops that animate the street or open space.

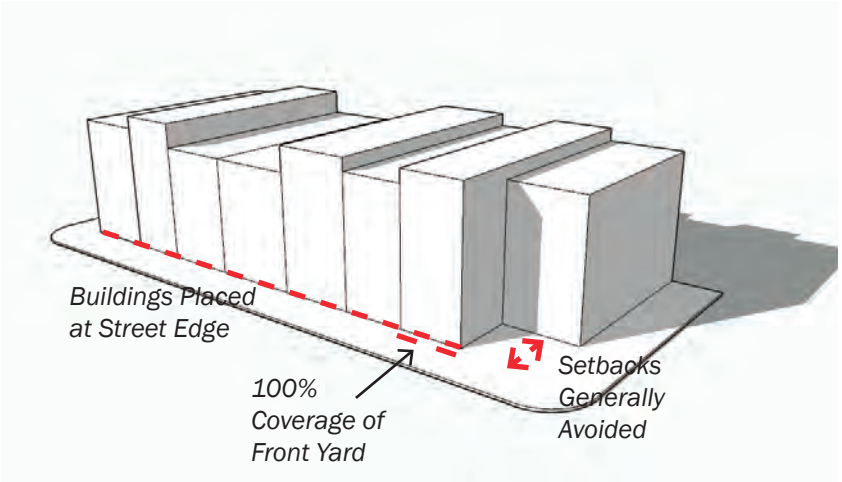


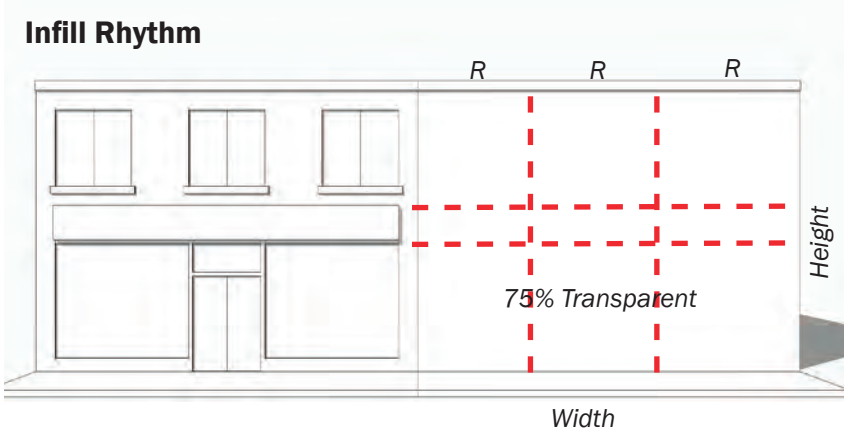
Consistent Building Edge - Fredericton NB

Siting and Orientation

Proper building placement and orientation along a street helps to reinforce the public realm by enhancing the pedestrian environment by creating a sense of enclosure. This is achieved by framing the street with parallel aligned facades.

- For major developments on the Gateway, OLG or Blueforest sites, or for infill developments throughout the area, buildings should be situated as close to the property line as possible, or frame the site, to encourage the development or enhancement of a building street wall that will interact with and animate the public realm.
- Buildings should be oriented such that they address the street with clearly defined entry points with easy access to the sidewalk.
- Buildings should be placed at or close to the street edge, consistent with adjacent buildings.
- Development of an entire block or at corner sites may provide greater setbacks to widen sidewalks within compromising the visual continuity of the streetscape.
- 100% building coverage of the front-yard is required for buildings to discourage fragmentation of the street wall.
- The facade of infill development should be articulated to reflect the rhythm of adjacent buildings.
- The facade of the ground floor should be 75% transparent.

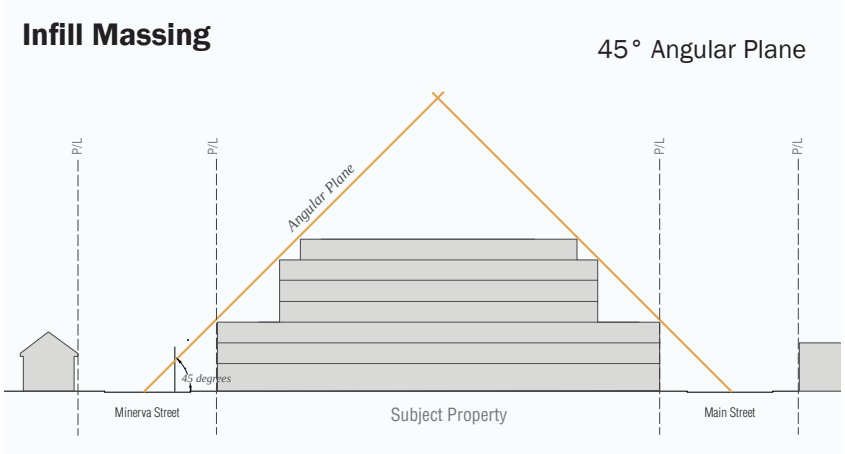


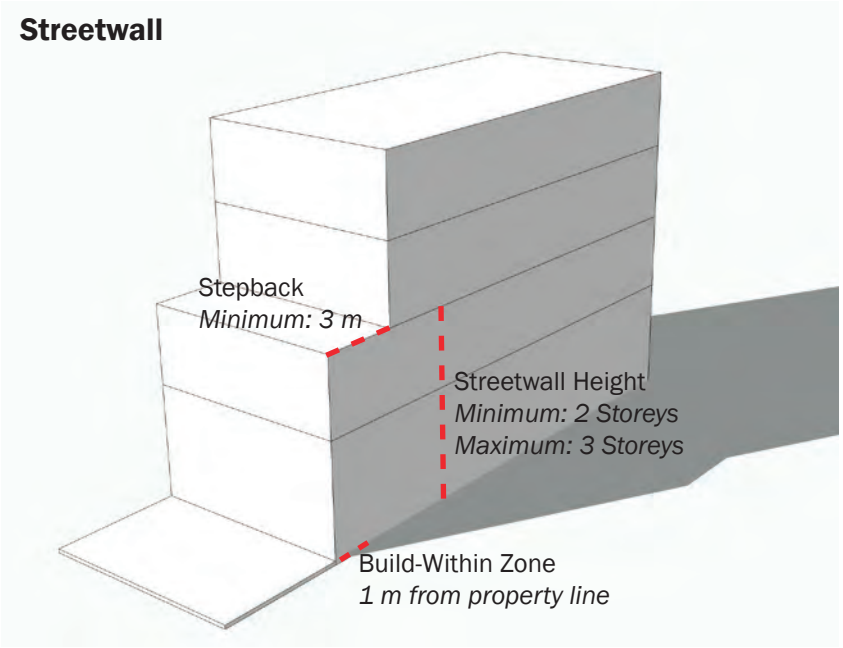


Height and Massing

The height and massing of buildings is an important design element for downtown Main Streets, Mixed-Use, and Downtown Core areas. New construction should maintain the scale of the surrounding built form. The use of angular planes is recommended in conjunction with height and massing controls to define appropriate transitions to adjacent areas. Specifically, the angular plane is intended to define the extents of the development envelope to guide above-grade building step backs. New developments that are subject to the angular plane guidelines should be massed with good form within these envelopes.

- Street wall heights should be no less than 2-storeys and no taller than 4 storeys at which point a minimum 1.5 metre stepback free of encroachments should be provided.
- Building heights and street walls should be consistent with the existing heights of heritage and character buildings.
- Where abutting a heritage or character defining building, the building edge should provide an appropriate transition in height to these buildings.
- The massing of the building will be subject to 45-degree angular plane originating from the centre line of the street right-of-way as diagrammed on the right.
- For the purposes of calculating height, the following floor to ceiling heights should be used:
    - ground floor 4.0 - 4.5 m,
    - upper floors of office 3.0 - 3.3 m
    - upper floors of residential 2.7 m - 3 m





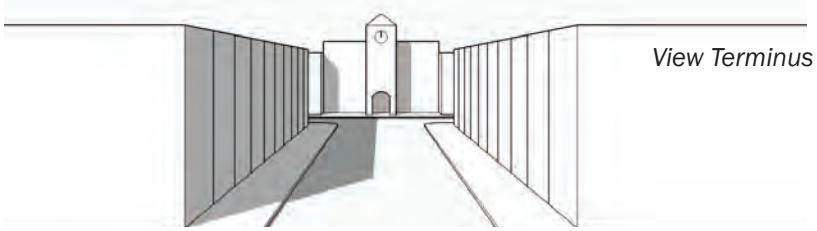
Corner and Terminus Sites

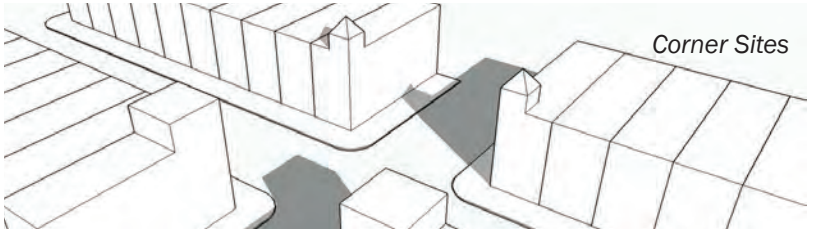
Corner buildings have a greater visual prominence given that they front onto two streets and frame intersections. Corner buildings also potentially provide more than one entrance to different parts of a building and therefore provide special opportunities for the design and uses they contain. Similar to corner sites, buildings sited at the ends of streets that terminate a view are visually prominent. Buildings that terminate the views down a street are significant in the role they play orienting visitors to a place. Historically, landmark and key buildings such as churches were placed at these prominent locations.

- Modest exceptions to step backs and height restrictions could be permitted to encourage massing and design that accentuate the visual prominence of the site – architectural elements can include tall slender elements such as spires and turrets. This technique enhances the distinction and landmark quality of new buildings on corner or visual terminus sites.
- Modest exceptions in setbacks could also be permitted to enhance views along side streets.
- Uses should address both street frontages through entries or glazing.
- Special attention should be made to the quality of the design and materials used to recognize the importance of new buildings on corner sites.
- New development on terminus sites should align design features to the view axis which, in addition to tall architectural elements, can include aligned entries or portico openings.
- New development on corner sites should orient on both street frontages.
- The highest possible standards in design and material quality should be encouraged. The visibility of new development on corner sites and terminus sites can shape the image and character of the area.



Key corner sites should have distinctive architectural treatments - Crocker Park OH

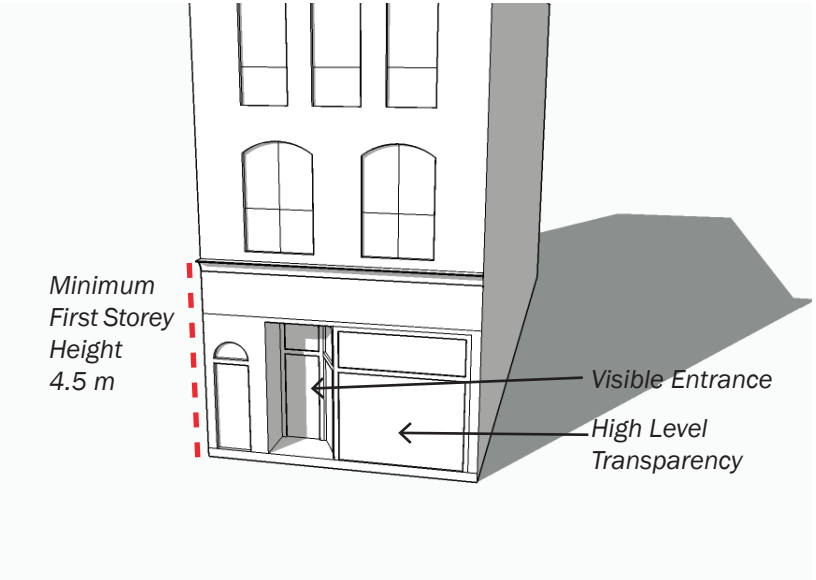




6.5 Grade Level Design

Implementing adequate grade level heights on the first floor will ensure the appropriate level of transparency, resulting in a heightened level of animation along the street. For commercial uses, in addition to animating the street through an adequate level of transparency, providing adequate grade level heights is also important for ensuring commercial uses have a visible presence on the street.

- Grade level heights of no less than 4.5 metres for commercial and 4.0 metres for residential uses. Ensuring a minimum grade level height of 4.5 metres builds in adaptability by ensuring the commercial spaces can remain flexible as the area matures and evolves and business needs change.



Sidewalk Cafés

Sidewalk cafés add vitality to the street. By providing for sidewalk cafés, they become neighbourhood amenities, providing another form of interaction in urban areas.

- Sidewalk cafés should be encouraged throughout the downtown without encumbering pedestrian movement. Small sidewalk cafés generally require 1.4 metres for a single row of tables and chairs.
- A minimum sidewalk clearance of 1.8 metres should be provided.
- Sidewalk cafés should be designed to contribute and integrate into the streetscape. Tall fencing or landscaping should be avoided. Material and landscaping choices should be of the highest possible quality.



Sidewalk cafes are an important part of street life and vitality - Philadelphia PA

Parking Areas

Generally all parking that is located on the same property should be located at the rear of the building and accessed from the street or a lane where they exist. Should surface parking be necessary, the primary objective for the design and location of surface parking areas is to minimize their visibility and reduce potential conflicts with pedestrians.

- For major development sites, on-site parking should be accommodated via parking structures that blend into the built form, or should be accommodated in the interior of the site, buffered from the public realm by buildings.
- Parking located in the front setback and or beyond the front of the primary building is prohibited.
- Large expanses of surface parking should be broken up with buildings and landscaping to reduce their visual prominence. At least one tree for every 2 stalls is encouraged.
- Directions to access these surface parking areas should be adequately signed, making them easily accessible for patrons.
- At least one active frontage containing a high proportion of clear glazing to building edges should be incorporated along the side or rear of the surface parking areas.
- Parking areas should be adequately lit at night. Avoid light spill from these areas to adjacent residential areas.
- Parking areas should be shared between adjoining facilities.
- Multiple entry and exit points from streets to off-street surface parking help to reduce congestion.
- Layout, vegetation and signage can be used to make large areas of vehicular parking legible to drivers.

Signage



Landscaped parking facilities - Nanticoke ON



Buffered and pleasant pedestrian access routes through parking - Orlando FL

Signage plays an important role in the overall image of any area. Signs should contribute to the quality of individual building and the overall streetscape. They should reflect the unique characteristics of their context, and complement heritage buildings. High-quality, imaginative and innovative signs are encouraged.

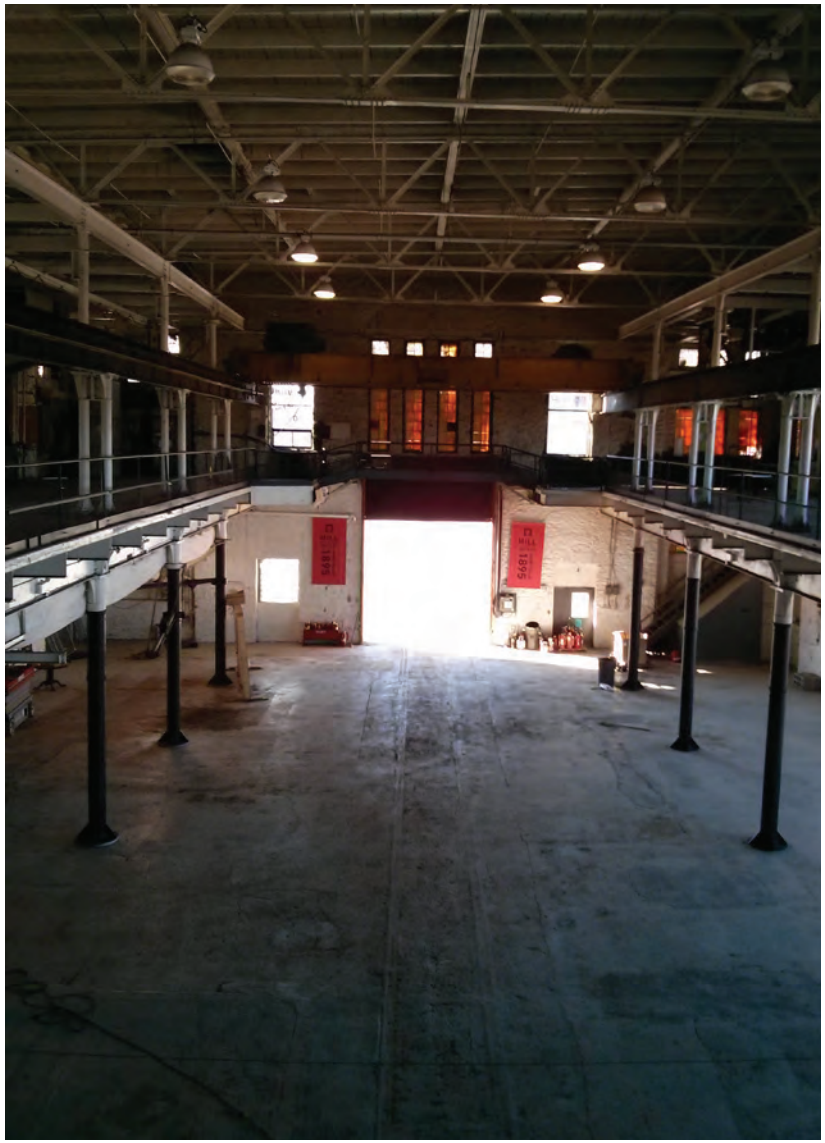
- Commercial signage should not overwhelm the building and/or storefront.
- Back lit illuminated rectangular sign boxes should be discouraged.
- Signage should be integrated into the design of building facades wherever possible though placement within architectural bays and friezes to minimize visual clutter.
- Signage should not obscure windows, cornices or other architectural elements
- Large free standing signs (such as pylons), roof signs, and large-scale advertising should be discouraged.
- Signage on heritage building should be consistent with traditional sign placement and character.
- Signs should be well maintained and constructed using high quality materials.



Place sensitive signage - Portland OR


Place sensitive signage - Collingwood ON

2.4 Animate and Program the Public Realm



The Machine Shop - Destination North, Sault Ste. Marie

Enriching the District

As public realm improvements proceed, there will be increased demand for living and working opportunities in the downtown and Canal District. These changes present opportunities to grow and intensify, to repair, and to enrich the built fabric and deliver needed infrastructure and amenities. Striving for design excellence and best practices in sustainable development is key to shaping and guiding new development. High quality design reinforces and complements the existing character. New programming, upstarts, community associations, and businesses will positively contribute to the quality and expansion of the public realm.



Event at the Machine Shop - Destination North, Sault Ste. Marie

Entrepreneurial and Supportive

By leveraging the distinct character of the Canal District, existing resources, institutions, and the several start-up and entrepreneurial initiatives happening in and around downtown, the area will become a more attractive and sustainable place to invest. The downtown and Canal District should have a vibrant and diversified economic base, and should promote, facilitate, and enable small, local entrepreneurial and creative businesses. Partnering with key community stakeholders to activate the Canal District will allow the City to capitalize on existing assets and maximize neighbourhood visibility.

The following are brief summaries of the several initiatives currently underway in and around the downtown and the Canal District:

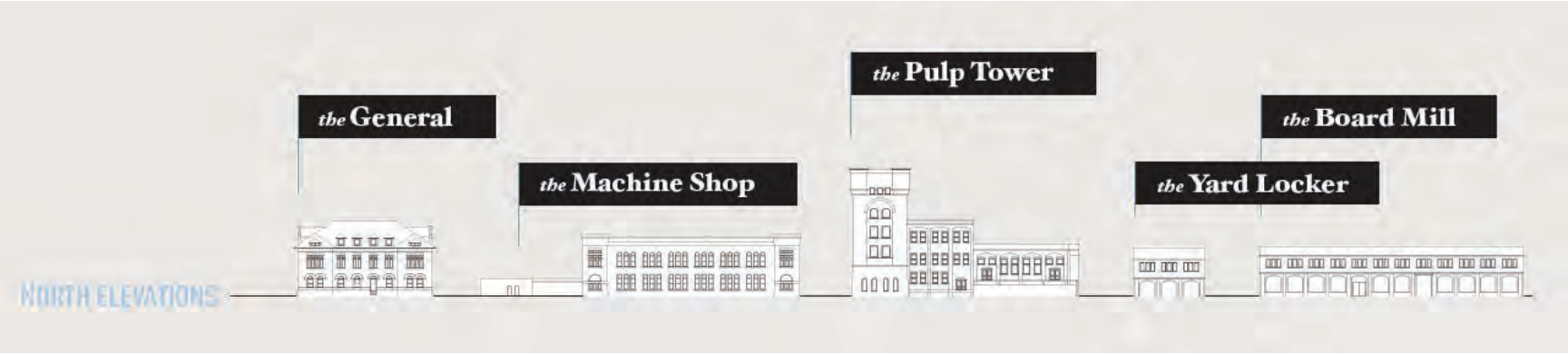
Blueforest Ventures / Destination North

Blueforest Ventures owns the former St. Mary's Paper Mill site, where there are several initiatives underway to create a multi-faceted regional destination for local business, visitor and tourist markets as living centres for Ecology, Culture and Wilderness Experience.

Visitors will engage with live interactive exhibits, immersive multimedia and animatronic elements designed to introduce and engage people in the Northern Ontario experience.

Proposed components of the distinct ecological, cultural and wilderness experience include:

- Destination North Discovery Centre - Aimed at telling the story of Boreal forest ecology, Lake Superior and the diversity of its aquatic and terrestrial wildlife through a four season narrative.
- Entomica - An insectarium, a Butterfly house and Noctarium with live interactive exhibits, immersive multimedia and animatronic elements.
- Aazhogan Anishinabek - Place for understanding the Anishinabek cultures through the voice of Canada's First Nations.
- Group of Seven Algoma - Group of Seven Algoma is both an immersive media experience and a physical journey that begins at Destination North and tracks along the passenger trains of Algoma Central Rail and into the wilderness of Northern, Ontario.
- Flexible Exhibit Spaces - Weaved throughout the Destination North experience will be spaces allocated for flexible, seasonal exhibition space.
- Board Mill Food Hub - The Regional Food hub and Public Market will bring local food, drink and artisanal products to market while serving as a venue for social interaction and gathering.
- Fish Hatchery & Market - In order to promote the development of a District Food hub, Blueforest Ventures has come to an agreement with the City of Sault Ste. Marie to decommission and repurpose the old Fish Hatchery building on the Gateway Site as a temporary food hub that will aim to promote the concept and generate interest, investment, and momentum for the hub.



The several buildings to be repurposed as part of the Destination North development

Business Incubator Project

The Sault Ste. Marie Economic Development Corporation (EDC) is establishing a small-business incubator in its downtown core that would provide the needed support to help businesses get up and running. The incubator would provide operating space for new entrepreneurs, with services to help them succeed, including coaching, mentoring and marketing assistance. The facility would provide support to help entrepreneurs reach the next step in their business journey, which will ultimately help create jobs in the community.

Post-secondary Institutions

The City is keen to partner with Algoma University and Sault College of Applied Arts and Technology to facilitate a permanent, significant downtown institutional presence. Mutual benefits exist for municipalities – small and mid-size cities in particular – and post-secondary institutions in establishing downtown campuses. They act as stabilizing anchors, cultivating confidence in investors and attracting visitors to the area.

Public Schools

Depending on the repurposing of several buildings within the Canal District, there exists the opportunity for school groups to utilize the proposed resources for educational purposes through group tours, site visits, outdoor laboratory projects etc.

Forestry Research Centres

There exists the opportunity to partner with the Ontario Forestry Research Institute and the Great Lakes Forestry Centre to utilize derelict or underused lands in the Canal District for research purposes including urban forest ecosystem research, decontamination and how to remedy it, and bio-remediation practices.



Waterloo Architecture Campus - Downtown Cambridge ON



Forest ecology education

Arts Incubator Project

Building on the success of the multipurpose arts and exhibit space at 180 Projects on Gore Street, there exists the opportunity to engage the Gore Street area with an arts initiative where vacant storefronts could host pop-up shops or galleries during this transition period. Pop-up shops are temporary retail venues, that could host a sample sale one day and host a private cocktail party the next evening. The idea is to build up interest in the products, while also building interest in the host street and community.

Neighbourhood Resource Centre

A new social services hub is located at 138 Gore Street. The hub includes several social services agencies and resources committed to joining a new satellite police office in the collaborative efforts to address local social disorder.

The space provides social services beyond emergency and crime prevention support, including employment, and health services.

Animate the HUB Project

Sault Ste. Marie's Planning Department is working in collaboration with the NORDIK Institute and over sixteen diverse organizations and content providers. This collaboration seeks to gather and share socioecological data about the culture and lands bordering the trail. The information, including healthy active living, will be widely available through mobile devices, a Trail Guide and an Audio Tour. The Trail Guide and Audio Tour will be trilingual, English, French and Anishinaabemowin, the traditional language of this region.

The project aims to increase frequency, duration, and use of different sections of the Trail, as well as expand the demographic range of users. The interactive resources will increase and diversify opportunities for artists, residents, newcomers and tourists to engage, explore and connect with the City through the Trail.



180 Projects Gallery and community social space on Gore Street - Sault Ste. Marie ON



Gore Street Neighbourhood Resource Centre - Sault Ste. Marie ON



The Canal District - Public Realm Plan Context

Part 3 Projects

3

The Vision and Key Strategies outlined the issues and opportunities within the Canal District, and highlighted the fact that there is a cluster of complementary components. However, there is a real lack of a formal and coherent public realm relationship.

This fragmentation can be remedied through the development of an integrated public realm Plan that complements the City's land use and economic development initiatives, and capitalizes on strategic sites by stitching components back into a coordinated urban fabric.

The following section details a series of recommended projects organized into two sections: those being **priority projects**, for immediate initiation, and **long term projects**.

The following priority projects have been selected as they collectively contribute to the overall vision for the Canal District and embody the strategies set out in this Plan while setting the wheels in motion for long term projects.

Priority Projects are:

1. **Gore Street Streetscape Improvements** (Design & Construction);
2. **Huron Street Welcome Parkette and Streetscape** (Design & Construction);
3. **Queen Street Furnishings Update** (Design & Install);
4. **Signature Park** (Design & Construction);
5. **Bay Street Streetscape** (Design & Construction);
6. **John Rowswell HUB Trail Spokes** (Conceptual Design).

Long Term Projects are:

1. **John Rowswell HUB Trail spokes** (Construction);
2. **Huron Street Roundabout** (Design & Construction;
3. **Bay Street West** (Design & construction).

3.1 Public Realm Plan

This is a conceptual build out Plan for the Canal District. It does not embody all identified initiatives but demonstrates the aforementioned Priority and Long term Projects and how they align with the overall strategy for the Canal District.

The development of the former St. Mary's Paper Mill site is a private undertaking, and the illustrated build-out plan is strictly conceptual, as is development indicated on the western portion of the Gateway site.

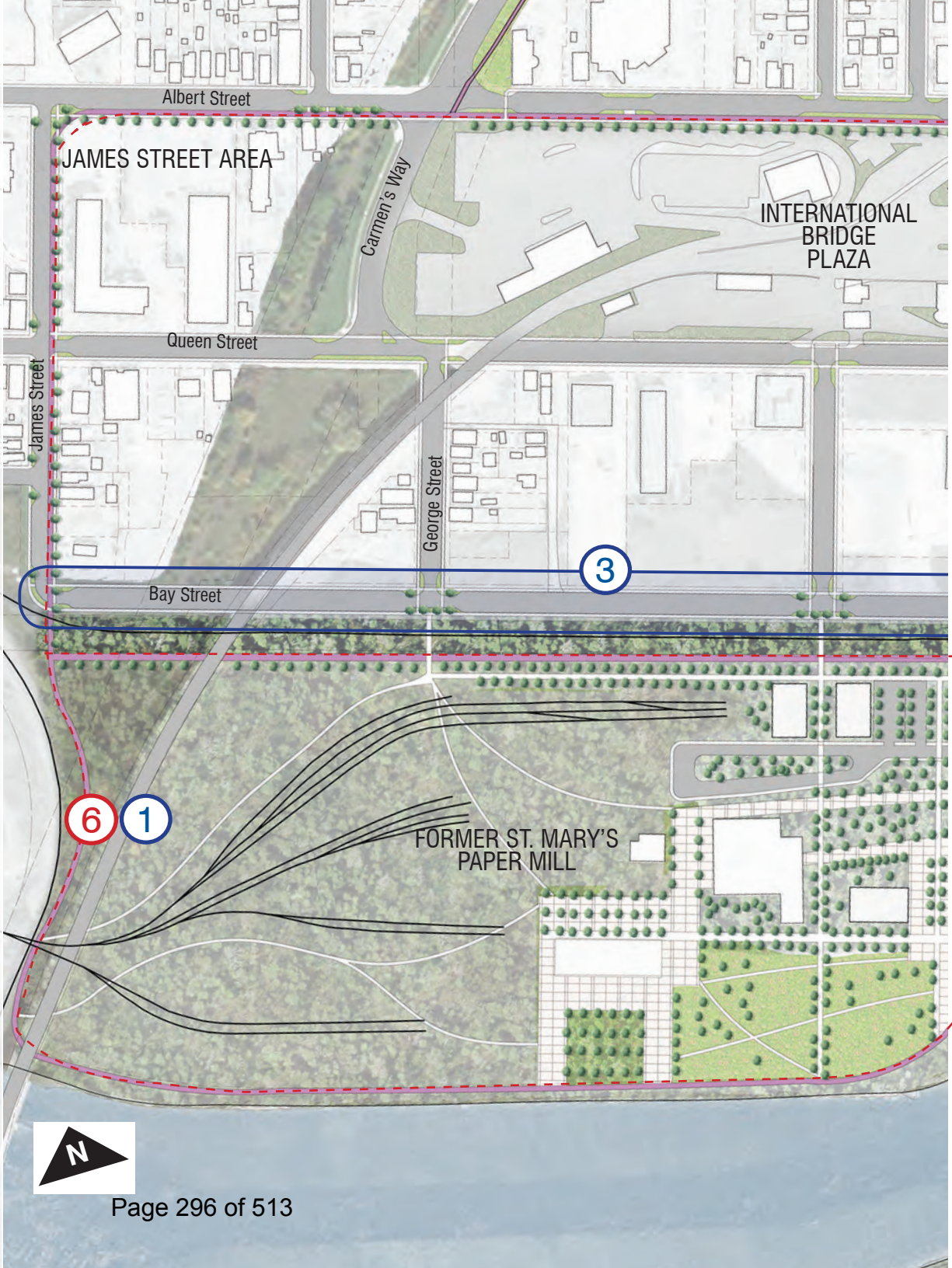
The Priority and Long Term projects are conceptually illustrated on the Plan:

Priority Projects are:

1. **Gore Street Streetscape Improvements** (Design & Construction);
2. **Huron Street Welcome Parkette and Streetscape** (Design & Construction);
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Albert Street
ETIENNE BRULE SCHOOL
Andrew Street
GORE STREET REVITALIZATION AREA
ESPOSITO PARK
Queen Street
Huron Street
OLG CASINO & TRAVEL ONTARIO
Gore Street
Queen Street
Bay Street
Tancred Street
GATEWAY SITE
STATION MALL
SAULT STE. MARIE CANAL NATIONAL HISTORIC SITE
1
2
2
3
4
5

Priority Project 1

3.2 Gore Street Streetscape Improvements (Design and Construction)

Description

Gore Street is an important north south commercial spine connecting the Canal District with the rest of downtown. It has been in steady decline for several years. However, it has a collection of buildings lining the street with a strong spatial frame for a renewed pedestrian shopping district. The Street is located on an important seam between the eastern and western parts of the downtown, and if redeveloped could be an important connection between the Canal District and the downtown.

Character

Gore Street has the potential to be a healthy retail street and important north south linkage for pedestrians and vehicles. Ideally it will possess animated building faces on both sides of the street, broad sidewalks, and street tree plantings suitable for high pedestrian and vehicular traffic. The existing storefronts provide the armature to accommodate an active interface, where patios and spill out zones are encouraged to support the restaurants and retail. The use of complementary streetscape features such as paving, furnishings, landscaping and lighting can further emphasize the street's unique nature.



New Defining Design Characteristics

- Narrow one-way vehicular cross section with permanent on-street parking on both sides of the street adjacent to retail/restaurants.
- Wide pedestrian clearways.
- Street trees lining both sides of the street.
- Special paving treatments on the pedestrian and parking areas to reduce the perceived width of the street.
- Special paving treatments demarcating crosswalks.
- At-grade retail/commercial uses are highly encouraged where possible with patios and spill out zones.
- Pedestrian lighting to line both sides of the street.
- Bench and trash receptacles at periodic intervals on both sides of the street.
- Traffic calming measures to be used in conjunction with signal control to further improve the pedestrian/cycling experience at the intersections. For example, pedestrian bulb-outs narrow the intersection and reduce the crossing distance for pedestrians.
- Infilling of the gaps in the street wall with complementary buildings that incorporate at-grade retail with offices or residential uses above.
- Introduction of a rear lane to access loading and parking areas internal to the block.



Special paving treatment at intersections - Rancho Cucamongo CA



Flexible parallel parking/widened sidewalk - King Street, Kitchener ON

Gore Street cont'd

Pocket parks

There are several opportunities along the length of the Gore Street to accommodate small neighbourhood pocket parks. Pocket parks are small, pedestrian friendly spaces that provide for socializing, and include primarily hard surface elements, but can also accommodate softer elements. Wherever possible, pocket parks should be established adjacent to active building frontages. Transparent and accessible at-grade uses adjacent to the park will help to animate the space, improve safety and encourage use.

The City could potentially implement this project using a phased and experimental approach, whereby they use temporary materials to allow for residents and visitors to experience the new amenity space without the commitment of major funding. This will allow the City to measure the success of the new space, and then conceive a more permanent design. There are examples of this type of public space planning in New York City, Philadelphia and Toronto.

New Defining Design Characteristics

- Require that adjacent built form have primary and active frontages facing the Pocket Park, where appropriate;
- Be primarily hard surfaced, with limited soft surface elements; and,
- Incorporate seating, lighting, outdoor cafes and restaurants, facilities that promote a passive park-like atmosphere, such as water features and public art.



Public plaza pilot project, Philadelphia PA



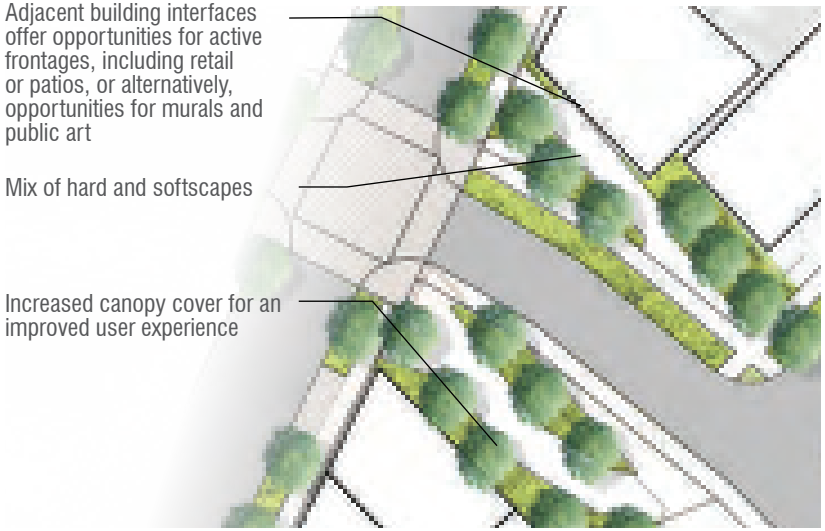
Spill out patios - Charlottetown PEI



Small moments for passive relaxation in the public realm - Toronto ON



Pocket park, Montreal PQ



Concept Plan



Corner parkette animated with furnishing and public art - Toronto ON

Priority Project 2

3.3 Huron Street Welcome Parkette and Streetscape Design and Construction

Despite being the primary access point between the United States and northern Ontario, the Gateway and sense of arrival into Canada is under-distinguished. The International Bridge Plaza is currently undergoing a complete makeover, which offers the opportunity to redevelop a new feature and/or road layout for residents and visitors to access the city - and Canada..

The International Bridge Plaza fronts Huron Street. The street should undergo a transformation that incorporates an entry feature, improved pedestrian realm (including widened sidewalks, improved lighting, safe crossing points and street plantings) and development of a new "Welcome parkette" at the northeast corner of Huron and Queen Streets.



Minnesota Port of Entry architectural feature - Warroad MN





Illustrative entry feature concept


Prominent sculptural component - Seattle WA



Prominent Entry Feature - Los Angeles CA

Entry Feature

The Port of Entry into Canada and the City of Sault Ste. Marie should be amplified through the development of a prominent Gateway feature. Sault Ste. Marie can utilize the entire eastern side of Huron Street between Albert Street and Queen Street to develop a memorable and unique Gateway feature and public space to act as a welcoming gesture and provide new public gathering space for the community and visitors to enjoy for years to come.

New Defining Design Characteristics

- The Gateway feature should be selected through a national design competition, providing the City with a wealth of ideas and options, so to ensure that the selected piece truly represents the City and the Region.
- The Feature should be prominent during all seasons and at all times of day and night incorporating elements such as colour, lighting, and materials.
- The Feature should incorporate a landmark planting scheme along the eastern road edge of Huron Street that embodies the essence of rugged Northern Ontario.
- Sidewalk widths should be increased to accommodate a furnishing and/or planting zone along the road edge, as well as provide a minimum of 2m clearance for complete accessibility.
- Continuous street trees planted between Bay and Queen on both sides of the street, and on the east side of the street between Queen and Albert where tree planting should be integrated into the Gateway feature landscape.
- Pedestrian scale lighting will increase users' sense of safety and improve pedestrian experience.
- All signalized intersections should include clearly demarcated crossings, signage and warning signals for all modes of travel.
- Decorative and pedestrian lighting should be integrated with street light poles and coordinated with street trees in respect to placement and spacing.
- Placement of above ground utilities should be sensitive to the visual appeal and pedestrian function of the public realm.
- Sidewalks and crossings should be accessible to all users.

Huron Street Reconstruction cont'd

Welcome Parkette

The northeast corner of Queen Street and Huron Street offers the opportunity to develop a new public park space that will compliment the Gateway feature while also providing a new neighbourhood and community amenity.

New Defining Design Characteristics

- The parkette should be designed to ensure that it is an active public place. The park design should reflect the importance of arrival to the city and region, but must balance these priorities with those of an amenity space.
- The parkette should be linked physically and visibly with the Etienne Brule school property, and the proposed John Rowswell HUB Trail link immediately east of the site
- The parkette design should be part of the larger entry feature design theme established along Huron Street, where feature planting, lighting, and sculptural elements are shared, and draw people towards the corner and new public space.



Bailey Plaza - Ithaca NY



Mary Bartelme Park - Chicago IL



Square Victoria - Montreal PQ



Yorkville Park - Toronto ON



Parc des Freres-Charon - Montreal PQ


Feature plantings
Sculptural Gateway feature
Tree and groundcover plantings
Open access to the John Rowswell HUB Trail network
Sheltered amenity space
Sculptural Gateway feature
Open plaza providing an open flex-space as well as maintaining an open view of entry feature

Priority Project 3

3.4 Queen Street Furnishings Update (Design and Installation)

Queen Street is Sault Ste. Marie's main downtown avenue. It has been the location for festivals, parades, markets, and dance parties throughout the city's history. Despite legible streetscape elements, the street furnishings are in need of an upgrade. The street lacks a cohesive identity, which can be achieved through the implementation of a uniform palette of street elements including from Pim Street to Gore Street.

New Defining Design Characteristics

- Uniform furnishings palette, including materiality and colour;
- Litter/recycling receptacles should be located at all intersections at opposite corners;
- Benches, litter/recycling receptacles and newspaper corrals should be clustered around transit stops and located at pedestrian access points into commercial centres;
- Larger planters should be incorporated to provide increased soil volume;
- Pedestrian lighting should accommodate banners and flower baskets; and;
- Black bike rings that can clamp onto posts should be installed on all pedestrian lighting to maximize sidewalk space and provide adequate bike parking;
- All street poles should be able to accommodate banners;
- Pedestrian light standards should be installed between existing street light poles; and;
- New Gateway elements should be introduced at primary Gateways.



Chicago IL



Common furnishing language & streetscaping treatment - Greenville SC



Kitchener ON



Kitchener ON



Portland OR

Priority Project 4

3.5 Signature Park Design and Construction

Description

The east side of the Gateway offers a tremendous opportunity for establishing a signature greenspace that will provide a new attraction and destination on the Sault Ste. Marie waterfront and act as an important piece that links several areas to the downtown. Furthermore, the site offers important interfaces with the primary road, the St. Mary's River, Fort Creek Conservation Area, and the John Rowswell HUB Trail.

Character

This new important park space should be developed as a flexible space, accommodating a range of uses, user groups and seasonal activities. The design should incorporate several landscape types, including but not limited to open meadow and/or lawn for recreation, areas of dense canopy cover, a series of trails and interconnected paths, hardscape or plaza areas able to accommodate seasonal markets, events, demonstrations, etc.

New Defining Design Characteristics

- Ensure points of access are at grade, have appropriate and clear signage, and emphasize the character and prominence of this park space as a signature park space within the downtown;
- Account for the sensitivity of the Fort Creek tributary, and include measures to guide and control access points to control erosion and other detrimental effects;
- Ensure interface with Bay Street and St. Mary's River Drive is properly buffered while still being inviting and fully accessible;
- Require that adjacent built form have primary and active frontages facing the Park, where appropriate;
- Provide sculptural elements and/or feature plantings at important view termini;
- Provide promontory points along Fort Creek for observing the creek as well as add distinct architectural elements and shade structures that can be multifunctional;
- Incorporate soft surfaced design with limited hard surface elements;
- Include seating and a full furniture program, including lighting, opportunities for outdoor cafes and restaurants, facilities that promote a passive, relaxing atmosphere, water features and public art;
- Resolve contamination issues as part of the design process.


Enhanced road interface and presence
Naturalized/stabilized and protected slope and riverbank
Large flexible plaza space
View promontory above Fort Creek
Clearly demarcated access points and Gateways
Multi-use paths through site
Large open lawns

Signature Park cont'd



Rugged natural terrain incorporated into the urban environment, New York City, NY



Montreal PQ



A mix of rough and manicured public space, Grant Park, Chicago IL



View promontory/sculptural park element - Houtan China



Improved access to the water with integrated seating, lighting, paths - New York City NY



Integration of public art - Seattle WA



A mix of hard and soft spaces for a range of uses - New York City NY



Flexible plaza spaces for festivals, markets, and events - Don Mills ON

Priority Project 5

3.6 Bay Street Streetscape Design and Construction

Description

Bay Street acts as a physical barrier between the primary shopping destinations along Queen Street and the amenities and destinations along the waterfront. The barrier attributes to the rate of speed at which vehicles travel, and the number of lanes.

The City has already initiated an environmental assessment in preparation for a potential reduction in lanes to coincide with a scheduled resurfacing occurring in 2015. This offers the opportunity to incorporate bicycle lanes, that will continue the on-street bicycle network currently being expanded eastward along Queen Street. Such an extension would link eastern Sault Ste. Marie directly to the Canal District, and offer the opportunity to connect to John Rowswell HUB Trail at several points along its length.



Vegetated buffer to screen/transition between road and strip commercial - Toronto ON



A multi-modal street - Queens NY

New Defining Design Characteristics

It is important to note that the following design characteristics are to be considered as part of the Environmental Assessment and subsequent detailed design:

- Reduce travel lanes from three and a turning lane to two.
- Introduce a separated contra-flow bike lane on the south side allowing for ease of access for cyclists to dismount and access waterfront amenities including parklands and the Station Mall, and connect to existing bicycle infrastructure.
- Increase widths of sidewalks to accommodate a furnishing and/or planting zone along the road edge, and provide a minimum of 2m clearance for complete accessibility;
- Provide a buffer zone with significant tree planting along the interface with Station Mall, between the parking lot and sidewalk for an improved pedestrian experience.
- Create a park-like setting with large canopy trees on the wider side of the boulevard.
- Locate benches and trash receptacles at intervals along the park side of the street.
- Provide pedestrian scale lighting for safety and an improved pedestrian experience.
- Incorporate signalized intersections and access points to and from the Mall that provide clearly demarcated crossings, signage and warning signals for all modes of travel.
- Integrate decorative and pedestrian lighting with street light poles and coordinate with street trees placement and spacing.
- Place above ground utilities taking into consideration the visual appeal and pedestrian function of the public realm.
- Plant a continuous row of street trees.



Priority Project 6

3.7 John Rowswell HUB Trail Spokes Conceptual Design

Description

The success of the John Rowswell HUB Trail is evident by its growing popularity year after year. A multiuse trail of its type not only promotes active living, but also has significant city building impacts, that can often go unrecognized.

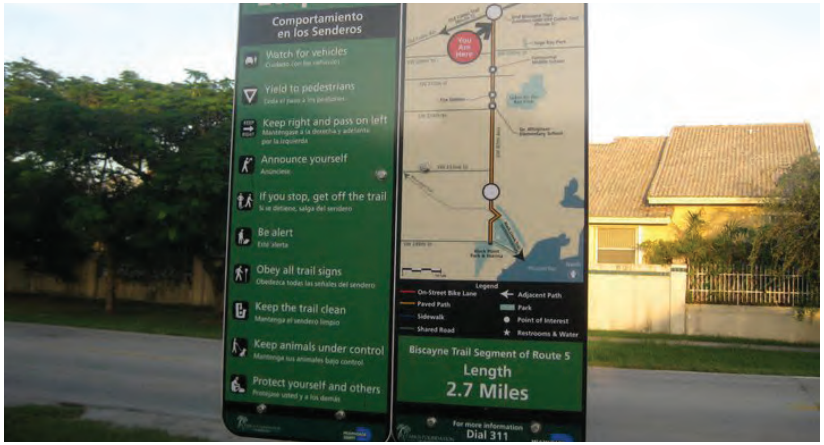
The provision of a new trail or street improves general accessibility, which in turn leads to increased awareness.

It is recommended that the John Rowswell HUB Trail be extended to provide a number of new links, improving access to some otherwise disconnected and little known parts of the Canal District and the western end of downtown. These are to include:

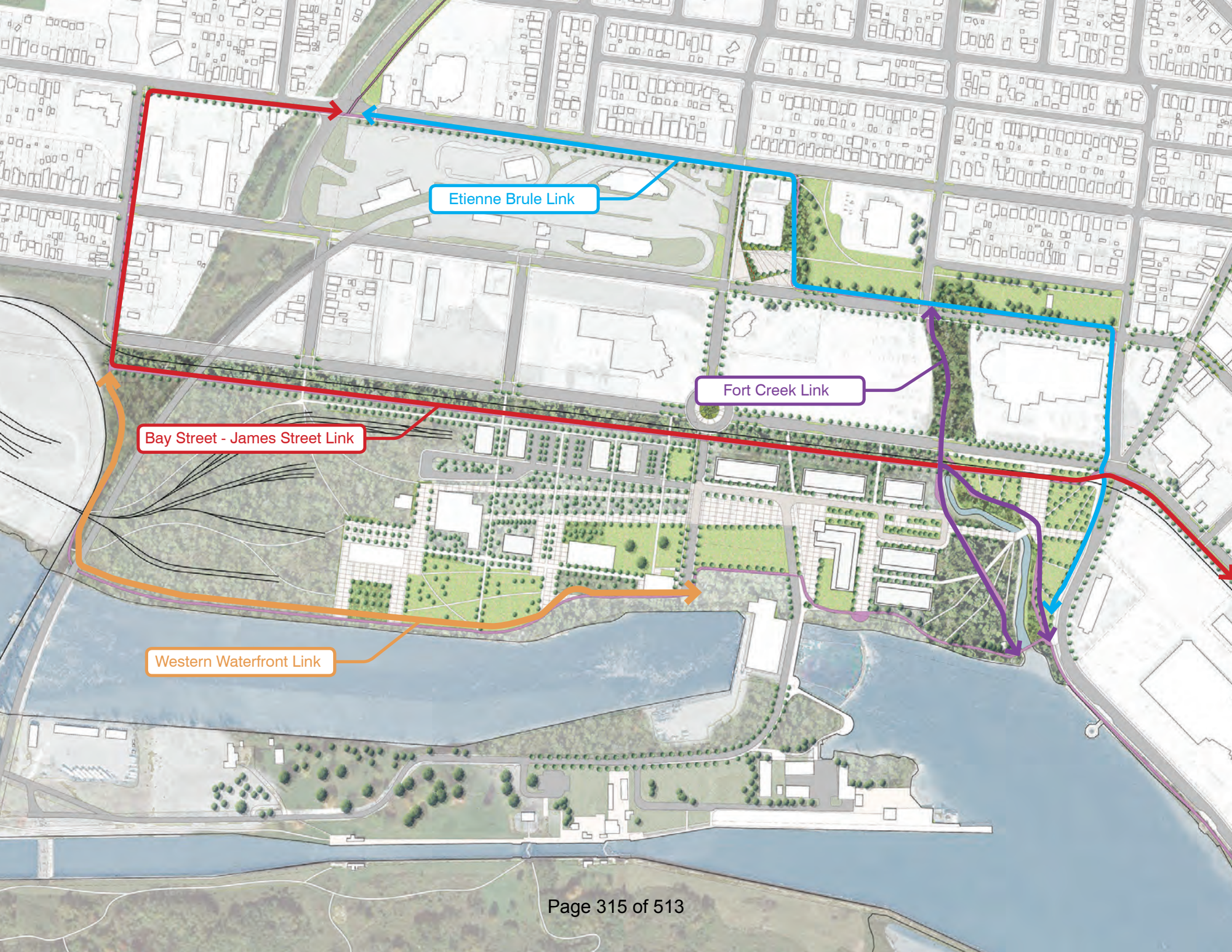
1. **Western Waterfront Link** - an extension that extends from the existing trail at the entrance to the Parks Canada Locks site along the waterfront traversing the southern portion of the former St. Mary's Paper Mill site and reconnecting to Carmen's Way via James Street.
2. **Bay Street -James Street Link**- Taking advantage of the existing right of way below the rail line south of Bay Street, it is recommended that a new multi-use trail connect from the intersection of the John Rowswell HUB Trail and St. Mary's River Drive up the edge of the Fort Creek corridor and from there it would extend on the right of way and along the northern edge of the former St. Mary's paper Mill site and relink to the Western Waterfront Trail at the foot of James Street.
3. **Etienne Brule Link** - The third new route would follow separated bike lanes on the wide right-of-way along the periphery of the OLG property, the southern edge of Esposito Park and directly through the Etienne Brule school property, reconnecting with the John Rowswell HUB Trail at Carmen's Way.
4. **Fort Creek Link** - The fourth new route would consist of two trails running on either side of Fort Creek where they join, cross Bay Street and carry on northward as a single trail where they reconnect with the Etienne Brule Link at Queen Street.



Clearly demarcated road crossings - Boston MA



Legible and consistent signage - Miami FL


Etienne Brule Link
Fort Creek Link
Bay Street - James Street Link
Western Waterfront Link

Long Term Project 1

3.8 John Rowswell HUB Trail Spokes Construction

Description

As the Priority Projects are implemented, the popularity and attraction to the Canal District will grow. This growth will fuel the need for further linkages and an improved pedestrian and bicycle network. These linkages will take shape in concert with development initiatives along their proposed routes.

New Defining Design Characteristics

- Ensure points of access are at grade, have appropriate and clear signage, and special paving and crosswalks;
- Incorporate interpretive signage where possible;
- Integrate new links into greater John Rowswell HUB Trail Plan and language;
- Ensure that new links are designed as feasible commuting routes, while not permitting speeds that would deter recreational cycling and pedestrian use;
- Adopt a Canal District specific furnishing, lighting, and signage system. However, should be required to follow the same general language as the existing family of furnishings along the John Rowswell HUB Trail network;
- Provide adequate bicycle parking facilities and rest areas along the extent of the new trail links, especially at key destinations, including offices, mobility hubs, key open spaces, as well as shopping, entertainment and dining areas.



Safe bicycle crossing - Toronto ON



Landscape buffered bike lanes - San Jose CA

Long Term Project 2

3.9 Huron Street Roundabout Design and Construction

Description

Currently, the intersection of Huron Street and Bay Street is designed to allow for cars to navigate the corner at high speeds. In order to accommodate the several conflicting user groups, including the Agawa Canyon Railroad, vehicle traffic, pedestrians and cyclists, it is proposed that this corner be replaced with a roundabout.

Additionally, this roundabout will provide a more legible, prominent and formal entrance into the revitalized St. Mary's site, the Gateway Site, Parks Canada site and Whitefish Island.

Roundabouts achieve a happy medium for several modes of traffic. They reduce wait times for vehicles, as traffic is able to flow constantly, only being required to stop when cyclists or pedestrians are crossing the street. Pedestrians are also benefitted by the slower traffic, as well as narrowed crossing points.

Generally, roundabouts increase awareness and alertness in all users, therefore achieving a safer environment for all user groups.

Pedestrian crossings at roundabouts are generally safer than traditional intersections as pedestrians have only one direction of traffic to watch for when crossing and vehicle speeds are slower than at traditional intersections. Pedestrian crosswalks are set back from the circular roadway allowing motorists time to see and react to pedestrians before merging into or out of the roundabout.

New Defining Design Characteristics

- Clearly demarcated pavement markings at crossings for cyclists and pedestrians.
- Balance the location of the crosswalk among pedestrian convenience, safety, and roundabout operation.
- Do not locate pedestrian crossing at the yield line of the roundabout as drivers are concentrating more to their left in order to check for an appropriate gap to enter the roundabout, therefore locate the crossing in such a place that the driver sees the pedestrian before commencing to navigate the roundabout.
- Shorten the crossing distance for pedestrians.
- Use landscaping to mark the pathway, leading pedestrians naturally toward the crossings.
- Locate signs and vegetation so that they do not obscure pedestrians and discourage pedestrians from crossing to the central island.

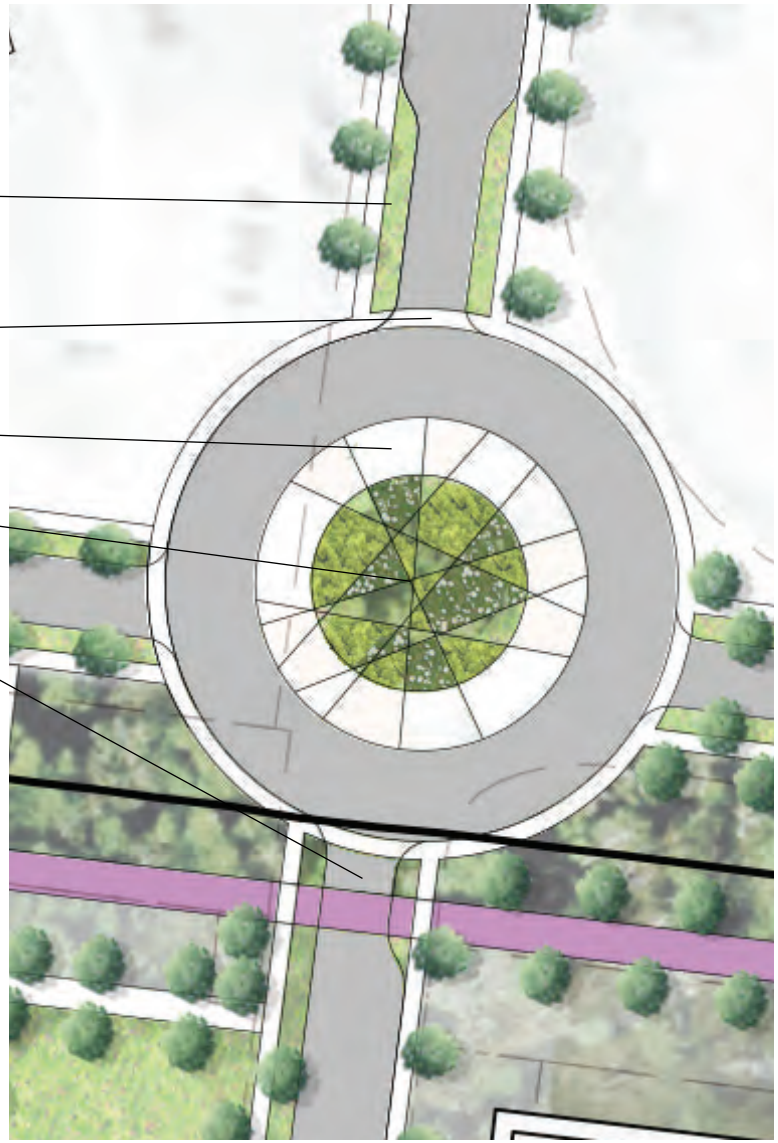
Establish curb bumpouts to reduce crossing distance for pedestrians as well as slow traffic speeds

Clearly delineated crossings

Include open feature paving area to maintain clear sightlines for all users

Feature planting within roundabout

Incorporate tactile paving, signage and lighting to ensure the confluence of rail, road, trail and sidewalk are seamlessly integrated, safe and legible





Safe and clearly marked crossings - Haarlem Netherlands



Boston MA



Indianapolis IN

Long Term Project 3

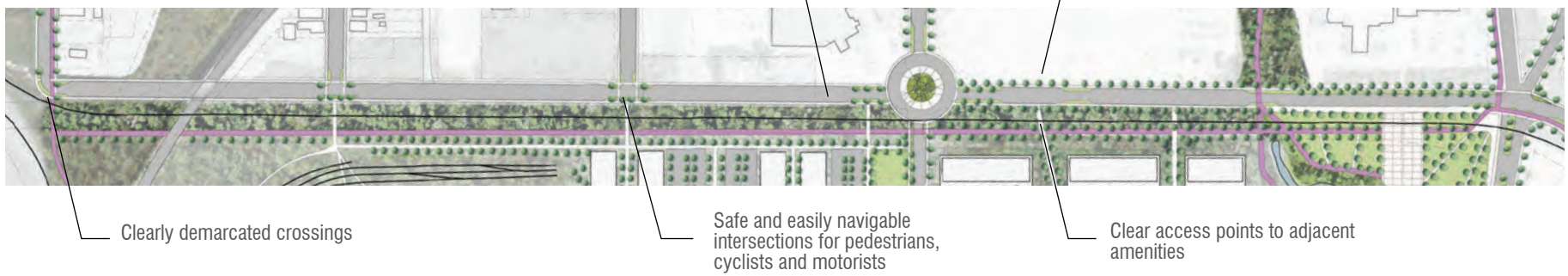
3.10 Bay Street West Design and Construction

Description

Bay Street acts as a physical barrier between the primary shopping destinations along Queen Street and the amenities and destinations along the waterfront. The barrier attributes to the rate of speed at which vehicles travel, and the number of lanes.

New Defining Design Characteristics

- Provide parallel parking on both sides of the street to provide ample parking for visitors to the Canal District, Gateway Park and the Casino, as well as to reduce traffic speeds.
- Increase widths of sidewalks to accommodate a furnishing and/or planting zone along the road edge, as well as provide a minimum of 2m clearance for complete accessibility.
- Plant large canopy trees on the wider side of the boulevard to create a park-like setting and planted with large canopy trees.
- Locate benches and trash receptacles at intervals along the park side of the street.
- Provide pedestrian scale lighting for safety and an improved pedestrian experience.
- Include curb bumpouts and clearly demarcated crossings for pedestrians at the intersections at George Street South and Hudson Street.
- Provide bike lanes in separate right-of-way south of adjacent rail line
- Incorporate decorative and pedestrian lighting with street light poles and coordinate with street trees in respect to placement and spacing.
- Place above ground utilities sensitive to the visual appeal and pedestrian function of the public realm.
- Ensure sidewalks and crossings are accessible to all users.





Enhanced streetscape including street trees, narrow vehicular lanes and parallel parking - Montreal PQ



Enhanced streetscape including street trees, narrow vehicular lanes, parallel parking and clear pedestrian crossings - Toronto ON

Part 4 Conclusion

4

4.1 Implementation Summary

A comprehensive revitalization strategy requires an integrated and coordinated plan of attack. Achieving all of the objectives of this Neighbourhood Plan will take both time and financial resources. Furthermore, an array of activities will need to be carefully considered over time and as the area evolves. It may not be necessary to achieve all of the objectives and recommendations identified in this Plan in the short-term in order to realize a successful transformation of the Canal District.

Downtown Sault Ste. Marie has already begun to experience a momentum shift. Renewed interest includes new tenants in Canal District buildings such as the Algoma Conservatory of Music, several road reconstruction projects, the Bay Street Corridor Improvements Environmental Assessment, and the establishment of the Gore Street Neighbourhood Resource Centre. These actions build momentum and confidence with private sector investors. The public sector has clearly established the environment for change. The City must continue to be the champion for change: as an investor, facilitator, enforcer and administrator.

Key Vision & Strategies

Parts 1 and 2 of this Plan distill the issues and opportunities existing in the Canal District through the development of a Vision and set of Key Strategies.

The Key Strategies establish clear aims and objectives upon which the Priority and Long term Projects in Part 3 of this Plan were determined.

To recap, those projects are as follows:

Priority Projects

1. Gore Street Streetscape Improvements (Design & Construction);
2. Huron Street Welcome Parkette and Streetscape (Design & Construction);
3. Queen Street Furnishings Update (Design & Install);
4. Signature Park (Design & Construction);
5. Bay Street Streetscape (Design & Construction);
6. John Rowswell HUB Trail Spokes (Conceptual Design).

Long Term Projects

1. John Rowswell HUB Trail spokes (Construction);
2. Huron Street Roundabout (Design & Construction;
3. Bay Street West (Design & Construction).

Adopt The Plan (2014)

Gain formal Council adoption of the Plan to allocate the necessary resources and staff for implementation. The motion for adopting the Plan should include securing a commitment for Sault Ste. Marie to demonstrate leadership by pursuing brownfield redevelopment in the Canal District.

Detailed Design 2014

Initiate a request for proposals process for the detailed design of the top four Priority Projects identified:

1. Gore Street Streetscape Improvements (Design & Construction);
2. Huron Street Welcome Parkette and Streetscape (Design & Construction);
3. Queen Street Furnishings Update (Design & Install);
4. Signature Park (Design & Construction);

Award the detailed landscape architectural and engineering services design.

Implement Coordinating & Financing Mechanisms 2015

Initiate the application process for funding opportunities, including the Federal Economic Development Initiative for Northern Ontario (FedNor), and Northern Ontario Heritage Fund Corporation (NOHFC).

One or a combination of the following may also be considered and will depend on municipal statutory limitations, willingness for landowners to participate and/or collaborate, the anticipated financial returns (such as value of sales/leases, uplift in land value, or increases in property tax), and/or the political will to pass the necessary policies and/or investments.

Landowner Agreement
Most effective if all landowners participate, a legal contract can be struck between landowners that establishes the terms for development and the sharing of costs related to the delivery of the common elements, which can be proportional to the area of land and/or development potential of each property.

Land Acquisition/Consolidation
The purchasing or expropriation of property to align more closely with the Plan and/or take control over contiguous areas, blocks or phases.

Public-Private Partnership
The partnering with one or more property owners to share in the costs/risks associated with the delivery of one or more aspects of the Plan, and may include the exchange or conveying of land.

Area-Specific Development Charges
Sault Ste. Marie may undertake the necessary infrastructure and public realm improvements in the area with the private sector contributing to these costs through Development Charges levied upon issuance of a building permit.

Construction 2015

Upon completion of detailed design in 2014, initiate the tender process for each Priority Project for a scheduled construction commencement in early 2015.

Long Term Project timing will be determined upon the completion of Priority Projects and their ultimate success.

Philosophy of Change

This Plan represents the ongoing process of redefining the Canal District, and specifically with the intention of highlighting the several key tourism attractions within the District. In particular, tourism, is a crucial element of economic development activity at the local and regional level. The study area is tied directly to the Downtown, and there are economic synergies that will develop between them.

Success will take time and come from a series of activities

This Plan has identified an array of private sector redevelopment opportunities, within the context of an overall vision for the future of the Canal District.

The success of this Plan is not related to one specific action, or necessarily the development of one large project. Success will depend upon a motivated land owner and the ability of the private sector to respond to market demands for redevelopment. Success will also be achieved through a series of activities that can be completed by a number of developers, over a long period of time. Incremental success will be achieved in direct relation to the ability of the City and

its partners to acquire the lands necessary to achieve the public realm objectives, including having the funds available to invest in public infrastructure and supportive programs.

Sustaining strategic partnerships will be crucial

In addition to the Priority Projects, this Plan is intended to identify the greater planning rationale and vision for the whole District that will assist the City in achieving the Long Term Projects as well. The promotion of the Neighbourhood Plan will require a high degree of cooperation and leadership in order to achieve success.

As key proponents of change and funding partners, the activities of the City will dramatically influence the long-term evolution of the Canal District into the successful destination that it has been envisioned to be. Other government agencies will also play a role in the evolution, either as funding partners for key initiatives, or as promoters in other complementary infrastructure components.

4.2 Order of Magnitude Costing Summary

This order of magnitude costing exercise has been developed to provide an estimate of costs associated with the identified priority and long term projects.

Item	Unit	Quantity	Rate	Total
Gore Street Streetscape Improvements				
Parkette				
Concrete Sidewalk (Including base)	m2	267	$100.00	$26,700.00
Trees (80 cal.)	ea	15	$800.00	$12,000.00
Grass seed / plantings	m2	330	$40.00	$13,200.00
Planting Soil	m3	418.5	$45.00	$18,832.50
Benches	ea	5	$2,500.00	$12,500.00
Garbage and Recycling Receptacles	ea	4	$1,200.00	$4,800.00
Lighting	ea	7	$7,000.00	$49,000.00
			TOTAL	**$137,032.50**
Streetscape				
Concrete Sidewalk (Including base)	m2	1570	$100.00	$157,000.00
Crosswalks & Planting/Furnishing Zones (unit pavers)	m2	965	$185.00	$178,525.00
Concrete planter curbs	lm	625	$95.00	$59,375.00
Trees (80 cal.)	ea	42	$800.00	$33,600.00
Planting Soil	m3	756	$45.00	$34,020.00
Benches	ea	11	$2,500.00	$27,500.00
Garbage and Recycling Receptacles	ea	21	$1,200.00	$25,200.00
Information Board/Map	ea	1	$4,000.00	$4,000.00
Bicycle Rings	ea	9	$500.00	$4,500.00
Lighting (10m O.C.)	ea	78	$7,000.00	$546,000.00
			TOTAL	**$1,069,720.00**

Huron Street Welcome Parkette and Streetscape

Welcome Parkette

Concrete Sidewalk (Including base)	m2	2480	$120.00	$297,600.00
Gateway Feature	lump sum	1	$500,000.00	$500,000.00
Trees (80 cal.)	ea	19	$800.00	$15,200.00
Grass seed / plantings	m2	840	$40.00	$33,600.00
Planting Soil	m3	840	$45.00	$37,800.00
Benches	ea	20	$2,500.00	$50,000.00
Garbage and Recycling Receptacles	ea	5	$1,200.00	$6,000.00
Information Board/Map	ea	1	$4,000.00	$4,000.00
Bicycle Rings	ea	5	$500.00	$2,500.00
Lighting	ea	16	$7,000.00	$112,000.00
			TOTAL	**$1,058,700.00**

Streetscape

Concrete Sidewalk (Including base)	m2	1145	$120.00	$137,400.00
Crosswalks (unit pavers)	m2	82	$185.00	$15,170.00
Grass seed / plantings	m2	719	$5.00	$3,595.00
Trees (80 cal. Spaced at 8m on centre)	ea	45	$800.00	$36,000.00
Planting Soil	m3	810	$45.00	$36,450.00
Garbage and Recycling Receptacles	ea	6	$1,200.00	$7,200.00
Lighting (10m O.C.)	ea	46	$7,000.00	$322,000.00
			TOTAL	**$557,815.00**

Queen Street Furnishings Update

Benches	ea	22	$2,500.00	$55,000.00
Garbage and Recycling Receptacles	ea	14	$1,200.00	$16,800.00
Trees (80 cal. Spaced at 8m on centre from Gore to Dennis)	ea	37	$800.00	$29,600.00
Planting Soil	m3	666	$45.00	$29,970.00
Information Board/Map	ea	4	$4,000.00	$16,000.00
Bicycle Rings	ea	15	$500.00	$7,500.00
			SUBTOTAL	**$154,870.00**
Additional Item: Lighting (10m O.C.)	ea	240	$7,000.00	$1,680,000.00
			TOTAL	**$1,834,870.00**

Signature Park

Gravel Paths	lm	224	$30.00	$6,720.00
Multi-use paths	lm	352	$60.00	$21,120.00
Plaza Hardscape (unit pavers)	m2	2725	$185.00	$504,125.00
Grass seed (hydrovac)	m2	7862	$10.00	$78,620.00
Trees (80 cal.)	ea	65	$800.00	$52,000.00
Planting Soil	m3	7862	$45.00	$353,790.00
Bicycle Rings	ea	20	$500.00	$10,000.00
Information Board/Map	ea	3	$4,000.00	$12,000.00
Benches	ea	30	$2,500.00	$75,000.00
Lighting (10m O.C.)	ea	49	$7,000.00	$343,000.00
Garbage and Recycling Receptacles	ea	15	$1,200.00	$18,000.00
Concrete Sidewalk (Including base)	m2	1805	$120.00	$216,600.00
			TOTAL	**$1,690,975.00**

Bay Street Streetscape

Concrete Sidewalk (Including base)	m2	3879	$120.00	$465,480.00
Crosswalks - painted	ea	2.5	$5,500.00	$13,750.00
Trees (80 cal. Spaced at 8m on centre)	ea	300	$800.00	$240,000.00
Planting Soil	m3	5400	$45.00	$243,000.00
Benches	ea	17	$2,500.00	$42,500.00
Garbage and Recycling Receptacles	ea	17	$1,200.00	$20,400.00
Information Board/Map	ea	2	$4,000.00	$8,000.00
Bicycle Rings	ea	17	$500.00	$8,500.00
Contraflow Bike Lane Separator Curb - Gore to Elgin	lm	800	$95.00	$76,000.00
			SUBTOTAL	**$1,117,630.00**
Additional Item: Lighting (10m O.C.)	ea	232	$7,000.00	$1,624,000.00
			TOTAL	**$2,741,630.00**



Community Development Corporation
OF SAULT STE. MARIE & AREA
A Community Futures Development Corporation

July 14, 2014

To: Sault Ste. Marie Mayor and City Council

From: Tom Dodds, CEO, SSMEDC

Re: Response to the February 18, 2014 Council Resolution concerning potential duplication of SSMEDC's staffing for services that could be provided by the City

On February 18, 2014, Council passed a resolution regarding the Sault Ste. Marie Economic Development Corporation's operation and a perceived duplication of services that could be provided by the City, and a request of their staff to assess the types of economic development services delivered by other Northern Ontario cities**.** *Attachment A*

Memorandum Purpose:

- To identify SSMEDC concerns and considerations related to this Council resolution.
- To update City Council of the outcome of discussions between the Mayor, CAO, and Chair and CEO of the SSMEDC concerning this resolution.
- To recommend a course of action to address this resolution.
- A matching request of $15,000 from the Economic Development Fund to support a $30,000 study to be undertaken by a consulting firm, MillierDickinsonBlais, in order to provide an independent, comprehensive and complete analysis that would form the basis of report requested by Council in its February 18 resolution.

Attachments:

- Attachment A: February 18, 2014, Economic Development Staffing Models
- Attachment B: MDB Report Executive Summary: with full report available at http://www.sault-canada.com/en/aboutus/researchreportspublications.asp.
- Attachment C: Related Concerns and Considerations
- Attachment D: City of Sault Ste. Marie and the Sault Ste. Marie Economic Development Corporation Memorandum of understanding for Accountability
- Attachment E: EDF Application

Background:

In follow-up to the resolution, Mayor Debbie Amoroso, CAO Joe Fratesi, SSMEDC Chair Don Mitchell and SSMEDC CEO Tom Dodds met and discussed a number of considerations, questions and concerns related to Council's request.

At that meeting, the SSMEDC raised a number of concerns about the resolution, including the following:

- The resolution was tabled at a City Council meeting, as part of a last-minute addendum and, consequently, SSMEDC Board and staff were unaware that it was a Council agenda item, were unaware of the resolution was to presented at the meeting, and therefore were not present at the Council meeting when it was being discussed;

- Within the Council resolution itself, there were a number of elements that were not clear to the SSMEDC, and there was an assumption that the services noted in the resolution could be handled by City staff; and

- Finally, the resolution did not indicate or require that City staff would consult with the SSMEDC prior to submitting the requested report and analysis to Council.

It also did not appear to the SSMEDC that the resolution took into consideration the fact that, in 2008, a comprehensive independent, third-party study by Millier Dickinson Blais (MDB) was undertaken by the City to review the role and services that the SSMEDC provides to the Municipality, along with the independent conclusion reached by the consultants. *Attachment B*

In the section of the MDB report entitled, "Governance," and specifically "10.1 External Versus Internal Service Delivery" (pg. 43), the consultants undertook a comprehensive review of internal versus external delivery of economic development services. City Council may find the conclusions reached by the consultant relevant to the concern raised.

Considerations:
In recent SSMEDC Board meetings, this resolution has been discussed. The Board's concern was that the assumptions and approach to the preparation of the report proposed in the resolution had a significant potential of providing an incomplete and inaccurate picture of the important working relationship between the two organizations, the way the services noted are provided, the importance and relevance of SSMEDC corporate independence, and the nature of the SSMEDC's Council-sanctioned mission and mandate.

The SSMEDC concluded that it was important for City Council, the Board of Directors and the community in general to be provided with a balanced, impartial assessment by a third party to the concern raised in the Council resolution, as was the case when a similar matter was raised in 2008.

For further information about the SSMEDC's concerns and considerations, please also refer to *Attachment C*.

The SSMEDC CEO also advised the Mayor and CAO that it had recently discussed the Council resolution with Millier Dickinson Blais, the firm that undertook a review of the SSMEDC for the City in 2008. The SSMEDC Board concluded by resolution that there was considerable merit in having a third party, such as MDB, with considerable experience in economic development and municipal government, to review this situation.

Conclusion of City/SSMEDC Discussion:
After some discussion, and at the conclusion of the meeting, there was general consensus by City and SSMEDC representatives that there was merit in having Millier Dickinson Blais undertake a study that would provide the basis for the report to Council.

It was also agreed that the SSMEDC seeks support through the EDF to fund this study.

The SSMEDC conferred with MDB and requested them to provide a proposal to undertake the following:

Terms of Reference
I. Assessing the duplication of service between the SSMEDC and City of Sault Ste. Marie

- Provide some context with respect to other jurisdictions and the delivery of service.
- Describe the legal and administrative framework under which these organizations operate.
- Review the roles and responsibilities of the City and the SSMEDC including their mission, mandate, operational relationship to delineate areas in service there may appear to be a duplication between these organizations. Identify, within these delineated areas and specific functions, where there may appear to be duplication to determine if there is an actual duplication of either the function or service.
- Describe and compare the service or function and describe their similarities, differences and related considerations.
- Assess the scope and volume of work and activity as well as the level of accountability.
- Assess the cost of delivering these services or undertaking these tasks by the City and SSMEDC.
- Provide a final conclusion and recommendation.

II. Comparison of Economic Delivery Services in Northern Ontario's Five Major Centres

- Provide a summary description of the way each of the five Northern Ontario urban centres deliver economic development programs and services.
- Provide a description of the legal, organizational, administrative, operational, staffing and relationships of each of these five centres and their respective economic development organizations.
- Compare the governance, decision-making, and operational processes.
- Undertake a SWOT analysis and comparison of economic development service delivery.
- Assess internal and external impressions on the effectiveness of the service delivery model in each of these jurisdictions; examine recent literature that identifies the advantages and disadvantages of internal and external economic development structures (including an update of Section 10 of the 2008 report).
- Provide concluding comments and considerations for each model.

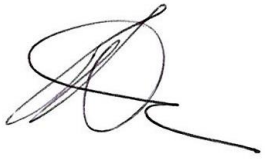
MDB Proposal Cost

MDB submitted a $30,000 proposal to the SSMEDC to undertake the work noted. This work would be completed in November. Should City Council provide $15,000 in EDF support to undertake this study, the SSMEDC would contribute to balance of the remaining cost for the study.

Next Steps and Recommendations:

- City Council and staff review the March 2008 Millier Dickinson Blais final report entitled, **City of Sault Ste. Marie, Sault Ste. Marie Economic Development Corporation Review;**
- City Council approve $15,000 in EDF funding to support a $30,000 third-party undertaking of by Millier Dickinson Blais of the work described in the February 18 Council resolution concerning economic development models to be undertaken as described in the consultant's terms of reference above; and
- City Council and the SSMEDC Board of Directors established an ad-hoc committee to work with City and SSMEDC staff to oversee and discuss the consultants work.

Respectfully submitted,



Tom Dodds, CEO

CITY COUNCIL RESOLUTION

RECEIVED
FEB 2 4 2014
SAULT STE. MARIE
ECONOMIC DEVELOPMENT CORPORATION

Agenda Number: 8.2
Title: Economic Development Corporation Staffing Models
Date: Tuesday, February 18, 2014

Moved by: Joe Krmpotich
Seconded by: Frank Fata

Whereas a concern has been raised about duplication in accounting, human resources, legal, information technology, and communications in the staffing of the Sault Ste. Marie Economic Development Corporation – all services that can be provided by existing staff of the Corporation of the City of Sault Ste. Marie; and

Whereas the delivery of economic development programs and initiatives in Northern Ontario is handled differently by the five major Northern cities;

Now Therefore Be It Resolved that appropriate staff be requested to prepare a report regarding how the five major Northern Ontario cities deliver economic development services, either as a department of the municipality or through a separate stand-alone corporation (such report to cover how each municipality capitalizes on those professional services which are available in-house) further that the report provide comment on the advantages and disadvantages of the different economic development models currently in use in Northern Ontario.

Carried **Postponed** **Defeated** **Referred**

Acting Mayor Terry Sheehan

Final Report

City of Sault Ste. Marie

Sault Ste. Marie Economic Development Corporation Review

March 20, 2008

millierdickinsonblais inc.

millierdickinsonblais inc.

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1 Executive Summary

In 2007, the City of Sault Ste. Marie provided the SSMEDC with approximately $1.3 million in funding to carry out its activities through three main divisions: Development Sault Ste. Marie, Enterprise Centre Sault Ste. Marie and Tourism Sault Ste. Marie. A further $367,890 was invested in associated economic development initiatives through Sault Ste. Marie Innovation Centre, Science Enterprise Algoma, Community Quality Initiative and Destiny Sault Ste. Marie.

Because municipalities are under constant pressure to ensure that municipal programs and services in their community are delivered effectively and efficiently, ongoing monitoring and evaluation is an important consideration for determining the overall effectiveness of an economic development service.

This review has found that for its investment, the Sault Ste. Marie Economic Development Corporation delivers, in return:

- Approximately $2.7 million in more program dollars from non-municipal sources, essentially using the municipality's $1.3 million contribution to nearly triple the budget.
- A conservative estimate of $788,678 that will be paid by new incoming businesses (2004 to 2007 time frame) on the City-portion of their tax bills in 2008 that can be attributed directly to their efforts.
- A conservative estimate of 1,533 jobs that have been created by incoming developments since 2004 that can be attributed directly to the SSMEDC's efforts.
- Based on these 1,533 depending on the average salary used, an estimate of $149 million to $268 million that will be paid by these new investments to their employees in 2008 alone that can be attributed directly to the SSMEDC's efforts.
- Solid client services based on the following performance scores (on a scale of 1 to 10):
    - Development Sault Ste. Marie was scored by past clients as providing service of 7.3 to 8.2 on all nine categories
    - Enterprise Centre Sault Ste. Marie was scored by past clients as performing at a rate above 7 in five out of six categories and the effectiveness of programs at a score of 7.4 to 8.5 for four programs.
    - Tourism Sault Ste. Marie's product development initiatives scored over 8.0 on four initiatives, but only 6.1 on one initiative. For their 10 marketing initiatives, a large majority of responses (8 of 10) indicated an average score above 7.0 and 6 of 10 scored an average mark of 8.0 or higher.

At the same time, this document also points to one particular opportunity to better serve small business operators and those wishing to start their own business. ECSSM is just one of several organizations in the community that offer these types of consulting practices. There should be openness to consolidating these operations to, first of all better service the similar client base and second minimize overlap of services.

The above measures all point to a positive return on investment that the City should see as an indicator of strong performance. However, the review does point out that the SSMEDC could be much more proactive in delivering this message to City Council and the public at large. In providing top-notch

services to these customers it does not mean the SSMEDC can rule out the need for effective communications with its funding partners. And it is this facet of operations where a segment of the community is certainly concerned. This review found that there are some specific efforts that the SSMEDC could take to improve its level of communications with both City Council and the public at large.

The review reveals a very complex organizational structure with an extremely deep committee structure which is positive in that it involves a tremendous number of people across the community who become involved in planning for economic development. At the same time, this complexity requires a stronger commitment to communication.

Back in the early part of this decade, Sault Ste Marie's economy was in a bad state. The community refused to lie down and it went about to establish an ambitious set of goals to diversify the economy. These required a unified community-wide determination to implement. The economic development goals were somewhat unique in that they were fully integrated with other outcomes desired by the community. This ensured that the activities of the SSMEDC were entirely consistent with community expectations.

Five years later, there is substantial evidence that the goals are being realized. Sault Ste. Marie is achieving what it wanted.

And while this review finds that the SSMEDC's structure and performance are appropriate given the resources it is allocated, it does not represent an endpoint. The review should be an alert for the need to constantly check performance against original expectations and adjust accordingly.

Attachment C
SSMEDC and Considerations and Concerns

- The Municipality of Sault Ste. Marie (City) and the Sault Ste. Marie Economic Development Corporation (SSMEDC) are two separate, independent corporate entities and as such have different laws and regulations that govern them.
- In 2008, the City of Sault Ste. Marie commissioned MillierDickinsonBlais to review the Corporation (Executive Summary: Attachment A with full report available at: www.sault-canada.com).
- The overarching intent for the initiative was to ensure (pg. 5 of the report):
    - That the city is receiving value for city dollars and levering a reasonable number of economic opportunities;
    - That the SSMEDC is providing a necessary service to the city of Sault Ste. Marie;
    - That recommendations are provided to improve on the governance of the SSM EDC in the event that the SSM EDC is found to be ineffective;
    - The performance measures are identified that enable the general performance of the SSM EDC to be evaluated;
    - The duplication of services, both internal and external be identified
- The report made a number of recommendations, which the SSMEDC including the principle that the Corporation should assessed on its performance and have appropriate performance measures in place;
- The outcome of this recommendation was a Council approved MOU for Accountability, which states that its intent is to "…. Ensure there is an understanding of accountability between the two organizations and to put in place reporting and communications time frames on this understanding." (See attachment B)

Considerations:

- This resolution represents a critical issue with respect to the relationship between the City of Sault Ste. Marie and the Sault Ste. Marie Economic Development Corporation. It goes to the issue of corporate governance and conduct and independence of the Corporation.

- There are a variety of economic development structures in the five major centers in the North and each reflects their community's priorities, as well as the ways that economic development has evolved in these locations. Besides Sault Ste. Marie, there are only four models and each is different.

- The rest of Ontario and Canada have a rich variety of economic development organizations and each has a different relationship with their municipality. It would appear logical to examine a broader range of communities to include:
    - those that have a similar population to Sault Ste. Marie
    - those that have a similar economic structure
    - those that have a similar economic development history and experience
    - those who've been particularly successful at economic development growth in their particular jurisdiction

- This resolution does not take into consideration that the current arrangement with the City of Sault Ste. Marie is through a Memorandum of Understanding that describes the working relationship ***(attached)***. It is in this context that the relationship between the City and the EDC should be examined. Assessing Sault Ste. Marie in a narrow context of duplication of services or comparisons with other economic development organizations does not capture the existing relationship between the two organizations and the benefits that have been provided over the last five years.

- SSMEDC staff have recommended both the board and City Council to review, update and make appropriate changes to the memorandum of understanding that better reflect the working relationship and the expectations of each organization. The SSMEDC should be merit measured on its performance and outcomes in relation to the financial assistance it is provided through the city of Sault Ste. Marie.

Memorandum of Understanding
between the
City of Sault Ste. Marie (City)
and the
Sault Ste. Marie Economic Development Corporation (SSMEDC)
For Accountability

Table of Contents:

1. Purpose
2. Program
3. Deliverables
4. Administrative and Cost Sharing Arrangements
5. Reporting and Monitoring
6. Promotion and Publicity
7. Term of Agreement
8. Dispute Resolution
9. Signatures

This Memorandum of Understanding includes the following schedules:

Schedule A	SSMEDC Business Plans (Period of agreement)
Schedule B	SSMEDC Reporting Template (Quarterly)
Schedule C	SSMEDC Annual Report (Previous Year)
Schedule D	City of Sault Ste. Marie Budget for SSMEDC
Schedule E	Economic Development Fund (EDF) Criteria

Memorandum of Understanding
Between
the City of Sault Ste. Marie
and
the Sault Ste. Marie Economic Development Corporation

for Accountability

1. Purpose

1.1 The intent of this Memorandum of Understanding (MOU) between the City of Sault Ste. Marie (City) and the Sault Ste. Marie Economic Development Corporation (SSMEDC) is to ensure there is an understanding of accountability between the two organizations and to put in place reporting and communications timeframes on this understanding.

2. Program

2.1 In recognition of the vital role of economic development in Sault Ste. Marie and area to support job creation, attract new tax assessment, and to carry out strategic economic development initiatives, the City and the SSMEDC have agreed to sign this Memorandum of Understanding to provide clarity, agree on reporting, and to increase collaborative support between the two signing parties.

3. Deliverables

In accordance with the terms and conditions in this MOU, the SSMEDC shall:

3.1 Carry out the following mission: The Sault Ste. Marie Economic Development Corporation is a non-profit organization funded by public and private partners whose goal is to be the community's leader in supporting and promoting an environment which generates sustainable employment in a healthy, growing and diversified economy.

3.2 The SSMEDC will deliver its programs and services as outlined in its annual business plans for its divisions (e.g., TSSM, ECSSM, and DSSM) that will aim to produce strategic outcomes (increased and retained job creation, city tax assessment, and the completion of key economic development projects) based upon current economic development strategic priorities.

3.3 Operate with best practices on governance, management and public relations and ensure that the funding provided by the City to the SSMEDC is spent wisely and effectively in the pursuit of economic development.

3.4 Report quarterly on the strategic outcomes as driven by the SSMEDC programs and

services (Key Performance Indicators - see attached Report Template) and as required by City Council on specific projects or economic development fund (Schedule E – EDF Criteria) recommendations.

3.5 Work in good faith, integrity, remain non-political, and maintain positive relations with the Mayor, City Council, City staff, its community partners, and ensure a high standard of client satisfaction that would ultimately benefit Sault Ste. Marie businesses and citizens.

3.6 Work with other community economic development agencies and partners (e.g., Sault Ste. Marie Innovation Centre, Community Development Corporation, Chamber of Commerce, etc.) in a positive and collaborative manner to best service the community and to avoid overlap and the duplication of services.

In accordance with the MOU, the City shall unless otherwise directed by City Council:

3.7. Go to the SSMEDC as its lead agency on economic development (e.g., tourism and economic development programs that are delivered by the divisions of the SSMEDC – Tourism Sault Ste. Marie, Enterprise Centre Sault Ste. Marie, and Development Sault Ste. Marie; and Corporate Services), strategic advice, policy, implementation of projects, economic development fund recommendations, etc. pertaining to economic development (which is inclusive of tourism) and private sector relations.

3.8 Provide to the SSMEDC moral support and recognition for its efforts based upon positive strategic outcomes and success stories.

3.9 Provide continued financial support for the operations of the SSMEDC as approved in the City's annual budget (e.g., see attached SSMEDC letter on budget request for 2008). The City of Sault Ste. Marie would also consider special financial requests from the SSMEDC for those economic development activities that would be above and beyond the existing agreement as a result of significant events or opportunities that would support economic development. These special requests could be in the form of applications to the City's Economic Development Fund (see attached Schedule F – City's Economic Development Fund) or through other City financial tools (e.g., loans, CIP, etc.)

3.10 Work in lead role with SSMEDC as a partner on City infrastructure, regulations, and special projects (e.g., industrial land, proactive business bylaw, Economic Development Fund, CIP, etc.) that would support priority economic development enablers that would be effective in attracting and supporting new and existing private and public sector investment.

4. Administrative and Cost-Sharing Arrangements

4.1 It is understood that the SSMEDC is responsible for its own Administration Costs and that the City of Sault Ste. Marie understands that City funds are required to support the SSMEDC Corporation. Both parties shall participate in working together to reduce operating costs and expenditures whether it is in the provision of office space, goods and services procurement to receive the best price for items such as copy services, I.T. services, etc. and from time to time would review areas where further cost savings would be mutually beneficial.

4.2 The SSMEDC will continue to monitor the activities of its associated organizations that receive City funding and provide notification and would work to resolving the overlap and waste of resources in providing economic, tourism, and development programs and services.

5. Reporting and Monitoring

5.1 In addition to the annual Business Plan (s) and Annual Report, SSMEDC will provide the City of Sault Ste. Marie quarterly reports and other reports that the City may reasonably request in a manner and format mutually agreed upon.

5.2 SSMEDC shall provide to the City of Sault Ste. Marie its annual financial statements. The City will maintain and respect the confidential nature of its relationships with clients, partners, and individuals.

5.3 The Corporation of the City of Sault Ste. Marie will nominate a City Councilor for election to the SSMEDC Board of Directors.

5.4 The SSMEDC will respond to City Council resolutions and requests for information on a timely basis.

5.5 The SSMEDC Board of Directors and City Council would present its business plans to City Council annually by year end.

5.6 The SSMEDC will recommend expenditures of the City Economic Development Fund in accordance with the criteria established by City Council.

5.7 The key indicators behind performance measurement for each division of SSMEDC should focus on whether or not the time and money that the organization is using is resulting in these key considerations:
i. Creation of new jobs or retention of endangered jobs.
ii. Creation of new tax assessment or retention of endangered businesses.
iii Addition/retention of businesses that have diversified the community's business base.

iv. Attraction of more tourists and/or more visitor spending dollars.
v. Investing in planning for long-term initiatives that are most likely to lead to growth.
vii. Client satisfaction.

5.8 The City of Sault Ste. Marie will maintain core and supplemental budget funding and appropriate annual adjustments to ensure the SSMEDC can lever its partnership dollars to operate. Schedule D (as attached) outlines the financial contributions commencing in 2009.

6. Promotion and Publicity

6.1 SSMEDC will recognize the City of Sault Ste. Marie in appropriate publications of the SSMEDC for its financial and partnership contributions. The City will provide appropriate logo information for such promotion.

7. Term of Memorandum of Understanding

7.1 This Memorandum of Understanding is in effect upon the signature by all parties concerned, and can be amended at any time by mutual consent or can be terminated by either party upon one year's written notice.

8. Dispute Resolution

8.1 In the event that the City of Sault Ste. Marie or the SSMEDC is of the opinion that there has been a breach by either party, both organizations agree to work on a collaborative solution to address the breach.

9. Signatures

9.1 This Memorandum of Understanding has been signed on behalf of the City of Sault Ste. Marie and on behalf of the Sault Ste. Marie Economic Development Corporation by the proper signing authorities.

Mayor John Rowswell — Sept 28 2009 — Date

Donna Irving, City Clerk — Sept 28 2009 — Date

Greg Punch, President, SSMEDC — Oct 2/09 — Date

Don Mitchell, Vice President, SSMEDC — Oct 2/09 — Date

Schedules

Schedule A
SSMEDC Business Plans by Division – Plans are in the process of being revised for 2010 and behond.

i. Enterprise Centre Sault Ste. Marie –

- http://www.sault-canada.com/UserFiles/File/2008-2009%20ECSSM%20Business%20Plan%20-%20website%20version.pdf

ii. Tourism Sault Ste. Marie –

- http://www.sault-canada.com/UserFiles/File/SSMTourismReport.pdf

iii. Development Sault Ste. Marie –

- http://www.sault-canada.com/development/index.aspx?l=0,3,43,415

Schedule B
SSMEDC Reporting Quarterly Reporting Template

Schedule C
SSMEDC Annual Report 2008 –

- Presented to City Council on August 24, 2009
- http://www.sault-canada.com?UserFiles?File/EDC%202008%20Annual%20Report.pdf

Schedule D
City of Sault Ste. Marie Budget For SSMEDC

Schedule E
Economic Development Fund (EDF) Criteria

Applicant Information

Legal name of business/organization

Sault Ste. Marie Economic Development Corporation
99 Foster Drive, First Level
Sault Ste. Marie, ON
P6A 5X6

Names of Officers, Directors & Principals

Don Mitchell,	President
Robert Reid,	Vice President
Greg Punch,	Past President
Lori Naccarato-Sarlo,	Treasurer
Donna Hilsinger,	Secretary
Christiane Husemann	
Albert Giommi	
Geoff Meakin	
Michael Moore	
Gregory A. Peres	
Terry Rainone	
Brian Robertson	
Brian Watkins	
Kevin Wyer	
Mayor Debbie Amaroso,	*Ex Officio*

History of Organization

The Sault Ste. Marie Economic Development Corporation (SSMEDC) was incorporated as an independent, not for share capital (non-profit) legal entity in 1986. This incorporation marked an evolution of the previous Economic Development Commission and allowed for a not for profit organization to engage in economic development activities with primary financial support from the City of Sault Ste. Marie as well as federal, provincial, and private partners. 2012 marked the 25th anniversary of the SSMEDC, which has evolved and grown in its leadership role in community economic development initiatives. The Corporation status as a not-for-profit corporation, arms-length from the City, enables it to undertake economic development activities and initiatives that might not otherwise be possible through the City of Sault Ste. Marie. Collaboration and cooperation with City Council and staff continues to be critical to its progress and success.

Organization mandate

The mandate of the SSMEDC is to be the City's lead agency on economic development, providing strategic advice, policy, implementation of projects, economic development fund

recommendations, pertaining to economic development (which is inclusive of tourism) and private sector relations.

Mission Statement

SSMEDC's mission statement is to support the sustainable growth and the further development of a diversified community economy through activities and undertakings that facilitate:

- the creation and retention of wealth in the community;
- increase productivity and global competitiveness;
- inward investment and trade; and,
- the marketing and promotion of local business development and tourism, thereby achieving the Corporate vision.

SSMEDC Vision 2020

"Our community, City Council and other partners recognize and value the Corporation as their source for leadership and support in shaping and creating a competitive, sustainable and thriving economy for Sault Ste. Marie."

Key contact for initiative

Tom Dodds
CEO, SSMEDC
705 759 5463
t.dodds@ssmedc.ca

Contributing partners

None

References

N/A

ECONOMIC DEVELOPMENT FUND (EDF) – CRITERIA

Project Information

Project Background

The funding application has been prepared in response following the Sault Ste. Marie City Council Resolution of February 18, 2014 regarding the Sault Ste. Marie Economic Development Corporation's (SSMEDC) operation and perceived duplication of services that could be provided by the City and a request of their staff to assess the types of economic development services delivered by other Northern Ontario cities.

The resolution states:

> "Whereas a concern has been raised about duplication in accounting, human resources, legal, information technology, and communications in the staffing of the Sault Ste. Marie Economic Development Corporation – all services that can be provided by existing staff of the Corporation of the City of Sault Ste. Marie; and
> Whereas the delivery of economic development programs and initiatives in Northern Ontario is handled differently by the five major Northern cities;
> Now Therefore Be It Resolved that appropriate staff be requested to prepare a report regarding how the five major Northern Ontario cities deliver economic development services, either as a department of the municipality or through a separate standalone Corporation (such report to cover how each municipality capitalizes on those professional services, which are available in-house) further that the report provide comment on the advantages and disadvantages of the different economic development models currently in use in Northern Ontario."

Project description

The scope of the work to be undertaken is limited to the specific issue raised in the Council resolution, namely:

- the concern raised about the duplication in accounting, human resources, legal, information technology and communication in the staffing of the Sault Ste. Marie Economic Development Corporation – staffing that the resolution asserts can be provided by existing staff at the city;
- preparation of report regarding how the five major Northern Ontario cities deliver economic development services, either as a department in the municipality or through a separate standalone Corporation (such report to cover how each municipality capitalizes on those professional services which are available in-house) and further that the report provide comment on the advantages and disadvantages of different economic development models currently in use in northern Ontario.

SSMEDC recognizes the importance of City Council, the Board of Directors and the community in general to be provided with a balanced, impartial report concerning this matter. The matter was discussed with Millier Dickinson Blais (MDB), the consultant that undertook an extensive study of the Sault Ste. Marie Economic Development Corporation for the City in 2008. It was concluded that there is substantial merit in having a third party

such as MDB who has considerable experience in economic development and municipal government review this situation.

Objectives

The objective of this initiative is to address City Council's resolution of February 18, 2014 as stated in the Project Background section.

Performance Outcomes

The outcome of this initiative will provide Council with a report that addresses the issues raised, and will provide a plan going forward.

Performance targets

Not Applicable.

Impacts and Limitations of Project

The initiative represents a critical issue with respect to the relationship between the City of Sault Ste. Marie and the Sault Ste. Marie Economic Development Corporation. It goes to the issue of corporate governance, conduct and independence of the Corporation.

It does not take into consideration that the current arrangement with the City of Sault Ste. Marie is through a Memorandum of Understanding (MoU) that describes the working relationship. It is in this context that the relationship between the City and the EDC should be examined. Assessing Sault Ste. Marie in a narrow context of duplication of services or comparisons with other economic development organizations does not capture the existing relationship between the two organizations and the benefits that have been provided over the last five years.

Methodology and timing

Upon receiving approval of funding, SSMEDC will engage the services of MDB to undertake the following:

- provide research and qualitative analysis on corporate restructuring in external service delivery models of economic development for regional and municipal governments;
- provide an analysis of the functions and level of activity within SSMEDC to address the question of duplication and understand the full range of responsibilities within the Corporation.

The work will be completed within a 4-6 week timeframe from date of engagement.

Costs and Financing

Detailed project costs

The project fee is $13,000 plus HST.

Financing arrangements and funding partners - None

In-kind contributions - None

Balance, Financial Statements, Cash flow projections (historical and projected)

Not Applicable.

Demonstrated need for assistance and supporting documentation and applications to other government assistance programs, etc.

SSMEDC is unable to undertake this initiative without the support of the EDF as all 2014 budget dollars have been allocated to operations, programs and services as identified in the Corporation's 2012-2105 Strategic Plan. The funding received here will be used for consultant fees.

Economic Benefits

Description of how the project promotes economic growth and diversification

Not applicable.

Projected job creation

- Potential direct jobs created – None
- Potential job loss – 5 - 10
- Potential indirect jobs created – None

Potential for tax assessment increase

No direct tax assessment.

Other economic and community benefits

It would provide City Council and the community a greater understanding of the role of the Sault Ste. Marie Economic Development Corporation and the services it provides and delivers in relation to the City. It will also provide a greater understanding of real and perceived duplication of services if any, assuming that some may exist.

Community Benefits

How the project compliments other local initiatives

Not Applicable.

Impact on the community as a whole

Not Applicable.

July 14, 2014

To: Mayor Debbie Amaroso and Members of City Council

From: Tom Dodds, CEO, Sault Ste. Marie Economic Development Corporation

Re: EDF Request – Energy Opportunities Conference: Making Things Happen!

Please find enclosed application for reallocation of $25,000 Economic Diversification Funds (EDF) for Sault Ste. Marie Innovation Centre (SSMIC) "Energy Opportunities Conference: Making Things Happen! " and related material.

PROJECT DESCRIPTION

The Smart Energy Strategy identifies Community Branding and Outreach as one of its strategic recommendations. The Sault Ste. Marie Energy Innovation Hub brand has been created and the Energy Opportunities Conference will continue to tell the Sault Ste. Marie Energy Story.

The 2014 Energy Opportunities Conference, hosted by SSMIC in partnership with a number of community stakeholders, is being held on November 4-6, 2014 at Algoma's Water Tower Inn is excepted to move forward strategic conversations with key private sector partners and technology developer's projects for the Smart Grid and Bio Energy Initiatives. Participants will include industry professionals from the energy sector, government representatives and community leaders will convene to learn and collaborate on energy initiatives. The conference will demonstrate the unique energy assets and business support offered in Sault Ste. Marie and will appeal to communities and economic development professionals interested in adopting best practices already implemented within the region.

BACKGROUND

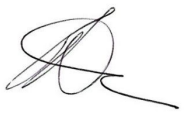
In 2013, the Naturallia organizing committee had been granted $25,000 to run the business-to-business match-making event. Naturallia was a resounding success and due to the fiscal responsibility that was conducted while planning this event, these dollars were never claimed. The same partners are now organizing the Energy Opportunities Conference. Unlike Naturallia, the Energy Opportunities Conference does not have access to the same level of seed capital. Therefore, the committee is requesting that the $25,000 be reallocated to the Energy Opportunities Conference.

RECOMMENDATION

As this project is consistent with EDF Criteria and supports the strategic goals of the City's Smart Energy Strategy and complements other local initiatives.

The conference will showcase Sault Ste. Marie as a trade and investment community committed to supporting the growth and development of the community's business and industrial base, as such, the Board of Directors of the Sault Ste. Marie Economic Development Corporation recommends that City Council support this initiative in the amount of $25,000.

Respectfully submitted,



Tom Dodds, CEO

99 Foster Drive . Level Three . Sault Ste. Marie, Ontario . Canada . P6A 5X6 . Tel: 705.759.5432 . 1.800.461.6020 . Fax: 705.759.2185
info@ssmedc.ca . www.sault-canada.com

EDF Application

July 14, 2014

Energy Opportunities Conference: Making Things Happen!

Applicant Information

Legal name of business/organization

Sault Ste. Marie Innovation Centre
1520 Queen Street East, Suite BT200
Sault Ste. Marie, ON
P6A 2G4

Names of Officers, Directors & Principals

Dereck Whitmell, Board Chairperson
Kelly McLellan, Treasurer and Chair of Finance Committee
Mayor Debbie Amaroso (*Ex-Officio*)
Steve Butland
Dr. Ron Common
Jim Harmar
Dr. Richard Myers
Art Osborne
Lisa Richter
Kirsten Corrigal
Marty Wright
Nevin Buconjic

History of the Organization

The Sault Ste. Marie Innovation Centre was founded in 1999 and serves as a catalyst for growth in the IT, science and knowledge based sectors in the Algoma District. The Innovation Centre is focused on four core areas: operating a business incubator to encourage the establishment and growth of business start-ups; providing support services to the SME (Small to Medium Enterprise) IT and science community; supporting the establishment and enhancement of advanced research projects in the region; and, undertaking strategic market development.

Organization Mandate

The Sault Ste. Marie Innovation Centre (SSMIC) was established in 1999 to function as a catalyst for economic development and diversification in the information technology and knowledge-based sectors.

Mission Statement

To drive business growth, facilitate research and commercialize innovation in globally significant areas of science and technology through partnerships, expert advice, community development, business incubation, youth outreach and sector development activities.

Vision Statement

Build and actively develop an innovative science and technology hub: a perpetual generator of knowledge and prosperity.

Key Contact for the Initiative

Jason Naccarato
Vice President - Development
Sault Ste. Marie Innovation Centre
T 705.942.7927 ext. 3121
F 705.942.6169
C 705.254.9216
E jnaccarato@ssmic.com
www.ssmic.com
www.saultenergy.com

Contributing Partners

RDEE Ontario Alliance
Energizing Co
PUC Inc.
N Sci Technologies
Sault Ste. Marie EDC
Algoma District School Board
Sault College
Biomass Innovation Centre
Brookfield Power
TD Bank
Leidos

Project Information and Project Background

As identified in the Smart Energy Strategy, Community Branding and Outreach is one of the eight strategic recommendations. The Sault Ste. Marie Energy Innovation Hub brand has been created and the Energy Opportunities Conference will continue to tell the

Sault Ste. Marie Energy Story. This conference will move forward strategic conversations with key private sector partners and technology developers' projects for the Smart Grid and Bio Energy Initiatives. These two initiatives were also identified in the Smart Energy Strategy.

In 2013, the Naturallia organizing team had been granted $25,000 to run the business-to-business match-making event. Naturallia was a resounding success and due to the fiscal responsibility that was conducted while planning this event, these dollars were never claimed. The same partners have now gotten together and are organizing the Energy Opportunities Conference. Unlike Naturallia, the Energy Opportunities Conference does not have access to the same level of seed capital that Naturallia did. Therefore, the committee is requesting that the $25,000 be reallocated to the Energy Opportunities Conference.

Project Description

SSMIC is the lead organization implementing a Smart Energy Strategy for the community. The plan calls for a number of actions that should be followed in order to continue growing the energy sector in the community, including hosting an energy focused conference. The Energy Opportunities Conference will increase awareness, inspiration, and momentum around solutions and advancements applicable to smaller and remote urban centres. The Sault Ste. Marie Energy Innovation Hub is leading this initiative and is putting the city on the world map as "the gatherer" for innovations and solutions in this area.

The Energy Opportunities Conference: Making Things Happen! focuses on Making Energy Innovation Happen, Project Execution, Commercialization, Smart Energy and New Technology.

As discussed in the Smart Energy Strategy, strengthening community enrollment and investment in SSM's *Clean Energy Strategy* is critical and it was recommend that a concurrent and dedicated public relations and media campaign be launched to articulate the objectives, goals, and benefits of the strategy to the community. The Smart Energy Team SSMIC has created a community smart energy marketing strategy that employs social media and innovative messaging to augment the community enthusiasm and the global knowledge of the Sault's energy infrastructure and clean energy directions. This branding initiative alters the global perception of SSM and showcases the city's deep roots and numerous projects in all stages of development – conception, research and development, pilot projects, and full-scale. Currently, a video and a website (www.saultenergy.com) have been developed that showcase the SSM energy story.

Performance Targets

Target – 150 attendees
Commitment Target – 100 attendees
Dollar value per person that the conference brings into the city is $150/day according to Tourism SSM.
3 days at 150 energy professionals = $67,500 stimulus to the local economy

Over 50 subject matter experts are presenting at the conference such as;
Nick Parker, Co-Founder & Managing Partner, Global Acceleration Partnerships – Keynote
Tom Rand, Managing Partner, MaRS Cleantech Fund – Keynote
Chris Turner, Author and Energy Sector Specialist, *The Leap* – Keynote
Glen Martin, Founder & CEO, Energizing Co. – Keynote
Sonya Gulati, Senior Economist, TD Bank – Keynote
Daniel Kaute, President & CEO, Environmental Waste International
Jayson Zwierschke, Founder, President & CEO Elementa Group
Dominic Parrella, President & CEO, PUC – Moderator
Joe Fratesi, City CAO, City of Sault Ste. Marie – Moderator
Martin Pochtaruk, President, Heliene
Jim Deluzio, Vice President Operations, Brookfield – Moderator
Craig Rizzo, Program Manager, Leidos
Bill Wong, Program Manager, Leidos
Jennifer Hiscock, Advisor, Science & Technology sector
Jon Dogterom, Practice Lead, MaRS Cleantech and Physical Sciences
Bruce Strapp, Executive Director, Ministry of Northern Development and Mines – Moderator
Murray McLaughin, Executive Director, Bioindustrial Innovation Canada
Karen Bird, Renewable Energy Director, Batchewana First Nation
Kathyayani Mahadenvan, Alternative Energy and Energy Management Business Line Leader, Battelle

Impacts and Limitations to the Project

Jobs and employment opportunities created as a result of this conference will require diverse skills and involve many sectors, not just energy. The industry professionals attending the Energy Opportunities Conference have many different goals and objectives, as well as varied business plans. These plans include production support, maintenance, engineering, skilled trade labourers, administration, and other human resource needs. Research based projects will be introduced and discussed. These projects will bring employment through new business opportunities to the region and will involve long-term, on-going attention, in all phases of the delivery - conception, research and development, implementation, and pilot operation plans. In addition, there will be a strong presence of educators at the event gathering information about what can be expected of future employees, and will use this information to determine course content. The plan for delegations includes Scandinavian, Asian and Brazilian attendees, with the goal of attracting international projects to the region, as well as

share information and create partnerships between local business and businesses from these regions. These collaborations will result in increased job opportunities, as well as a diverse and well educated work force.

Methodology and Timing

The conference will take place over three days and in addition to the conference agenda, the Biomass Innovation Centre and the Ministry of Education are planning professional development sessions for their staff. As well, the Northern Energy Symposium will take place immediately following the conference and will present a white paper on behalf of local Energy professionals and an energy lobby group. The volunteers at the conference will be students from the local school board who are enrolled in the Ontario Secondary School Energy focused diploma program.

Costs and Financing

Appendix A - Energy Opportunities Conference Budget

Energy Opportunities Conference: Making Things Happen!

MASTER BUDGET

$108,485

	Item	Budget Code	Explanation	Tentative Revenues	R1 Allocation
	Day One (Tuesday)				
Hospitality	Meeting Space Rental		workshop/seminar		$150
Hospitality	Conference Centre Internet Fees				$300
Hospitality	Stage				$1,000
Hospitality	Daily Refreshment Breaks				$500
Hospitality	Social - Food		$19/person x 150		$2,850
Hospitality	Social - Drink		$10/person x 150		$1,500
Hospitality	Social - Entertainment		J Case		$600
	Day Two (Wednesday)				
Hospitality	Meeting Space Rental		workshop/seminar		$150
Hospitality	Breakfast		$15/person x 130		$1,950
Hospitality	Daily Refreshment Breaks				$1,000
Hospitality	Lunch		$19/person x 130		$2,470
Hospitality	Additional set-up fees				$300
Hospitality	Social/Dinner - Food and Drink		$39/person x 130 people		$5,070
Hospitality	Social/Dinner - Entertainment				$800
Speaker	Breakfast Keynote		Chris Turner		$5,000
Speaker	Lunch Keynote		Nick Parker		$1,000
Speaker	Closing Keynote		Sonya Gulati		$0
	Day Three (Thursday)				
Hospitality	Meeting Space Rental		workshop/seminar		$300
Hospitality	Breakfast		$15/person x 130		$1,950
Hospitality	Boxed Lunch To Go		$19/person x 130		$2,470
Hospitality	Additional set up fees				$300
Hospitality	Daily Refreshment Breaks				$1,000
Speaker	Breakfast Keynote				$5,000
Speaker	Lunch Keynote		Glen Martin		$2,000
Hospitality	Symposium - Refreshements				$500
	Exhibits				
Hospitality	Electric requirements for Booths		$20x25 Booths		$1,500
Hospitality	Table/Fixture Rentals		Included		$200
Hospitality	AV Equipment				$500
	Industry Tours				
Hospitality	Transportation		2 Buses @ 150 / hr x 6 hrs		$1,800
	Event Promotion				
Marketing	Signage		3 Banners printed,		$900
Marketing	Signage		Airport Decals		$400
Marketing	Signage		Tower Sign x2		$1,700
Marketing	Signage		Flags		$1,000
Marketing	Signage		Wave and Oval		$1,700
Marketing	Promo Swag		Pens		$1,000
Marketing	Banner ups		Included in signage		$150
Marketing	Graphic Design		Matt Poser		$1,600
Marketing	Brochures		Printing		$500
	Event Material				
Marketing	Guest Speaker Gifts		5 speakers @ $25		$125
Marketing	Graphic Design - Programme		C/C Coutu		$500
Marketing	Printing of Programme		Programme		$1,500
Marketing	Sponsorship Pkgs		Printing		$100
	Media Relations				
Marketing	Press release syndication				$400
Marketing	Digital Media				$5,000
Marketing	Mobile App		Event App		$0
Marketing	Print Media		NOB		$2,000
	ICT				
ICT	Webinar				$250
ICT	Cell phone - project manager				$500
ICT	Audio Visual Equipment				$1,500
	General				
General	Keynote Speaker				$0
General	Volunteers T-Shirts				$500
	Project Manager				
Sponsorship	Conference Project Manager				$45,000

Energy Opportunities Conference
Making Things Happen!™



NOVEMBER 4 - 6, 2014
Sault Ste. Marie, Ontario, Canada

The main areas of focus and scope of the Energy Opportunities Conference: Making Things Happen! are:

Making Energy Innovation Happen: Connecting Concept Developers and Innovators to Technology Adopters.
Project Execution: Set-up and implementation of successful pilot projects; including discussions with Energy Professionals who have found success in Sault Ste. Marie.
Commercialization: Defining the business needs, resource allocation and identifying the customers. Connecting Customers to Developers, and Project Sponsors to Concept Developers and Innovators.
Smart Energy: What new technologies exist? Where are we heading? How to move forward?
New Technology: Discussions with early adapters of new technology, presentations on the innovative future, and information on funding available only in Northern Ontario.

Who Should Attend the Energy Opportunities Conference?

Technology Developers, Innovators, Funders, Investors, and Private Businesses; Utility Companies; Economic Development Corporations as well as Municipal, Provincial and Federal Governments; Labour developers; high-use Energy customers; and Entrepreneurs.

Participants of the Energy Opportunities Conference will network with Community Partners and Energy Stakeholders who have proven to be an active support network, assisting with new investment and business expansion in Sault Ste. Marie and Northern Ontario, and will remove barriers and create soft landings for business.

saultenergy.com

Presenting Sponsor: E Co. ENERGIZING Co.

SAULT STE. MARIE Energy Innovation Hub™

Speakers

The Energy Opportunities Conference: Making Things Happen! features Innovators, Entrepreneurs, Engineers, Project Developers, Economists, Industry Experts and Policy Makers.

Presentations will include information on: Smart Grid Develpment, Renewable Energy Projects, Economic Development and Global Trends, Investor Engagement and Funding Opportunities, and much more.

Registration and Cost

Conference Pass – $595
Exhibitor Booth – $1,295 (includes one conference pass)

Registration is now open. To register please visit:
http://saultenergy.com/en-us/ENERGY-OPPORTUNITIES-CONFERENCE.

Host Venue and Travel

Algoma's Water Tower Inn
360 Great Northern Road
Sault Ste. Marie, Ontario, Canada
Reservations Toll Free: 1.800.461.0800
Room Rates: $107/Single, $117/Double
*please contact in advance to arrange airport shuttle service
www.watertowerinn.com

Sault Ste. Marie Airport (YAM) is a quick 50 minute flight from Toronto and is serviced by:
Porter Airlines – www.porterairlines.com 1.888.619.8584
Air Canada Express – www.aircanada.com 1.888.247.2262
Bearskin Airlines – www.bearskinairlines.com 1.800.465.2347

Sponsorship Information, Speaking Opportunities, and all other inquiries, please contact:

Christina Coutu, Project Manager
Sault Ste. Marie Innovation Centre
705.942.7927 ext.3028 – office
705.254.9799 – cell
ccoutu@ssmic.com

FedNor
Ontario
Northern Ontario Heritage Fund Corporation
Société de gestion du Fonds du patrimoine du Nord de l'Ontario
Sault Ste. Marie Ontario Canada
SAULT STE. MARIE INNOVATION CENTRE

July 14, 2014

To: Mayor and City Council

From: Tom Dodds, CEO,
Sault Ste. Marie Economic Development Corporation

Re: **Sault Ste. Marie/OLG Modernization Strategy Update**

Please find enclosed a summary report on the collective efforts of the Sault Ste. Marie Economic Development Corporation, Sault Ste. Marie Innovation Centre, OLG, local lottery and gaming businesses, employment organizations and post-secondary institutions to support and help advance the community's lottery and gaming sector.

I am pleased to report that considerable progress has been made in advancing a number of initiatives and activities to increase employment and business development in the community.

Setting the Context
In mid-February of 2012, the Drummond Report and OLG's report on Modernization created an enormous uncertainty in the community about the future of an organization that supports thousands of direct and indirect jobs here. At the time, we saw headlines such as the following:

FEBRUARY 2012

- ORAZIETTI: CLOSING SAULT OLG HEAD OFFICE 'UNACCEPTABLE'
- SAULT MAYOR DEBBIE AMAROSO ISSUES LETTER OF PROTEST TO PREMIER RE: IDEA OF DOWNSIZING OLG
- MAYOR AMAROSO RESPONDS SWIFTLY TO DRUMMOND REPORT'S OLG RECOMMENDATION
- LOSS OF OLG WOULD BE DEVASTATING TO THE SAULT: AMAROSO TO MCGUINTY
- MAYOR DEBBIE QUESTIONS, 'TWO HEAD OFFICES?'

This year, we have seen a markedly greater OLG commitment to the community, as indicated by the remarks of the Philip Olssen, OLG Chair, the Mayor and others, as evidenced in the following media reports and highlights:

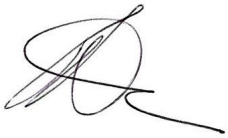
JUNE 2014

- THE NEW CHAIR OF THE ONTARIO LOTTERY CORP. BOARD OF DIRECTORS SAYS HE EXPECTS SAULT STE. MARIE TO PLAY A SIGNIFICANT ROLE IN THE FUTURE OF THE PROVINCE'S LOTTERY AND GAMING OPERATIONS
- MODERNIZATION WILL CREATE JOBS IN THE SAULT, OLG CHAIR SAYS
- "OLG IS VERY COMMITTED TO THE SAULT. WE'VE BEEN HERE SINCE 1989. IT'S OUR HEAD OFFICE," SAID BOARD CHAIR PHILIP OLSSON. HE SAID OLG IS GRADUALLY TRANSITIONING PEOPLE BACK TO SAULT STE. MARIE AND THE CROWN CORPORATION RECOGNIZES THE EXPERTISE IN SAULT STE. MARIE.
- MAYOR AMAROSO: SHE SAID "THE KEY MESSAGE WAS THAT THE CITY IS WILLING TO WORK WITH OLG TO REACH COMMON GOALS…. "OUR OBJECTIVE IS TO HELP THEM MEET THEIR GOALS AND SURPASS THOSE GOALS WITH OUR INNOVATION AND TALENT POOL," SHE SAID. "IT'S THE SLOGAN 'GAMING IN OUR DNA'. IT'S A FIT."

In my view, this fundamental change did not come about simply by community leaders and stakeholders letting OLG determine its future here.

Rather, this realignment of Provincial and OLG policy and approach came about through:

- Strong and proactive leadership, collaboration and cooperation by our local elected officials, in particular our City Council, Mayor and MPP - supported by the community's economic development organizations and City staff, particularly CAO Joe Fratesi;
- The development and implementation of a focused strategy on OLG modernization that is engaging community stakeholders to make a concerted effort to demonstrate the value of Sault Ste. Marie as OLG's head office location - an ongoing effort; and
- The development of strong working relationships and ongoing dialogue with senior OLG and community leaders focused on the very goals and objectives outlined in the attached report.



Tom Dodds/AB
Enclosures

JULY 14, 2014 REPORT TO CITY COUNCIL

SAULT STE. MARIE LOTTERY AND GAMING INITIATIVES

Lottery and Gaming - OLG Procurement Processes

- In the OLG's procurement process, qualified lottery and land-based gaming proponents are going to have the ability to bid on all or part of the Crown Corporation's functions. The proponents have access to OLG's online data rooms, which contains information on the procurement process. The Sault Ste. Marie Economic Development Corporation (SSMEDC), working with OLG staff, was able to get information on Sault Ste. Marie's competitive industry advantages to be housed in the data rooms. As such, prospective lottery and gaming operators are able to access this information during the procurement process, thus increasing the chances that Sault Ste. Marie will be the location of any future operators.
- The OLG is preparing to release a request for proposal (RFP) to qualified bidders interested in operating its lottery operations, along with a Northern bundle of casinos, which includes Sault Ste. Marie. These separate RFPs are expected to be sent out in the near future.

Head Office in Sault Ste. Marie

- The SSMEDC is encouraged by the OLG and Provincial Government's statements that OLG's Sault Ste. Marie office continues to be critical to the success of the lottery and gaming business in Ontario. There is agreement that these jobs are important for OLG—a fact that the Crown Corporation has made clear to proponents in the procurement documents. There is also agreement that critical functions must remain in Sault Ste. Marie in the new OLG to retain the level of employment in Sault Ste. Marie and the collective recognition that it is the OLG Head Office, now and in the future.
- Community support for this initiative is high. The SSMEDC is also very encouraged by the recent remarks of the OLG Chair stating the Corporation's commitment to the community, as well as support from Premier Wynne's and local MPP David Orazietti for the creation of new lottery and gaming jobs.
- The shared objective should be to ensure that not only is there retention of OLG employees, but also employment growth in Sault Ste. Marie as a result of Ontario's modernized lottery and gaming sector.

Digital Gaming Sector Development

Next Generation Lottery and Gaming Centre

- A **Next Generation Lottery and Gaming Centre** is being established in Sault Ste. Marie. Located at the Sault Ste. Maries Innovation Centre (SSMIC), this entity seeks to be an international centre of excellence for digital gaming. It brings together the resident expertise in lottery and gaming in the community with the Innovation Centre's Algoma Games for Health, Algoma University, Sault College and the private sector. It serves as a terrific launch point for a range of

lottery, gaming and innovative leading-edge initiatives that can benefit a range of business sectors, both nationally and internationally.

One example is the recently announced $2.1-million Canadian Bank Note / Innovation Centre partnership to create an advanced e-bingo platform for charitable gaming, a Game Development Kit and six new play-on-demand games that will allow third party vendors to develop play-on-demand games that operate on the e-bingo platform. This one type of business development model we are exploring to grow our lottery and gaming capacity.

Algoma Games for Health also recently won an RFP from the Centre for Addiction and Mental Health to build educational web tools on responsible gaming – an area that presents opportunity across a wide number of applications related to training customers, staff and retailers.

2014 Canadian Gaming Summit

- At the recommendation of OLG and Terry DeBono, a consultant retained by the SSMEDC with expertise in lottery and gaming and decades of experience in the field, representatives from the Sault Ste. Marie Economic Development Corporation and the Innovation Centre attended the 2014 Canadian Gaming Summit and made a short presentation promoting Sault Ste. Marie as a location for gaming-related businesses to locate and operate. Hosted this year in Vancouver, the Canadian Gaming Summit is one of the industry's premier conference and tradeshow.

  Participation in this event was part of a communications and marketing strategy developed to raise the profile of Sault Ste. Marie as a lottery and gaming hub in North America. Sault Ste. Marie received considerable profile. Attached is an article in the latest Canadian Gaming Association magazine and a news article that appeared during the conference about Sault Ste. Marie.

  The SSMEDC and SSMIC are following up with approximately 45 individuals and firms that they met at the conference. These people and organizations represent a broad range of interests ranging from firms looking to establish manufacturing operations, game development companies, and businesses that provide critical services to the lottery and gaming industries.

  Sault Ste. Marie's participation in the Gaming Summit was the first time the community had come to the event to promote itself as a hub for lottery and gaming. Consequently, the Sault received considerable attention, both by the conference organizers and the participants themselves. More than 1,200 persons registered for the conference.

Digital Gaming Task Force

- Community stakeholders with interests in the lottery and gaming sector have joined together to form a Sault Ste. Marie Digital Gaming Taskforce designed to help advance the local industry and be a driving force in its future. The initial Taskforce membership includes the OLG, Canadian Banknote Company Ltd., The Debono Group Inc., Pollard Banknote Ltd., Algoma University, Sault

College, the Sault Ste. Economic Development Corporation, and Sault Ste. Marie Innovation Centre.

- While the Sault Ste. Marie Digital Gaming Taskforce is an advisory body to the community and its economic development stakeholders, it will help us drive the development of digital gaming with information and communication technology (ICT) growth and the development in the Sault. It will be a catalyst for ideas and action and will ensure that local opportunities are capitalized on to grow the industry.

Human Resource Talent Recruitment and Retention Strategy

The Sault Ste. Marie Economic Development Corporation and OLG senior management have commenced a process to determine how best to insure that OLG and the lottery and gaming sector in the community have the necessary talent and human resources to lead the industry now and in the future. We look forward to receiving an action plan that will support OLG's current recruitment efforts and long term human resource development strategies.

Data Centre

The Sault Ste. Marie Economic Development Corporation and the Sault Ste. Marie Innovation Centre have recently completed a feasibility study on the establishment of a Tier 3 data centre in the community. The objective of such a data centre would be to house the data storage and maintenance requirements for local organizations and businesses, major ICT-driven Corporation such as OLG and others across the region and province. The data centre is designed to have a very high level of security and integrity.

- The Sault Ste. Marie Economic Development Corporation and the Sault Ste. Marie Innovation Centre plan to proceed with the establishment of a data centre in the community.
- The Sault Ste. Marie Economic Development Corporation and Innovation Centre have led this initiative and have shared the results with the OLG team. We expect that it will be quite relevant to addressing some of the organization's data management requirements.
- OLG is providing us with a letter indicating its commitment to this data centre. Currently, an expedited Expressions of Interest process is being prepared.

SAULT STE. MARIE

"Lottery and Gaming – It's in our DNA!"

How did Sault Ste. Marie, Ontario come to be an international centre of lottery and gaming excellence for managing and providing services to enterprises in North America? And why do the people of Sault Ste. Marie and many of its private and public organizations proclaim proudly that lottery and gaming is in their DNA?





THE SEEDS FOR BOTH were planted by the Ontario Government in 1986 with the Northern Ontario Relocation Program, which was launched with the aims of establishing an Ontario government presence in Northern Ontario, helping offset the cyclical nature of the region's resource based economy and bringing highly qualified managers and professionals to the region. For Sault Ste. Marie, this Ontario initiative saw the head office of the Ontario Lottery and Gaming Corporation established in the geographic centre of North America.

The 1986 policy achieved its stated aims and the head office flourished. Today, over $55 million payroll dollars multiply through the local economy as over 830 OLG employees make their homes in this extraordinary community. The multiplier effect on the economy and on attracting highly qualified professional and expanding academic resources is enormous, benefitting everyone. For OLG it meant a head office operating in a cost-effective location with low employee turnover, high employee satisfaction and a location that facilitated easy travel throughout the province, indeed throughout North America. For its citizens, their governments, and regional education providers, among others, the establishment of OLG in the "Soo" has been a catalyst for the city's prosperity.

CLOSE COMMUNITY TIES

Quite naturally, lottery and gaming has become part of the community's DNA. The private sector has recognized the growth potential. Existing businesses, as varied as office equipment suppliers to marketing firms, established and grew new relationships with OLG. Canadian Bank Note and Pollard Banknote, firms with specialized products for lottery and gaming, set up shop in Sault Ste. Marie.

The Sault Ste. Marie Innovation Centre and Algoma Games for Health are two examples of industry supported organizations, who work with OLG and private sector companies to develop products and processes for lottery and gaming. Algoma University and Sault College are committed to growing the local talent pool, assuring the steady stream of skilled employees with assets needed by the industry.

A City of Gaming Excellence

As the OLG Head Office location for more than 25 years, Sault Ste. Marie has amassed a unique asset base – a fully trained efficient workforce with a deep knowledge of the lottery and gaming Industry, advanced IT skills, a superb and supportive academic community and enviable physical infrastructure. This has spawned successful public and private partnerships in the lottery and gaming space. Digital gaming companies from around the world are discovering that Sault Ste. Marie is an international centre of lottery and gaming excellence. The Sault Ste. Marie Digital Gaming Task Force was established by the public and private stakeholders leadership in response to the growing interest in locating in the community, to accelerate the growth of the Sault's gaming ecosystem.

Representatives from Sault Ste. Marie will be attending the Canadian Gaming Summit to meet with industry stakeholders and discuss unique initiatives for lottery and gaming companies who establish operations in Sault Ste. Marie.

The recent OLG Modernization activity has further enhanced the bond between the community and the lottery and gaming industry. Digital gaming companies from around the world are discovering that Sault Ste. Marie is an international centre of lottery and gaming excellence.

DIGITAL GAMING TASK FORCE

In response to the growing interest to locate in the community, and to accelerate the growth of the Sault's gaming ecosystem, the Sault Ste. Marie Innovation Centre (SSMIC) and Economic Development Corporation have formed the Sault Ste. Marie Digital Gaming Task Force. Some of the other partners in the task force include OLG, The Debono Group Inc., Algoma University, Sault College, Canadian Bank Note (CBN) and Pollard Banknote.

Its objective is to accelerate the development of the digital gaming sector in Sault Ste. Marie. The CBN/Innovation Centre collaboration is one example of the projects and initiatives which form part of the city's ICT sector development strategy, and exemplify the focus of this task force. Together CBN and SSMIC are developing a new digital gaming platform for the charitable gaming industry. This $2 million project was assisted with over $1 million in funding from the Northern Ontario Heritage Fund (NOHFC), an organization with programs aimed at assisting private sector companies to create employment in Northern Ontario. The city's commitment to the sector is further evidenced via its investment in a Tier 3 Data Centre, soon to come online. And the Economic Development Corporation is committed to working with private sector firms and the NOHFC, Ontario, the City of Sault Ste. Marie and the Federal Government to be the international centre of lottery and gaming excellence.



For more information visit www.saultlotteryandgaming.com or visit their booth at the Canadian Gaming Summit.

18 Years
21 Casinos
11 Jurisdictions

In our game, winning numbers have nothing to do with luck.

For 18 years, we've helped build brands for 21 different casinos across North America. From advertising, to social media to developing new technology, when it comes to reaching your players and driving your business, no one knows casino marketing and advertising better than us. We've got game.

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SAULT STE. MARIE
PLEDGES FINANCIAL SUPPORT FOR IGAMING

Sault Ste. Marie, home to the head office of the Ontario Lottery and Gaming Corporation for more than 25 years, is now offering incentives aimed at attracting new companies and accelerating development of its digital gaming sector, as **Terry Debono** explains.

Sault Ste. Marie is a city located in Northern Ontario, Canada, between the Great Lakes Huron and Superior. In 1986, to offset the cyclical nature of the region's resource based economy and to bring new skills and professionals to the region, the Ontario Government established the head office of the Ontario Lottery and Gaming Corporation (OLG) in the Sault.

Sault Ste. Marie flourished with the injection of new jobs and skills. Today, over CA$55m payroll dollars multiply through the local economy, via 830 OLG employees. The multiplier effect on the economy and on attracting highly qualified professional and expanding academic resources is dramatic. "For OLG, it meant a head office operating in a cost-effective location with low employee turnover, high employee satisfaction and a location that facilitated easy travel throughout the province and North America" said Sault Mayor, Debbie Amaroso. "The establishment of OLG in the Sault has been a catalyst for the City's prosperity."

The private sector recognized the growth potential. Existing businesses, as varied as office equipment suppliers to marketing firms, established and grew new relationships with OLG. Canadian Bank Note and Pollard Banknote, firms with specialised products for lottery and gaming, set up shop in Sault Ste. Marie.

The Sault Ste. Marie Innovation Centre and Algoma Games for Health are two examples of industry-supported organizations which work with OLG and private sector companies to develop products and processes for lottery and gaming. "Algoma University and Sault College are committed to growing the local talent pool to assure a steady stream of skilled employees with assets needed by the industry" said Tom Dodds, CEO of the Sault Ste. Marie Economic Development Corporation.

The recent OLG modernization activity has further highlighted the bond between the community and the lottery and gaming industry. "Digital gaming companies from around the world are discovering that Sault Ste. Marie is an international centre of lottery and gaming excellence," added Mayor Amaroso.

In response to the growing interest to locate in the community, the Sault Ste. Marie Innovation Centre (SSMIC) and Economic Development Corporation formed the Sault Ste. Marie Digital Gaming Task Force. Other partners in the task force include OLG, The Debono Group Inc., Algoma University, Sault College, Canadian Bank Note (CBN) and Pollard Banknote.

Its objective is to accelerate the development of the digital gaming sector in Sault Ste. Marie. Tom Vair,

Executive Director of the Innovation Centre, points out: "The CBN/Innovation Centre collaboration is one example of the projects and initiatives which form part of the City's ICT sector development strategy, and exemplify the focus of this Task Force."

CBN and SSMIC are now developing a new digital gaming platform for the charitable gaming industry. This CA$2m project was assisted with over $1m in funding from the Northern Ontario Heritage Fund (NOHFC), an organization with programs aimed at assisting private sector companies to create employment in Northern Ontario. The City of Sault Ste. Marie continues to invest in the sector, most recently funding a Tier 3 Data Centre, soon to come online.

"The Economic Development Corporation is committed to working with private sector firms who are interested in establishing gaming operations in North America", added Dodds. "A number of financial incentives and economic support programs are available to qualified candidates who are interested in opening offices in our city. Lottery and gaming has become part of Sault Ste. Marie's DNA and we welcome companies to join us in our growth".



Terry Debono is a partner in the Debono Group, which provides consulting services to companies in the gaming, broadcast, technology, media and entertainment sectors. Worldwide clients include lotteries, land-based and online casino operators, gaming hardware and software supply and service companies, regulators, government policy makers, financial analysts and content delivery / management systems (broadcast, private network & mobile).

SAULT STE. MARIE POLICE SERVICE

580 Second Line East
Sault Ste. Marie, Ontario P6B 4K1

ROBERT DAVIES
Chief of Police

BOB KATES
Deputy Chief of Police

EMERGENCY DIAL 9-1-1
TELEPHONE (705) 949-6300
EXECUTIVE FAX (705) 949-3082
OPERATIONS FAX (705) 759-7820

June 13, 2014

Mayor D. Amaroso and Members of City Council
City of Sault Ste. Marie
Civic Centre, 99 Foster Drive
Sault Ste. Marie ON P6A 5X6

Dear Mayor Amaroso and Councillors:

Re: 2013 Annual Report - Sault Ste. Marie Police Service

As per our protocol agreement between Council and the Sault Ste. Marie Police Service with respect to the sharing of information, I have enclosed copies of the Sault Ste. Marie Police Service's 2013 Annual Report for members of Council. 2013 represents my last full year in my term as Chief of Police.

The annual report outlines a positive and successful year of policing in our Community. I believe that we have been extremely successful in the services we provide through our partnerships with various community organizations and agencies; proving we are indeed a community Police Service.

A special note of appreciation is extended to the members of Council and city staff who have supported our Service during the past year. It is with your support that we are able to maintain a high level of effective and efficient policing services for the citizens of Sault Ste. Marie and Prince Township.

Yours truly,

Robert D. Davies
Chief of Police

RDD:ah

Enclosures

cc: Mr. J. Fratesi, C.A.O.
Mr. M. White, City Clerk

2013
ANNUAL REPORT



SAULT STE. MARIE
POLICE SERVICE

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SAULT STE. MARIE POLICE SERVICE

The Sault Ste. Marie Police Service is pleased to present its 2013 Annual Report. We reflect on the year as one full of achievements, growth, and the opportunity to build stronger relationships with the citizens of Sault Ste. Marie and the Township of Prince.

MISSION

The mission statement of the Sault Ste. Marie Police Service is to enhance the quality of life in the City of Sault Ste. Marie and Prince Township by working cooperatively with citizenry to enforce the laws, preserve the peace, reduce fear, and provide for a safe environment in a way which strikes the optimum balance between the collective interests of all citizens and the personal rights of all individuals.

VISION

To serve the people of Sault Ste. Marie and Prince Township and to provide safety and an improved quality of life in the Community through excellence in policing.

VALUES

In partnership with the Community, we pledge to:



- **Protect the lives and property of our fellow citizens and impartially enforce the law.**
- **Fight crime both by preventing it and by aggressively pursuing violators of the law.**
- **Maintain a higher standard of integrity than is generally expected of others because so much is expected of us.**
- **Value human life, respect the dignity of each individual, and render our services with courtesy and civility.**

SAULT STE. MARIE POLICE SERVICES BOARD 2013

	*Ian MacKenzie* *Chair*		Mayor Debbie Amaroso
	Brenda O'Neill *Vice Chair*		Judge James Greco (Retired)
	Ruth Ten Brinke *Secretary*		Councillor Patricia Mick

The Sault Ste. Marie Police Services Board is a civilian oversight body that is responsible under the Police Services Act of Ontario for the provision of adequate and effective police services to its community. Our Board is comprised of two members of City Council, one member of the community appointed by Council, and two Provincial appointees.

CHIEF ROBERT DAVIES



It is with great pleasure that I present the 2013 Annual Report that represents the last full year of my term as Chief of Police. During the last 17 years that I have served as Chief of Police we have seen remarkable changes in policing and I am proud to say that our Service has kept up with these challenges by introducing new services and embracing technological advances. Consistent with previous years, 2013 was a busy year for the Service in terms of organizational change deemed necessary to assist our members achieve our business plan goals.

We continued to look at technology to assist our staff and create overall efficiencies. Upgrades to our mobile computers in our patrol cars now allow our frontline officers to instantly access pertinent information while conducting vehicle traffic stops and attending 9-1-1 calls for service.

As well, the Service has implemented "Livescan" which now allows fingerprints to be captured electronically and immediately submitted to the R.C.M.P. for comparison. This has obvious benefits to policing as computer scanning and result comparison times are greatly reduced. It also assists citizens who require fingerprint checks for employment or volunteer work. The traditional manual system often took months for record checks to be processed.

Operationally the Service created two new units to assist in combating criminals and the threats they pose to our community**.** Introduced in 2013 was a dedicated four-member Drug Unit with a mandate to target high-level drug trafficking and the supply of illegal drugs into our community. The Service also created a Crime Suppression Unit that proactively targets imminent threats by monitoring high-risk sex offenders as well as known criminals who are active in crimes such as break and enters, armed robberies, etc.

Probably the greatest achievement accomplished in many years involves our move to implement Ontario's Mobilization and Engagement Model of Community Policing to assist in reducing the growing demands placed on the police when responding to social disorder calls for service. It has taken two years to plan, set goals, train staff, and build community partnerships that will see our Service team up with many individuals and agencies to collaboratively address social issues that contribute to crime.

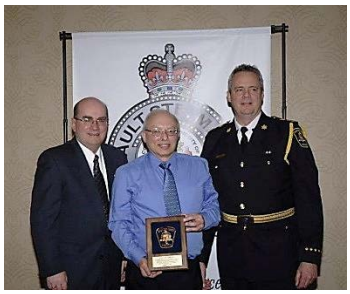
Our efforts would not have been possible without the assistance of Algoma University and the NORDIK Institute who conducted the information gathering phase of our project and the John Howard Society who provided restorative justice training to many key agencies. Thank you to Dr. Gayle Broad and her NORDIK research team and Ms. Suzanne Lajambe and staff from the John Howard Society.

From the ground work that has taken place this past year I am certain that many positive changes will take place in our community with respect to the social climate particularly in our downtown core for many years to come. I am proud to have been part of a dedicated team of police and community leaders to recognize complex and longstanding issues in our community and to have been part of an overall strategy to reduce root causes of crime and improve the overall health and safety of our citizens.

It is with mixed emotions that I present my final annual report. I will miss working with the dedicated members of our Service and the highly principled members of the Sault Ste. Marie Police Services Board. It has been an honour and privilege to have served the citizens of Sault Ste. Marie and Prince Township for the past 38 years including 17+ as Chief of Police. I am forever grateful.



Robert D. Davies
Chief of Police









DEPUTY CHIEF BOB KATES

twitter @bobkates



The Operations Division is responsible for the delivery of frontline emergency response, enforcement, and investigative services. Deputy Chief Kates provided leadership to the Investigation Services Division, Patrol Services Division, Community Relations and Crime Prevention Bureau (or Community Services), and Crime Stoppers during 2013.

The Investigation Services Division is tasked with the responsibility of investigating major criminal incidents and activities which occur in or are related to the Municipality of Sault Ste. Marie and the Township of Prince. These include murders and attempted murders, sudden deaths, serious bodily harm, sexual assaults, child abuse, as well as major thefts, frauds, break and enters, and robberies. Investigators provide investigative support through advanced interviewing, major case management, sexual assault investigation, homicide investigation, as well as warrant preparation and execution. They also participate in intra-jurisdictional investigations involving municipal, provincial, and federal police agencies.

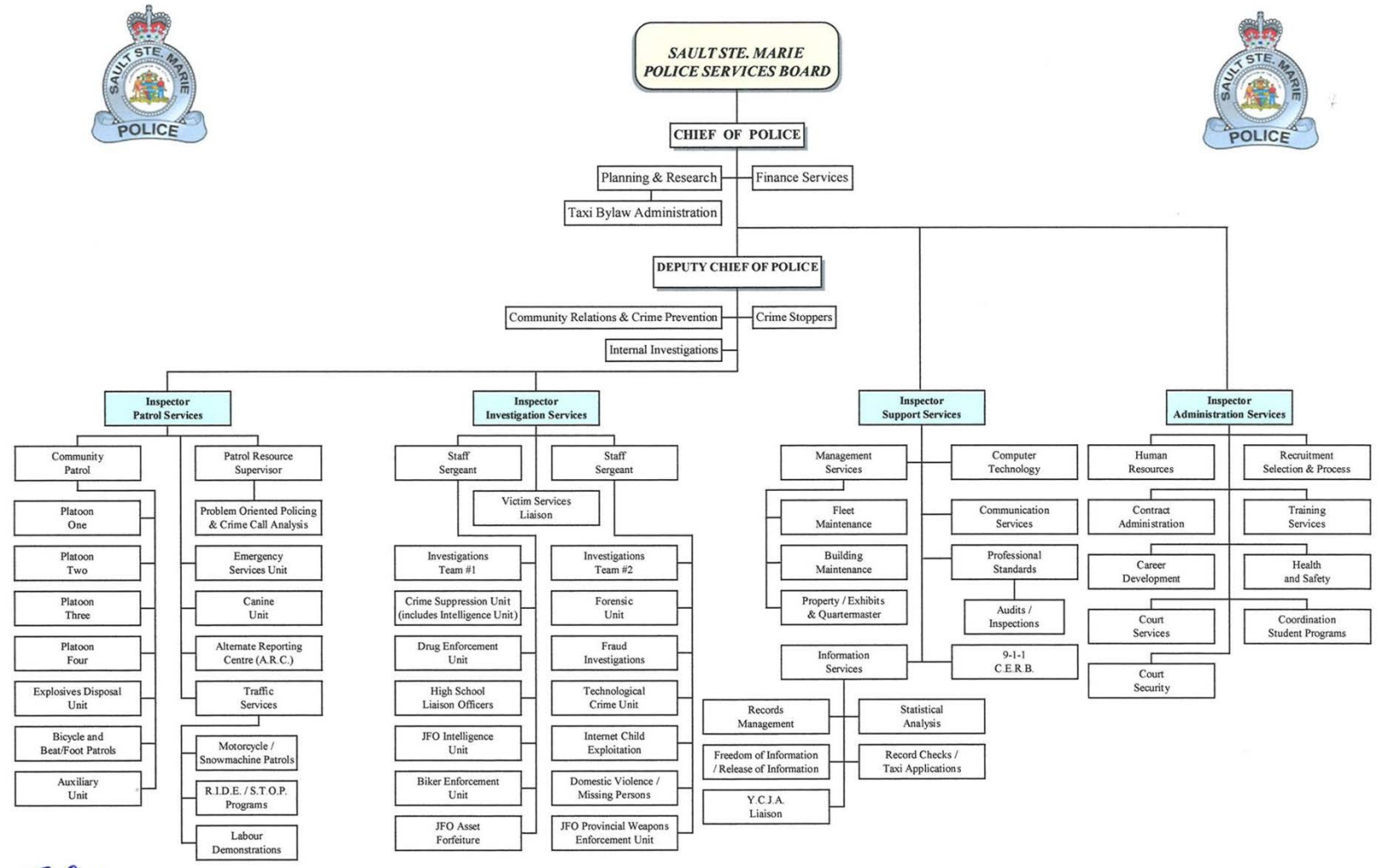
The Investigation Services Division includes staff responsible for major and general crime investigations, technological crimes, domestic violence, and forensic identification services. Officers were assigned from Investigation Services to the High School Liaison Officer Program, Joint Forces Intelligence Unit, Provincial Proceeds of Crime Unit, Provincial Weapons Enforcement Unit, and Repeat Offender Parole Enforcement Unit.

The Patrol Services Division consists of four platoons and a full tactical Emergency Services Unit. These uniformed officers provide the mainstay of around-the-clock frontline emergency policing in our community and the Township of Prince. Their duties vary widely from emergency response, investigation, and the enforcement of Criminal Code and other federal and provincial offences, to the patrolling of the streets of Sault Ste. Marie and rural areas of Prince Township.



In addition, officers within Patrol Services deal with problem-oriented policing issues and are assigned to Traffic Services, Canine Unit, Motorcycle Patrol, Snowmachine Patrol, Explosives Disposal Unit, R.I.D.E. Program, bicycle and foot patrols.

Bob Kates
Deputy Chief of Police

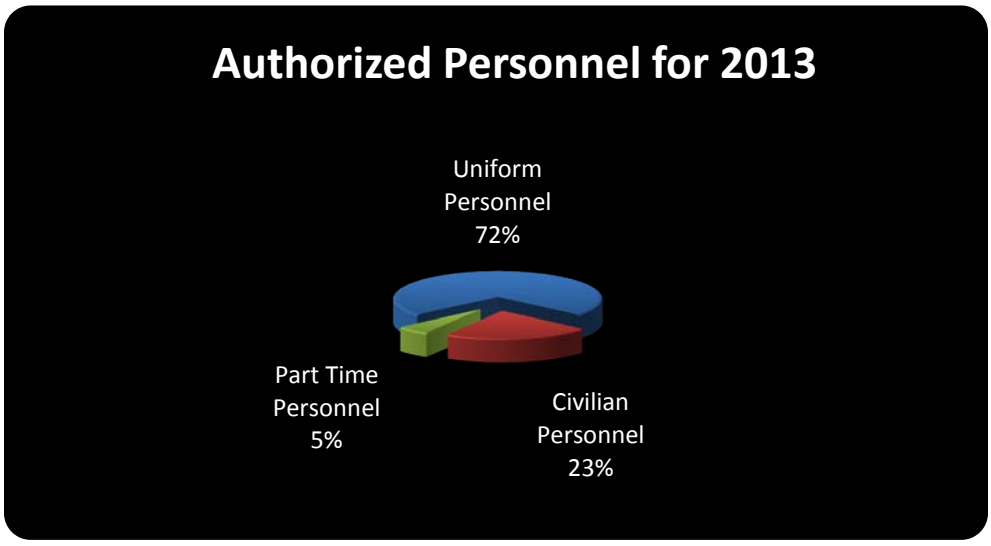


Robert D. Davies
Chief of Police

Effective
2013-Oct-25

AUTHORIZED PERSONNEL

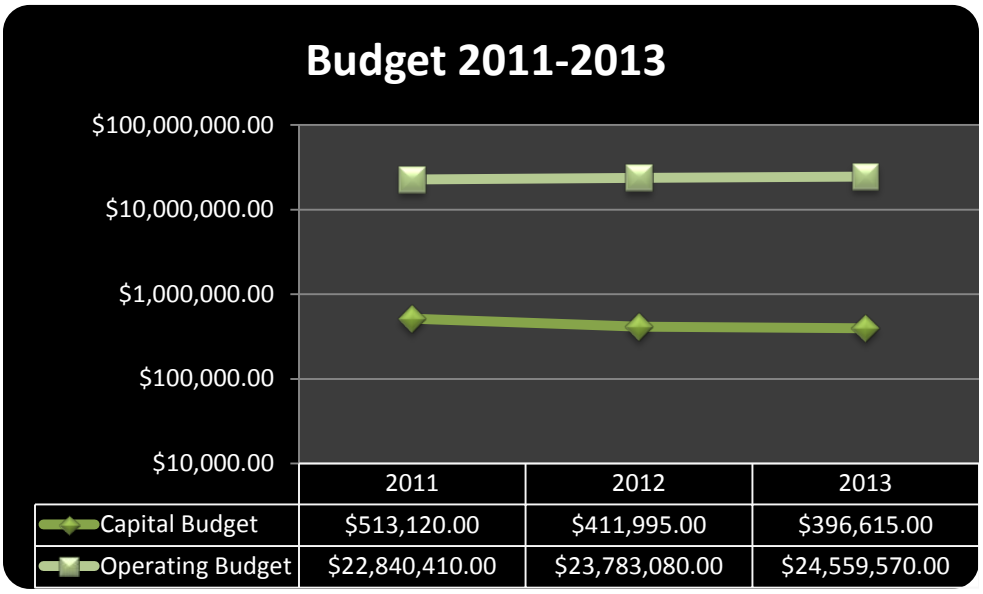
Uniform Personnel	2011	2012	2013
Chief	1	1	1
Deputy Chief	1	1	1
Inspectors	4	4	4
Staff Sergeants	7	7	7
Sergeants	20	20	20
Constables	105	105	104
Total Uniform Personnel	**138**	**138**	**137**
Civilian Personnel	37	37	37
Special Constables	6	6	6
Total Civilian Personnel	**43**	**43**	**43**
Total Authorized Strength	**181**	**181**	**180**
Part-time S.O.A.	*3*	*3*	*3*
Part-time Civilians	*10*	*10*	*10*
Part-time Special Constables	*3*	*3*	*3*
Total Full-time and Part-time Members	***197***	***197***	***196***
Police Population Ratio	559	554	563

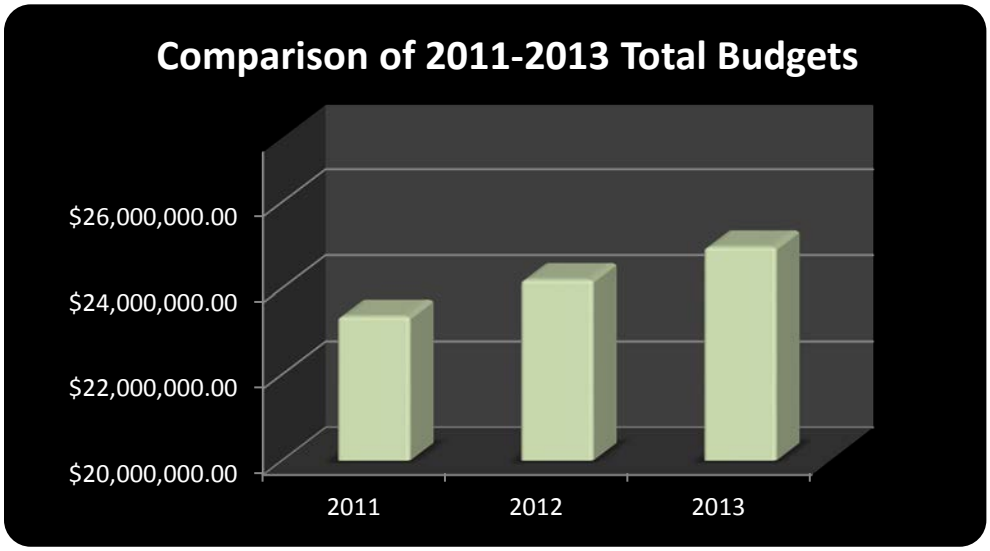


BUDGET

	2011	2012	2013
Operating Budget	$22,840,410.00	$23,783,080.00	$24,559,570.00
Capital Budget	$513,120.00	$411,995.00	$396,615.00
Total Budget	$23,353,530.00	$24,195,075.00	$24,956,185.00
Estimated Population*	77,905	76,457	77,115
Per Capita Cost	$302.92	$316.00	$318.48

**Includes population of Prince Township - Stats Canada Census figures*





ADMINISTRATION SERVICES DIVISION

Reports to Chief R. Davies

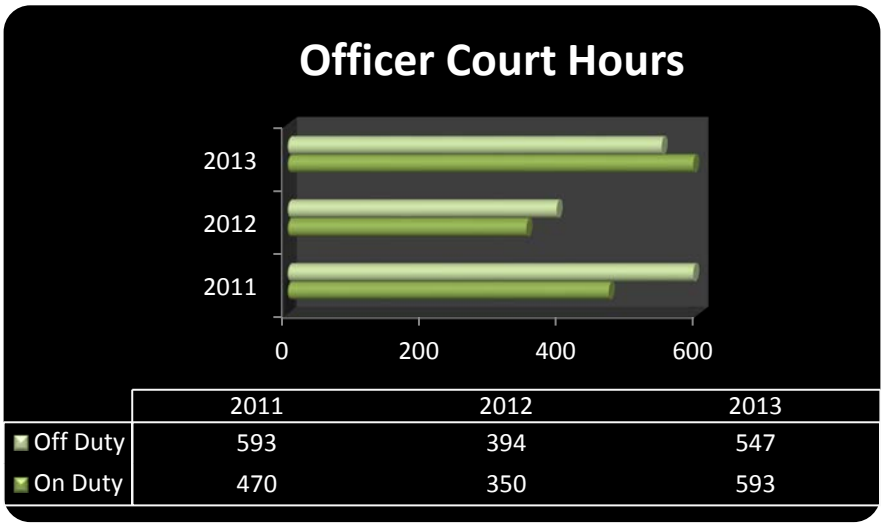
Administration Services, under the command of Inspector Steve Davey encompassed the following areas of responsibility: Human Resources; contract administration; Training Services; Court Services including Court Security; and health and safety.

COURT SERVICES

Court Security is staffed by one Sergeant, one Constable, and eight Special Constables who are responsible for all aspects of building, staff, and visitor security as well as prisoner management and transportation.

COURT HOURS

Officer Court Hours	**2011**	**2012**	**2013**
On Duty	470	350	593
Off Duty	593	394	547
Total	1,063	744	1,140
Officer Attendance			
Officers attending court (on-duty and off-duty)*	440	356	412
Testified	93	63	95
**Total based on court cards received*	(21.14%)	(17.70%)	(23.06%)
Prisoner Transportation			
Adults	2,023	2,118	2,112
Young Offenders	305	157	308
Total	2,328	2,275	2,420

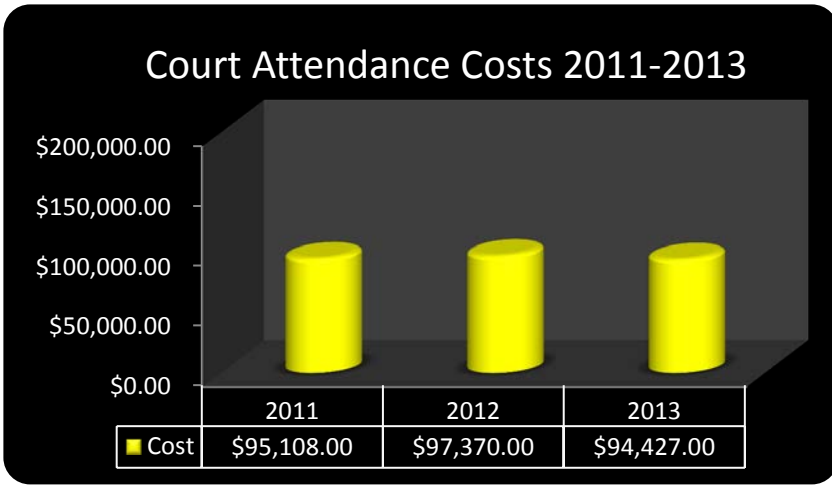


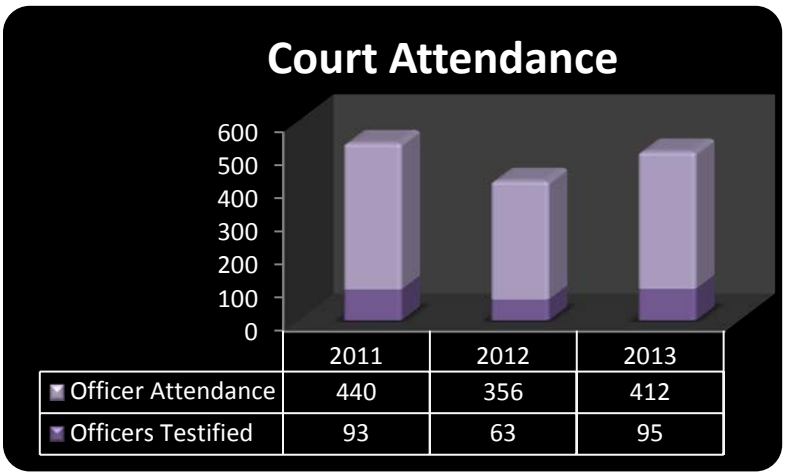
COURT ATTENDANCE COSTS

2011
$95,108.00

2012
$97,370.00

2013
$94,427.00





HUMAN RESOURCES

Human Resources is responsible for all staffing-related activities, including management of the police officer / civilian recruitment and selection, internal promotion and selection processes, attendance management, employee assistance programs, and return-to-work programs in cooperation with the Workplace Safety and Insurance Board and ACCLAIM Ability Management.

In 2013, Human Resources also continued to build relationships within the community to promote our Police Service as an employer of choice and worked with existing staff to promote recruiting as a responsibility to be shared by every member. In 2013 the Police Service participated in career fairs at all three area post-secondary educational facilities (Algoma University, LSSU, Sault College), and also participated in a career day for local high school seniors considering careers in law enforcement and public safety.

APPOINTMENTS

Chris Brown	Constable	August 19, 2013
Frank Carchidi	Constable	September 3, 2013

Mark Prophet	Special Constable	September 9, 2013
Sarah Miles	Part-time Relief Staff	November 12, 2013

PROMOTIONS

David Sguigna	Sergeant	April 3, 2013
Stephen Train	Inspector	July 2, 2013
Jody Greco	Staff Sergeant	July 2, 2013
Thomas Armstrong	Sergeant	July 2, 2013
Steven Miron	Sergeant	July 2, 2013

RESIGNATIONS

Donna-May Sayers-Lariviere	Part-time Relief Staff	October 28, 2013

RETIREMENTS

Scott Dickinson	Staff Sergeant	March 1, 2013
Terry Biocchi	Sergeant	March 31, 2013
Romano Carlucci	Inspector	June 30, 2013
Armando Tempesta	Constable	August 31, 2013
D'Arcy Keating	Staff Sergeant	September 30, 2013
David Lapish	Constable	December 31, 2013

DEATHS (IN MEMORIAM)

Christina McClasky	Civilian	January 2, 2013
William Currie	Sergeant	January 20, 2013
John Robins	Sergeant	September 2, 2013
Roy Rumley	Constable	October 3, 2013

AWARDS & CITATIONS

Exemplary Service Medals	Constable Douglas Erkkila	20 Year Medal
Civilian Recognition	Bonnie Barker	25 Years

City of Sault Ste. Marie 25 Year Service Awards

Staff Sergeant Jody Greco
Sergeant Michael Davey
Sergeant Lisa Kenopic
Sergeant Michael Kenopic
Sergeant Brent Ralph
Constable Steven Lindsay

Chamber of Commerce Officer of the Year

Constable John Boyle

Police Services Board Commendation Certificates

Sergeant Kevin Dukes
Constable Sonny Spina
Angela Koppens

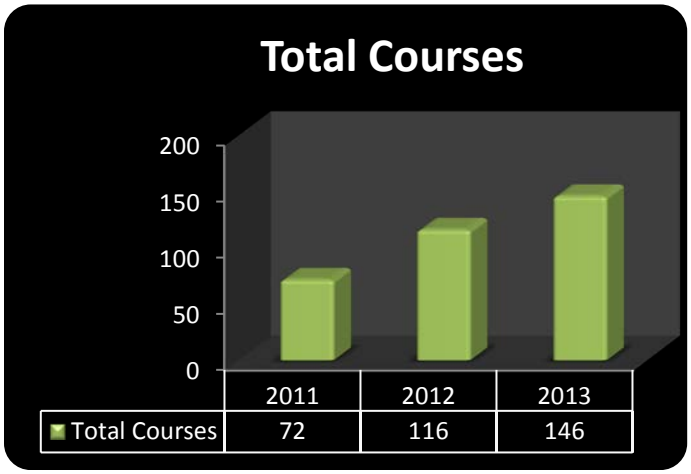
PERFECT ATTENDANCE

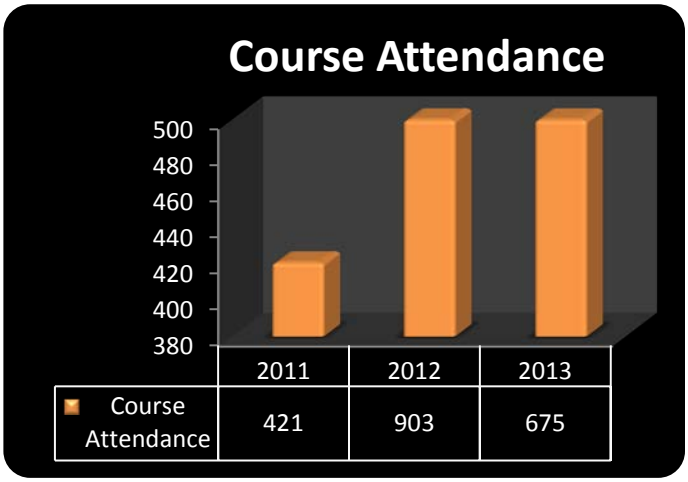
A total of 23 members achieved perfect attendance in 2013.

SICK LEAVE / W.S.I.B.			
Total Hours	**2011**	**2012**	**2013**
Sick Leave	18,052.91	**15,082.47**	**17,173.90**
W.S.I.B.	2,094.00	**2,330.00**	**3,389**

TRAINING SERVICES

Training Services is staffed by one full-time Constable and supplemented with subject matter experts who deliver on topics within their specific areas of experience and expertise. The primary focus for Training Services each year is the delivery of all training mandated under provincial adequacy guidelines and other relevant legislation.





Note: In 2011, an unprecedented four homicides early in the year necessitated a serious reduction in training and course attendance. In 2012, our Service began a new online training component for members thus resulting in an increase in numbers.

In addition to the hours spent annually for in-service training, many of our members attended formal job-specific courses, seminars, and workshops both locally and out-of-town throughout the year. As a Police Service we are committed to providing the best possible training resources and learning opportunities to all staff members.

USE OF FORCE STATISTICS

The Ontario Police Services Act (as amended) requires members to submit a Use of Force Report to the Chief of Police as follows:

(a) When a member of a police service draws a handgun in the presence of a member of the public, excluding a member of the police service who is on duty, points a firearm at a person or discharges a firearm;
(b) When a member of a police service uses a weapon other than a firearm on another person; or
(c) When a member of a police service uses physical force on another person that results in an injury requiring medical attention.

The following information has been gathered from reports submitted by the involved officers and is used primarily to identify training needs.

	2011	2012	2013
Total Reports Submitted	57	42	30
Types of Use of Force Involvement:			
Reports involving Firearms Drawn/Pointed	20	23	24
Reports involving Oleoresin Capsicum Spray	3	3	0
Reports involving Asp Baton	0	0	0
Reports involving Empty Hand Techniques	28	17	8
Reports involving Taser	12	7	7
Reports involving the Dispatching of Animals	4	5	2
Reports involving Firearm Discharge (excl. animal)	0	0	0
Reports involving Canine Bite (K9 Unit)	0	0	0

Note: Actual Use of Force Reports submitted by officers may involve more than one "type" of force per report.

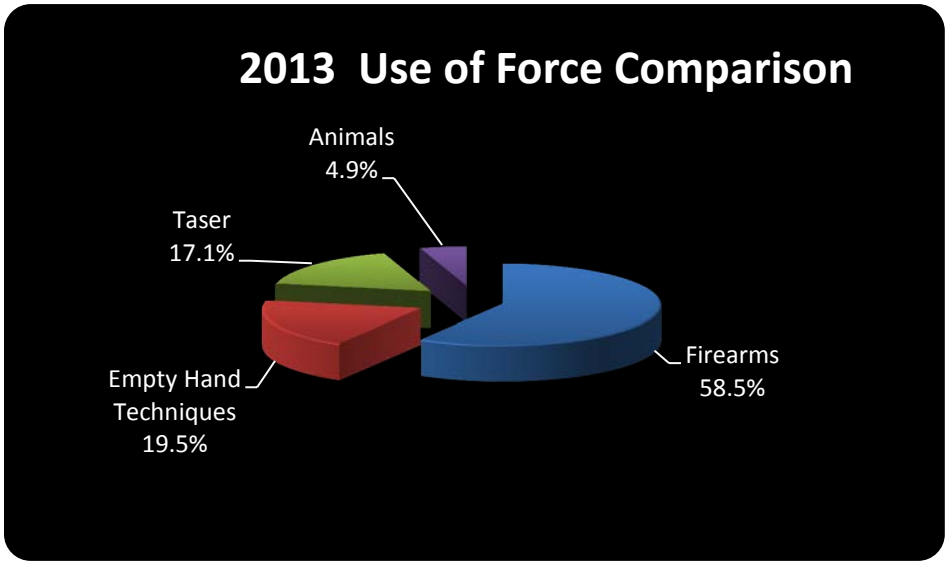
The types of occurrences requiring a use of force option in 2013 were similar to those in 2012. Examples included robberies, break and enters in progress, Mental Health Act incidents, and disturbances in which weapons were present or reported to be present. Officers may draw their firearms when attending at these types of calls for service. This is consistent with the training received at the Ontario Police College and during annual Use of Force training which stresses and promotes officer safety as well as community safety.

Once again, the highest use of force option reported is the pointing of a firearm. Several of these incidents arise from the Emergency Services Unit executing high-risk entries; however, these numbers may be slightly misleading as the E.S.U. submits one team Use of Force Report even though there may have been more than one officer pointing a firearm at the time of the incident. There were 24 reports submitted by officers who found it necessary to point a firearm at a subject. In 96% of these incidents, officers indicated this option as being effective. The incidents involving officers pointing a firearm are spread throughout the year.

The taser was "utilized" 7 times in 2013 as in 2012. However, of the 7 reported uses of the taser in 2011, 6 were merely "force presence", *meaning the taser was not actually deployed on the subject*. Therefore, the taser was deployed once in 2013.

The same "force presence" would apply to the use of firearms. When an officer encounters a subject inflicting or about to commit serious bodily harm or death, a firearm may be used in response. Reports

are required when an officer either draws, points, or discharges his/her firearm. During 2013, in all instances requiring a Use of Force Report due to firearms, officers had their firearms drawn or pointed but none were discharged (*except where a seriously injured or sick animal had to be destroyed*).



An officer must continually assess situations and select the most reasonable option relative to those circumstances as perceived at that point in time.

***NOTE**: Officers are required to complete a Use of Force Report for incidents involving firearms, oleoresin capsicum spray, etc. More than one report may have been completed for different incidents. Additionally, officers may utilize more than one type of force option during an incident.*

Oleoresin capsicum (pepper) spray was not deployed in 2013.

Empty-hand soft techniques were reported to have been used 4 times which is a decrease from the 10 times they were used in 2012. Empty-hand hard techniques were reported to have been used 4 times in 2013 which is a decrease from the 7 reported incidents in 2012. Empty-hand soft techniques were reported as 100% effective while empty-hand hard techniques were reported as also being 100% effective.

As for subject behaviour, the number of reports of assaultive behaviour slightly decreased from 7 in 2012 to 3 in 2013. Assaultive behaviour is defined as *muscle energy directed towards a person*. When a subject angles their body in a fighting stance, clenches their fists, uses threatening language or gestures, they are displaying assaultive behaviour indicators.

Subject behaviour can be difficult to accurately determine due to the need to rely solely on the description of the events by the officer in their Use of Force Reports. A subject known or suspected to be in possession of firearms is the category that resulted in the largest number of use of force incidents by officers in 2013.

The number of high risk warrants/arrests increased to 22 incidents in 2013 from 8 in 2012. Incidents where a subject was identified as having an edged weapon decreased slightly from 4 in 2012 to 2 in 2013. There were 2 reports of minor injuries to subjects in 2013.

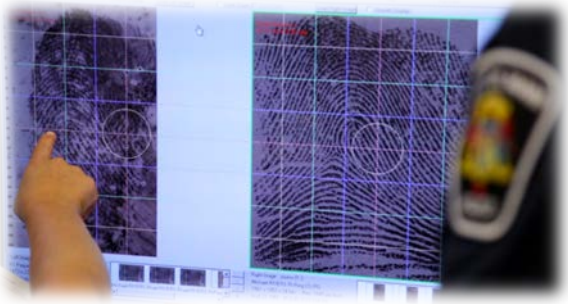
The careful review of Use of Force Reports and the circumstances that warrant this type of response from frontline officers is critical not only in identifying training needs but also to measure the effectiveness of the use of force options and in the strategic deployment of our personnel. An appropriate level of staffing is needed to ensure the safety of the officers involved and the community as a whole.

INVESTIGATION SERVICES DIVISION

Reports to Deputy Chief B. Kates

2013 brought many changes for the thirty officers who make up Investigation Services Division. The overall responsibilities were split by Inspector Romano Carlucci and Inspector Steve Train after Inspector Carlucci's retirement in June and the promotion of Detective Staff Sergeant Steve Train in July. The Division's CORE Unit was split into separate units to handle the growing number of serious crimes connected with the manufacturing and trafficking of illicit drugs. Operational and administration responsibilities of this Division are shared by two Staff Sergeants, six Sergeants, and twenty-one Constables. These highly trained detectives lead several sub-units within Investigation Services including: Criminal Investigations, Fraud, Forensic Identification, Technological Crime, Weapons Enforcement, High School Liaison, Domestic Violence, Crime Suppression, Drug Enforcement, Asset Forfeiture, Internet Child Exploitation, and Intelligence.

Officers from Investigation Services support the uniformed Patrol Services Division and are responsible for investigating a wide range of criminal activity including: homicides and attempted homicides, crimes of violence, frauds, sexual assaults, crimes against children and the elderly, robberies, computer crime, home invasions, and drug-related crimes. Investigation Services is also responsible for the management of high-risk offenders, outstanding missing persons, the Ontario Sex Offender Registry, and Major Case Management Software submissions under the Major Case Management Model. This Division's commitment to not only investigating and bringing completed cases to the courts is complemented by a strong educational component with a variety of programs that are delivered into our community.



2013 showed a reduction in many areas of crime specifically break and enters and thefts. With the re-organization of the CORE Unit, the newly formed Crime Suppression Unit was able to focus on individuals and groups who were believed to be responsible for the majority of property crimes. Using new technology that assists in targeted enforcement the Drug Enforcement Unit was responsible for removing many illicit drugs from the streets of Sault Ste. Marie and Prince Township.

Investigation Services' Detectives investigated one homicide in 2013 which took investigators into the United States to ensure all aspects of the case were effectively resolved. The Bonhomme homicide is currently before the courts. Dedicated detectives continued to actively investigate the unsolved Petrie homicide jointly with the Ontario Provincial Police. The Fraud Unit also worked together with the Ontario Provincial Police on a unique investigation which involved a public sector organization. This investigation coupled with another complex investigation required additional resources from other areas to complete these elaborate and demanding investigations. Investigators worked side by side with the Canadian Bankers Association, Ontario



Provincial Police, and several other agencies to investigate and eventually solve the series of TD Canada bank robberies across Ontario and into Quebec.

With annualized funding available from the Province for the *Provincial Strategy to Protect Children from Sexual Abuse and Exploitation on the Internet* for equipment and training needs, we were pleased to improve our ability to combat these types of crimes. Attempts are currently underway to expand this Unit through the Provincial Strategy to include a fulltime victim identification investigator.

Presentations on Internet Safety and the Sensible Use of Electronic Devices continued to be presented within the school systems of Sault Ste. Marie and Prince Township by officers from the Technological Crime Unit, High School Liaison Officers Program, and the Community Relations and Crime Prevention Bureau.



The Technological Crime Unit continued to play a large role in the support of investigations of all types of offences including homicide. As their expertise in investigating and analyzing computers and electronic devices widens there is a growing demand on the two-person Technological Crime Unit to assist in finding the forensic evidence on these devices to assist in proving cases. The Unit worked on several homicides both locally and within the region as it shares targets throughout the Province within the Provincial Strategy. As well, several warrants were obtained by the Internet Child Exploitation Unit (ICE) and executed simultaneously across the province in May resulting in the arrest of several local offenders.

In 2013 officers in the Community-Oriented Response and Enforcement Unit (Street Team) continued their emphasis on drug enforcement. The Unit was reorganized midyear into two units to effectively use resources and investigate a variety of criminal activities that are connected with the illicit drug trade. The Drug Enforcement Unit used a "targeted enforcement" approach to investigate the drug trade and criminals within it. The Drug Enforcement Unit continues to work with a variety of agencies to collect intelligence on activities within their new mandate. This Unit arrested over 62 persons and seized $477,627.00 in street valued drugs.



While still a combined unit, the "CORE" Unit worked with AGCO to enforce Liquor Licence Act laws within the licensed establishments in Sault Ste. Marie. The focus for this enforcement in 2013 was on appropriate service to students and safety within their environments. Checks on all establishments with the Liquor Inspector yielded several warnings but no offences.

The Crime Suppression Unit combines many areas of expertise within the Unit itself with Intelligence, Biker Enforcement, and Asset Forfeiture. It is supervised by a Sergeant who attends regular criminal intelligence meetings at a provincial level. On a local level the Unit immediately made an impact with a series of break and enters and the execution of several warrants which led to the recovery of thousands of dollars in stolen property and a drastic reduction in street-level thefts, pawning of property, and break and enters. This Unit is responsible for the management of High Risk Offenders and the monitoring of gang activities locally in conjunction with provincial and federal enforcement agencies.

Our two High School Liaison Officers were in the high schools daily and were available for investigation and education. These officers continued to present and assist in the presentations of the ABCD Program, CHOICES for Positive Youth Relationships, and Code Red Programs.

A committee was formed in 2013 at the request of the Regional Coroner which will include the High School Liaison officers, Children's Aid Society, Algoma Family Services, and the Sault Area Hospital. The committee's focus is to work on a protocol and process to ensure high risk youth in our community receive proper access and care from partnered agencies. Officers from the H.S.L.O. Unit responded to 111 calls for service between September to December 2013 which resulted in 31 arrests in which 4 criminal charges were laid and 27 diversions were issued. These calls for service ranged from drug-related offences, thefts, Internet or electronic device occurrences, assaults, and threats.

Occurrences of domestic violence were down 3.2 % from 2012 dropping from 1,351 to 1,308 incidents for 2013. We continued to work in partnership with the Victim Witness Assistance Program, Women in Crisis, Algoma Council on Domestic Violence, and the CHOICES Program in the high schools to assist victims of domestic violence and educate the community. Investigators attended local meetings with the indicated agencies to review high-risk individuals and to effectively manage each case. On a provincial level the Domestic Violence Unit keeps current with changes including the modification of the Domestic Violence Supplementary Report and required training requirements of the Ontario Domestic Assault Risk Assessment Tool that is currently underway.



We worked diligently to ensure individuals in our community who are a high risk to reoffend were properly managed in the community. A comprehensive system to handle high-risk individuals was put into place and a team regularly worked to effectively supervise these individuals who reside in our community. A review of this system brought some fine tuning which will include an addition to our website in 2014 to keep the community informed of high-risk individuals and agencies that assist.

To continually improve efficiencies within the Division and to meet goals of the Sault Ste. Marie Police Service's business plan, Investigation Services created two part-time positions to enhance the Major Case Management Software threshold entries and to enhance the recording and tracking of important decisions during major incidents. These two part-time positions will receive training in scribing and participate in scenarios to prepare them for major incidents when assigned to Incident Commanders.

SUDDEN DEATH

	2011	2012	2013
Natural Causes	71	51	64
Suicide	13	14	11
Other *(includes accidental deaths, incidents in which the coroner's report is pending, etc.)*	7	15	9
Total	**91**	**80**	**84**

PATROL SERVICES DIVISION

Reports to Deputy Chief B. Kates

Patrol Services Division continued under the command of Inspector Art Pluss during 2013. During this year officers worked along with many agencies and individuals as they strove to ensure the growth of important programs that ultimately improve the safety of our Community while the role out of Divisional Policing continued to reveal measurable results with arrests, project plans, and the development of community relationships within each patrol division in Sault Ste. Marie and Prince Township.

Collision investigation continued to be a key task of Traffic Services. Additionally, they continued to deploy our highly visible and effective radar trailer. This unit was deployed throughout the spring, summer, and fall to assist in areas that have speeding concerns. Providing both a visual deterrent and recorded data, the radar trailer was deployed often as one of the many tools to assist in slowing drivers down. To assist with speeding complaints, the Service also acquired two Speed Spy devices. These covert devices are used to monitor a specific street over a select period of time giving officers data concerning the rate of speed of vehicles. These devices provide a true representation of the speed of vehicles on the street and assist with planning enforcement activities to best utilize officers assigned to radar enforcement.



The Emergency Services Unit (E.S.U.) continued to work with all areas of the Sault Ste. Marie Police Service supplementing uniform patrols and providing support to the Investigation Services Division with warrants and managing high-risk offenders. This Unit responded to all confirmed high-risk occurrences where there was the potential for imminent and serious risk to someone's safety. Members of this Unit engaged with the community by educating citizens through schools and community group presentations.

The staffing composition for the Emergency Services Unit was one Sergeant and 12 Constables. In 2013 the E.S.U. responded to 131 mandated calls for service. Of these calls, 14 resulted in full team deployment. The Ballistic Armoured Tactical Transport (BATT) was utilized in 2013 on 13 operational calls not including mandated E.S.U. training.

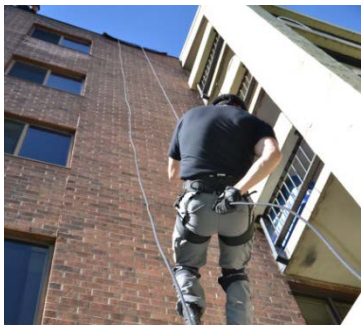


Training is a critical and legislated component for all police tactical teams throughout Ontario. In 2013 each member of the E.S.U. participated in just over 600 hours of training compared to 400 hours in 2012 (increase in hours was possible as the services of the Emergency Services Unit were required less by the courts with less high profile cases).

E.S.U. members are individually trained as well to perform different functions and disciplines including rappelling, counter sniper, entry specialists, hostage rescue, and less-lethal munitions. Many of these courses require officers to attend different countries and cities to ensure

they are adequately trained to Provincial Standards. Additional training throughout the year also occurs with two dedicated weeks in the spring and a one week session in the fall.

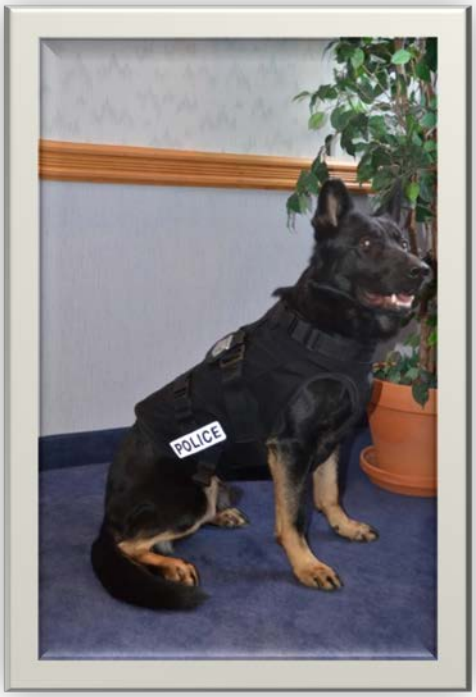




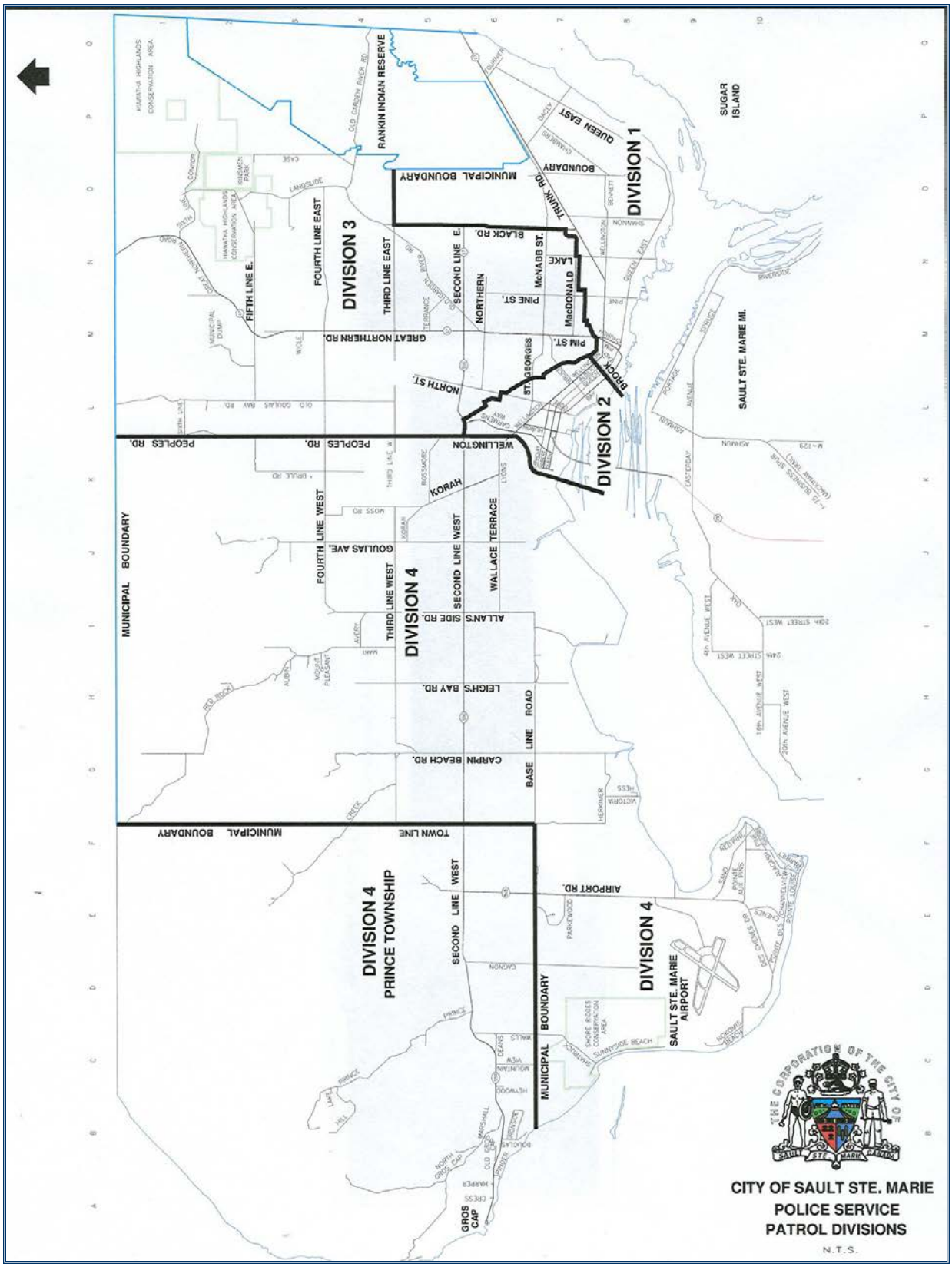
The Emergency Services Unit remained active in the community by participating in high school lectures and demonstrations within the city for students ranging from Grade 9 to 12. These demonstrations foster relationships and help develop a better understanding of E.S.U.'s role in the community.

In 2012, the Service was pleased to showcase "Justice", a full-bred German shepherd, born on March 20, 2011 as the newest addition to our Canine team. Justice and Constable Daniel Turco attended the Canine Training Program at the OPP Academy Canine Training Centre in Gravenhurst, Ontario. 2013 has seen the completion of one full year of this dynamic duo working together. Justice is a hit with school children and at community-based policing events as well as on Twitter. Even more importantly, he is an excellent crime fighting tool that we are proud to have working alongside our officers.

Due to generous sponsorships, Justice has been outfitted with his own tactical vest and we are very thankful for the generosity of Mr. Jim McAuley and Mr. Chris Gillespie.



Responding to the needs of the community and balancing required mandates, both at a provincial and federal level, were paramount to Patrol Services in 2013 and will continue into 2014. The Sault Ste. Marie Police Service responds to a wide spectrum of requests and demands on an annual basis and we continue to develop our personnel to meet the needs of our community through training, accountability, and customer service.


DIVISION 1
DIVISION 2
DIVISION 3
DIVISION 4
DIVISION 4
PRINCE TOWNSHIP
RANKIN INDIAN RESERVE
SUGAR ISLAND
SAULT STE. MARIE MI.
SAULT STE. MARIE AIRPORT
MUNICIPAL BOUNDARY
QUEEN EAST
TRUNK RD.
BLACK RD.
PINE ST.
PIM ST.
NORTH ST.
WELLINGTON
PEOPLES RD.
KORAH
GOULAIS AVE.
ALLAN'S SIDE RD.
LEIGH'S BAY RD.
CARPIN BEACH RD.
AIRPORT RD.
GREAT NORTHERN RD.
FOURTH LINE EAST
THIRD LINE EAST
SECOND LINE E.
FIFTH LINE E.
NORTHERN
McNABB ST.
MacDONALD LAKE
ST. GEORGES
BROCK
WALLACE TERRACE
FOURTH LINE WEST
THIRD LINE WEST
SECOND LINE WEST
BASE LINE ROAD
TOWN LINE
GROS CAP
CITY OF SAULT STE. MARIE
POLICE SERVICE
PATROL DIVISIONS
N.T.S.

SUPPORT SERVICES DIVISION

Reports to Chief R. Davies



The Support Services Division in 2013 operated under the command of Inspector David O'Dell. This Division included Professional Standards, Management Services, Information and Technology, Information Services, 9-1-1 operations, and the Property and Exhibits Bureau.

INFORMATION SERVICES

Information Services is responsible for all aspects of records management, the varied filing systems, staff training, and the protection of privacy interests through Freedom of Information and Release of Information requests, and civilian electronic fingerprints. Staff within Information Services also oversaw the release of information pertaining to record checks, police reports, and the compilation of statistics.

2013 was another busy year for Information Services as our staff faced an increased number of requests for criminal record checks and electronic fingerprints. Our Service currently provides three levels of criminal record searches. Level 1 is limited to criminal history, Level 2 includes the criminal history and a local record check, and Level 3 contains both Level 1 and Level 2 information along with a Vulnerable Sector Search for any pardoned sexual offences. Many organizations now deal with the vulnerable sector and, therefore, more Level 3 Checks are required.



In late 2012, our Service received the Livescan fingerprint system which allowed us to submit fingerprints electronically. Submitting fingerprints electronically to CCRTIS substantially reduces the processing time for criminal records, including vulnerable sector checks. This process has enabled us to provide an efficient and effective service for both the applicant and the requester. In 2013 the Service began submitting electronic print records for other jurisdictions in accordance with R.C.M.P. policy and procedures.

Information Services is moving forward with a new dictation system named VocaLinks. VocaLinks is a voice-to-text dictation system which will be utilized by our officers. With this new system, we expect to see a significant reduction in documentation turnaround time and improved report quality.

CENTRAL EMERGENCY REPORTING BUREAU



The Sault Ste. Marie Police Service is the designated Central Emergency Reporting Bureau (C.E.R.B.) for the City of Sault Ste. Marie and Prince Township. All 9-1-1 calls for service received by telephone are answered by police dispatchers in a 24/7 environment. The caller is then transferred to the appropriate emergency services agency. In addition to the 9-1-1 calls for service, C.E.R.B. operators also respond to many business-associated calls for service. Major enhancements to our 9-1-1- system have been undertaken over the past several years.

Every year all staff involved in C.E.R.B. operations take part in two days of in-service training to ensure they are kept abreast of current trends and issues in call taking and 9-1-1 dispatching. The subject matter covered this year included customer service oriented subjects, ethics, liability in the workplace as well as changes to Service policy and procedures. The training was conducted by a company who specialize in call taker and dispatch training.



MANAGEMENT SERVICES

Police Facility:

There are two sections of the Police Service's facility that were constructed at different times. The original building was constructed in 1968 with a major addition completed in 1991 which basically doubled our floor space operationally. However, since that time various renovations have been undertaken to improve the operational efficiency of the Service in response to growing demands.

Of note is the reality that the building is getting old and subsequently requires an inordinate number of repairs and upgrades to maintain operational efficiency and life of the building. The City also undertook an assessment of all their building facilitates which included the Police Service's building. The report identified capital recommendations of approximately $525,000 in repairs over the next three years.



To meet the Service's responsibility to accommodate persons of all disabilities, the main floor washrooms had remote door openers installed. Push plates have been installed in some areas as well to allow for automatic door opening. Lever style door handles have replaced the round knob type as older doors are being replaced. We also included upgrades to swipe card control access.

Approximately $5,000 worth of lighting upgrades was completed in 2013. This will continue over the next several years until the old, inefficient lights have been replaced. The upgrade is saving an estimated $500 per month in electricity. Three wall unit heaters were replaced in 2013. Older wall units will be replaced as needed.

Twelve more portable radios were purchased in 2013. We are now nearly complete with replacing all of the older portable radios and have spares for projects and smaller units such as the Drug Unit and Crime Suppression Unit.

Fleet:

The fleet of 2010 Dodge Chargers was replaced in 2013. The vehicles held up well considering the mileage and the operation on a four season 24/7 basis. Each vehicle logged between approximately 180,000 – 200,000 kilometres. The old vehicles were purchased by the City and repurposed for Engineering and PWT divisions. Our fleet of unmarked cars was also replaced and the vehicles were purchased by the City for Transit and other divisions.





The Identification van, training and traffic trailers, Community Relations and Crime Prevention vehicles as well as the old E.S.U. vehicle now sport the adopted black and white colour scheme with the current crest.

A second Harley Davidson motorcycle and snowmachine were purchased for the purpose of enhancing police presence with traffic-related responsibilities and enforcement of the Motorized Snow Vehicles Act of Ontario within our jurisdiction.

INFORMATION & TECHNOLOGY

The mandate of this area is to ensure careful planning and effective technology resource management in order to efficiently support and facilitate the needs of the Police Service and communities we serve. We have two Communications Technicians who provide support for all computer infrastructures within the Police Service's building as well as our remote sites located at the Court House and Court Office in the Crown Attorney's building. They continued to work closely with contracted security consultants to maintain and improve the Service's network security including ongoing enhancements to firewalls and other security hardware and software.



The computer server room of the Service currently houses the main computer infrastructure such as servers, surveillance camera system, forensic computer server, and the MDT servers. Two more computer servers for a virtual environment as well as a surveillance server and storage hardware system have been added to this environment. An Uninterrupted Power Supply (UPS) was installed in the expanded server room to accommodate the extra hardware that has been installed to our network infrastructure. All of the components in the server room have back-up power in the event of a power failure.

In an effort to increase information security along with data network stability, the Police Service implemented a dual firewall system and updated the firewall software in 2013. As a result we have decreased the chance of connectivity failure to important data networks, increased the security for unwanted access to our networks, and added hardware redundancy to reduce the risk of outages due to hardware failures.

With the amount of information gathered and required for modern policing and the increasing use of the Internet to obtain and access this information, the Police Service upgraded the network bandwidth available to the Police Service's building. This change has allowed for more users to utilize this bandwidth at the same time without performance drop-offs and slow access times.



Additionally, the Police Service also expanded the capabilities of the mobile computers in patrol cars (MDT) by installing more user friendly hardware configuration and adding a cellular data network. The new hardware is both safer and more ergonomic for the officer to use. The cellular data network allows for officers to have access to more information while in their patrol cars, allowing them to be on patrol more rather than having to come into the station to get the information they required.

The Sault Ste. Marie Police Service is committed to providing the best service possible for our community through training of our staff and the implementation of new equipment and technologies to meet the needs of the community.

PROPERTY AND EXHIBIT BUREAU

This Bureau is tasked with managing all property and exhibits which come into the possession of the Police Service including money, firearms, and drugs. It is governed by the Police Services Act, Policing Standards, Police Service policy and procedures, as well as applicable legislation. Additionally, the Service implemented a bar coding system to assist with the identification and control continuity of property and exhibits. Entering data by barcode scanning reduces errors from operations. We will move forward with retro-barcoding older property and exhibits as staffing permits during 2014.

The Property and Exhibit Bureau changed the way ammunition is destroyed. Regulations from the Ministry of the Environment are such that our Emergency Services Unit can no longer burn old ammunition. Subsequently, we contracted with a private company who are Ministry-certified to properly dispose of ammunition and weapons. Approximately 200 kilograms of ammunition were destroyed this year.

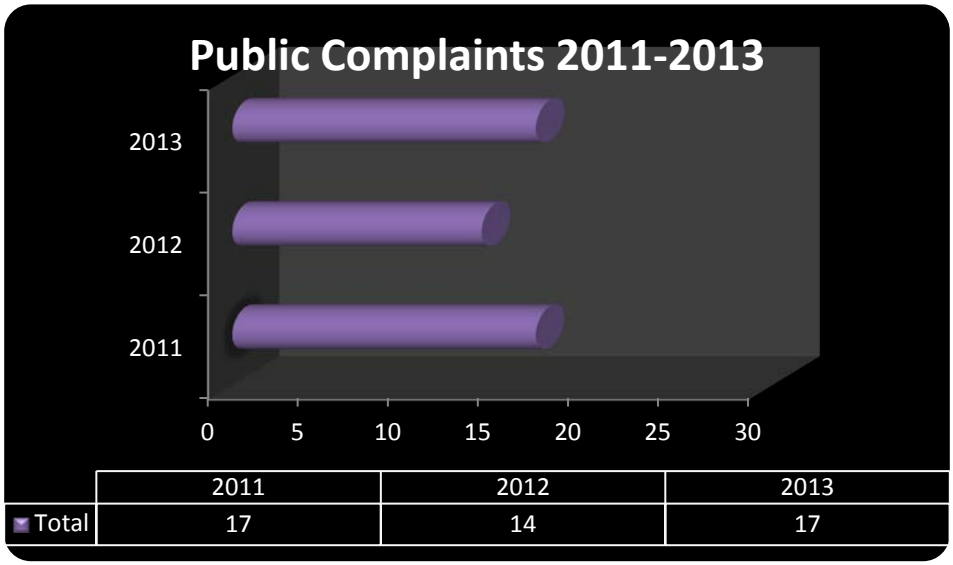
PROFESSIONAL STANDARDS BUREAU

The Professional Standards Bureau is responsible for investigating public complaints in accordance with mandated legislation. These investigations are related to officer conduct and/or the services provided by the Police Service. This Bureau also conducts internal investigations assigned by senior command as well as regular audits for quality assurance purposes.

PUBLIC COMPLAINTS

	2011	2012	2013
Conduct	17	13	12
Service or Policy	0	1	5
Total	**17**	**14**	**17**

Results:			
Not Directly Affected; Over Six Months:			
or Frivolous and Vexatious	4	5	2
No Further Action	11	6	8
Informal Discipline	0	0	1
Informal Resolution	2	1	3
Not Dealt with under Section 59 P.S.A.	0	0	0
Withdrawn	0	0	2
Pending	0	2	1
O.I.P.R.D. Directed Hearing	0	0	0



Members of the community have a right to expect professionalism during the provision of policing services. At times, isolated incidents may bring into question the services, policies, and/or conduct of an officer. Sometimes these issues can be explained, cleared up, solved, or a minor complaint settled by the complainant discussing the issue with an officer in authority.

Members of the public also have the right to lodge a formal public complaint about policies or services provided by a police service or the conduct of specific police officers. The Office of the Independent Police Review Director (O.I.P.R.D.) is responsible for the administration of the public complaints system in Ontario. Their goal is to provide an objective, impartial office to accept, process, and oversee the investigation of public complaints against Ontario's police. Visit the O.I.P.R.D. website at www.oiprd.on.ca to learn more about the public complaints system.

MOST FREQUENT CALLS FOR SERVICE IN 2013

CALL TYPE	TOTAL NUMBER
Police Assistance	3,202
Motor Vehicle Collisions	2,220
Missing Persons	2,027
Thefts	1,357
Alarms	1,245
Noise Complaints	1,196
Suspicious Persons	1,078
Lost and Found Property	1,032
Unwanted Persons	868
Fire	815

COMMUNITY RELATIONS AND CRIME PREVENTION

Reports to Deputy Chief B. Kates

In 2013 the Community Services Bureau was renamed as the Community Relations and Crime Prevention Bureau and it was back under the direction of Deputy Chief Kates. Many changes took place in the first six months of the year. By the end of June the entire office was staffed by new officers as a result of transfers, downsizing, and a retirement. The office is now composed of two fulltime Constables and one on a part-time basis. Previously there were three fulltime Constables. The supervision remained under a Staff Sergeant.

In January the Staff Sergeant in charge was also designated as the Firearms Officer for the Service and was responsible for ensuring firearms were properly seized and that investigations took place to ensure that those who were at risk for the misuse of firearms were dealt with through the court system. This officer was responsible for ensuring the safety of victims of crime or those suffering from mental illness in situations where firearms could be involved. By summertime the firearms' duties were transferred to the Sergeant in charge of the Domestic Violence Unit.



In February the Sault Ste. Marie Police Service and the Delta Sault Ste. Marie Waterfront Hotel co-sponsored the 27th Annual Police Community Programs Night. This annual event honours and recognizes a number of community programs, supporting partners, organizations, service clubs as well as individuals who have significantly assisted our Service and contributed towards our community's safety in 2013.



In May the Sault Ste. Marie Police Service and the Station Mall co-hosted Police Week during National Police Week. Police Week provides an opportunity for our citizens to speak to officers and learn more about our Service as well as the various organizations that work with the police to make the community a safer place. The theme for Police Week was "Walk the Digital Beat…a New Era of Engagement."

The Safety Patrollers Program continued to be a success. In 2013, 179 students were trained as safety patrollers in a number of our local elementary schools. In May, 40 patrollers were chosen to attend the 47th Annual Safety Patrollers Association Ottawa trip. These students had an incredible educational trip to our Nation's Capital. Throughout the school year a number of patrollers also had the opportunity to attend Soo Greyhound games courtesy of the Soo Greyhounds.



In June all of the major media and the social media (Facebook and Twitter) was transferred to this office and the two fulltime C.R.C.P. officers were provided with their own Twitter accounts. This allowed three officers to tweet about the many community events that our Service is engaged in as well as the posting of positive events on Facebook. By year's end all three fulltime officers were certified as media officers by the O.A.C.P. through the Ontario Media Relations Course offered through the Ontario Police College.

Lynne King posted on Sault Ste. Marie Police Service's timeline



"I would like to say thank you to every police man or woman, who dedicated their lives, to keeping us safe in our community. Be safe and well in your endeavours. And Thank you for your services in protecting all individuals. A special thank you for all the risks you take. "



By June Community Services was renamed Community Relations and Crime Prevention. The officers continued to educate all grade 6 students on the VIP (Values, Influence and Peers) Program which covers topics such as mischief, drugs, tobacco, and alcohol. Students were also taught about the criminal justice system as many students are approaching the age where they can be arrested.



The officers conducted 59 tours, presentations, and public events in 2013. This included robbery prevention initiatives, workplace safety information, and participating in the O.A.C.P.'s "*Lock it or Lose it*" campaign during the holiday season.

Officers engaged with the youth of our community as part of the Tim Horton's Earn a Bike program. Ten children volunteered 30 hours and picked up garbage alongside the officers in the areas of the Hub Trail and Bellevue Park. The children even held a car wash at the station for police vehicles and had the opportunity to clean the BATT (Ballistic Armoured Tactical Transport). At the end of the clean-up these lucky children were provided a certificate, a brand new bike, helmet, and lock, courtesy of our local Tim Horton's.



The Annual Kidz Summerfest took place under the Pavilion in June. This fun-filled day of safety education allowed officers to teach bicycle safety to the children and also allowed citizens an opportunity to register their bicycles.



A special appearance by "OBIE" from CN Rail allowed children to learn about train safety and to have a free train ride.

The 30th Annual Crime Prevention Seminar took place in October at the Marconi Hall. The theme was "Community Partners Working Together for a Better Community". A presentation was made by the Downtown Dialogue in Action group. The main guest speaker was David Stam from the Hamilton John Howard Society who explained what Restorative Justice Practices are and the success stories that are happening within the Hamilton School Board area regarding conflict resolution. The Sault Ste. Marie Police Service in conjunction with the NORDIK Institute and the John Howard Society secured a Proceeds of Crime Grant from the Ministry of Community Safety and Correctional Services and formed a partnership to create a Strategic Action Plan for Social Development. This including training members of our City in Restorative Justice Practices.



Officers participated in both the Rotaryfest Annual Parade and the Santa Claus Parade.

In October the officers from the Community Relations and Crime Prevention Bureau along with the High School Liaison officers were all trained in Restorative Justice Practices. They joined staff from the Algoma District School Board, Huron Superior Catholic District School Board, and the John Howard Society. This will ensure that our students learn to solve conflict in an effective manner.



In December the office teamed up with the Kinsmen and Elmer the Safety Elephant to visit sick children in the Paediatric Unit of the Sault Area Hospital. This was the 3rd year that our agencies joined together to provide some get well and holiday wishes to the children.

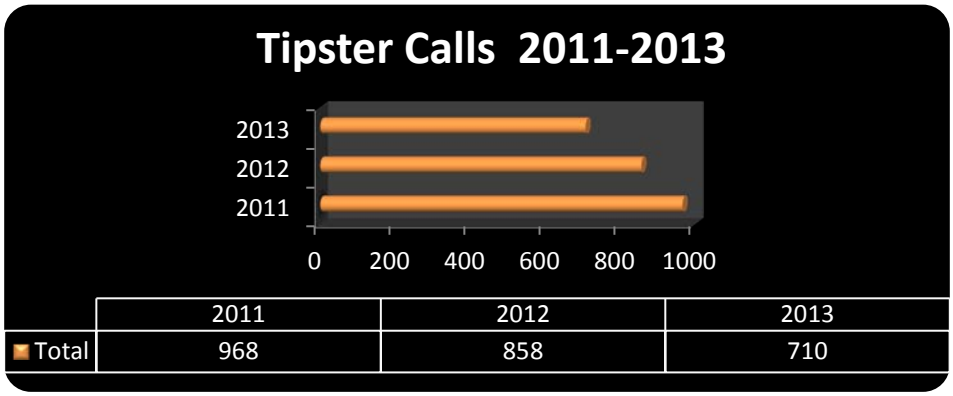


Congratulations to Constable A. Tempesta who retired on August 31, 2013. He is a well-known and much loved figure in our schools and community.

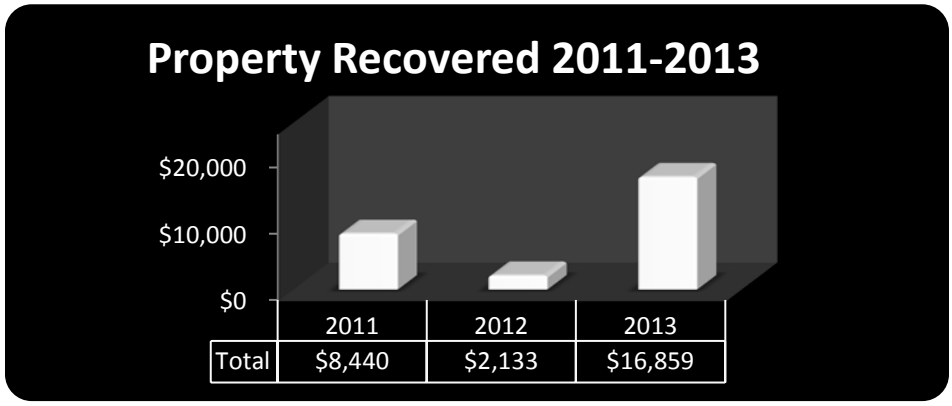
CRIME STOPPERS

Crime Stoppers of Sault Ste. Marie and the District of Algoma, Inc. is a non-profit, charitable corporation. It is a community program working in partnership with the community, law enforcement agencies, and the news media.

	2011	2012	2013
Arrests	31	11	43
Cases Cleared	24	12	37
Charges Laid	111	22	78
Tipster Calls	968	858	710



Officers from both the Sault Ste. Marie Police Service and the Ontario Provincial Police assigned to Crime Stoppers receive, investigate, and distribute tips received on the Crime Stoppers' telephone lines. Tips are often received for the City of Sault Ste. Marie, District of Algoma, and Eastern Upper Michigan. In 2013, anonymous telephone calls led to 43 arrests and the recovery of approximately $16,859 in stolen property and the seizure of $61,239 in narcotics.



CRIME STOPPERS
942-STOP 942-7867 1-800-222-TIPS 1-800-222-8477

STATISTICS CANADA CRIME INDEX - SAULT STE. MARIE (FIVE YEAR ANALYSIS)

CRIMES OF VIOLENCE	2009	2010	2011	2012	2013	% Change From Previous Year
Assault	669	637	648	557	567	1.8%
Sexual Assaults	76	66	63	56	78	39.3%
Abduction	0	1	1	1	0	-100.0%
Homicide	2	1	4	0	1	Infinite
Attempt Murder	2	2	0	1	2	100.0%
Robbery	59	63	49	57	56	-1.8%
Prostitution	1	20	0	7	1	-85.7%
Offensive Weapons	26	20	23	18	26	44.4%
Total	**835**	**810**	**788**	**697**	**731**	**4.9%**
CRIMES OF PROPERTY						
Break and Enter Total	561	569	553	878	607	-30.9%
~Business	72	68	79	168	102	-39.3%
~Residence	338	432	411	669	493	-26.3%
~Other	151	69	63	41	12	-70.7%
*Attempt Break and Enter**	*58*	*76*	*66*	*84*	*65*	*-22.6%*
Theft of Motor Vehicle	133	124	107	110	98	-10.9%
*Attempt Theft of Vehicle**	*15*	*15*	*14*	*12*	*14*	*16.7%*
Theft	1,734	2,116	1,685	1,559	1,357	-13.0%
Mischief	738	719	600	663	449	-32.3%
Have Stolen Goods	42	60	65	37	52	40.5%
Frauds	209	184	214	175	244	39.4%
Gaming/Betting	0	0	0	0	0	0%
Other C.C.C.	892	860	557	513	491	-4.3%
Total	**4,309**	**4,632**	**3,781**	**3,935**	**3,298**	**-16.2%**
DRUGS						
Heroin	1	0	0	1	1	0%
Cocaine	20	33	18	25	14	-44.0%
Other Drugs	52	20	19	19	23	21.1%
Cannabis	112	90	57	60	93	55.0%
Crystal Meth	-	-	0	1	0	-100.0%
Ecstasy	-	-	0	1	0	-100.0%
Total	**185**	**143**	**94**	**107**	**131**	**22.4%**
TOTAL CRIMES	**5,329**	**5,585**	**4,663**	**4739**	**4,160**	**-12.2%**

Note: **All numbers above reflect actual number of occurrences not total charges laid.**

* **Totals included in Primary Classification**

STATISTICS CANADA CRIME INDEX - SAULT STE. MARIE
YOUNG OFFENDERS INVOLVED
(FIVE YEAR ANALYSIS)

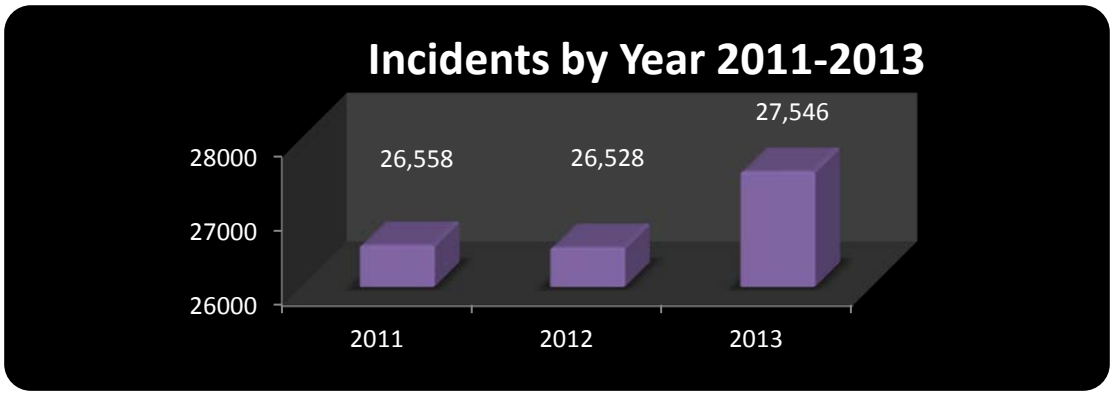
CRIMES OF VIOLENCE	2009	2010	2011	2012	2013	% Change From Previous Year
Assault	141	149	156	67	63	-6.0%
Sexual Assaults	11	11	3	3	9	200.0%
Abduction	0	0	0	0	0	0%
Homicide	0	0	0	0	0	0%
Attempt Murder	0	0	0	0	0	0%
Robbery	5	8	13	11	10	-9.1%
Prostitution	0	0	0	0	0	0%
Offensive Weapons	10	7	7	3	6	100.0%
Total	**167**	**175**	**179**	**84**	**88**	**-4.5%**
CRIMES OF PROPERTY						
Break and Enter Total	45	32	15	24	15	-37.5%
~Business	10	10	5	9	4	-55.6%
~Residence	24	19	8	13	7	-46.2%
~Other	11	3	2	2	4	100.0%
*Attempt Break and Enter***	*2*	*0*	*0*	*0*	*0*	*0%*
Theft of Motor Vehicle	14	13	8	9	4	-55.6%
*Attempt Theft of Vehicle***	*1*	*0*	*0*	*0*	*1*	*Infinite*
Theft	215	142	141	103	84	-18.4%
*Shoplifting***	*-*	*-*	90	77	52	-32.5%
Mischief	63	54	48	44	32	-27.3%
Have Stolen Goods	10	34	13	5	12	140.0%
Frauds	8	5	11	3	1	-66.7%
Gaming/Betting	0	0	0	0	0	0%
Other Criminal Code	257	169	107	83	70	-15.7%
Total	**612**	**449**	**343**	**271**	**218**	**-19.6%**
DRUGS						
Heroin	0	0	0	0	0	0%
Cocaine	4	1	3	0	0	0%
Other Drugs	11	4	7	2	2	0%
Cannabis	82	66	42	37	58	56.8%
Crystal Meth	-	-	0	1	0	-100.0%
Ecstasy	-	-	0	0	0	0%
Total	**97**	**71**	**52**	**40**	**60**	**50.0%**
TOTAL CRIMES	**876**	**695**	**574**	**395**	**366**	**-7.3%**

Note: These numbers are included in the TOTAL statistics found on the previous page.

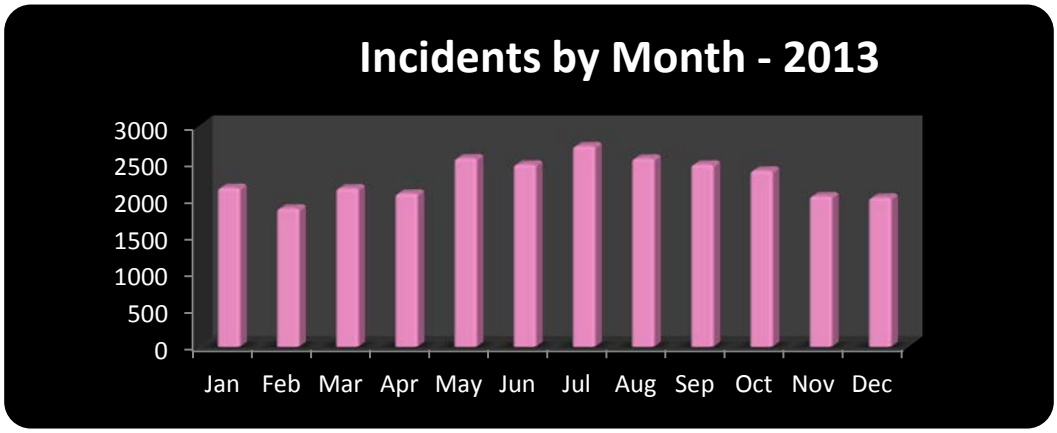
** Totals included in Primary Classification

INCIDENTS

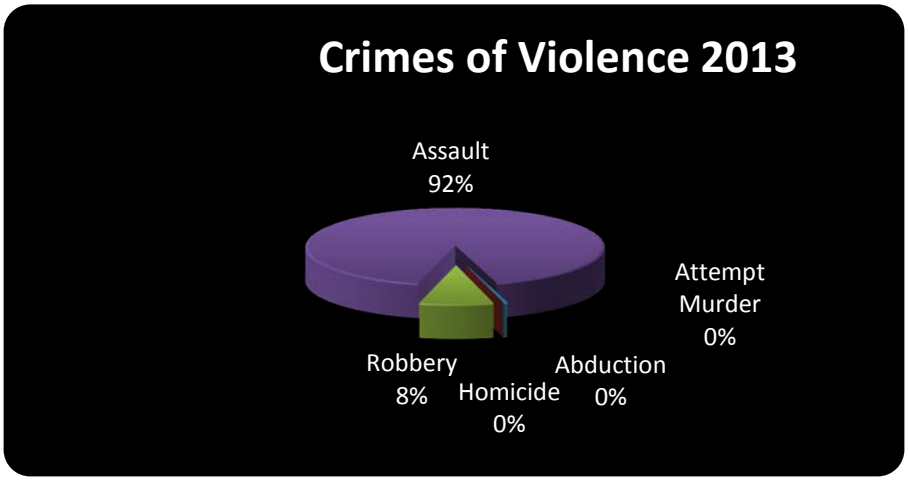
Calls for Service	2011	2012	2013
Reportables	14,923	14,631	15,242
Non-Reportables	11,635	11,897	12,304
Totals	**26,558**	**26,528**	**27,546**

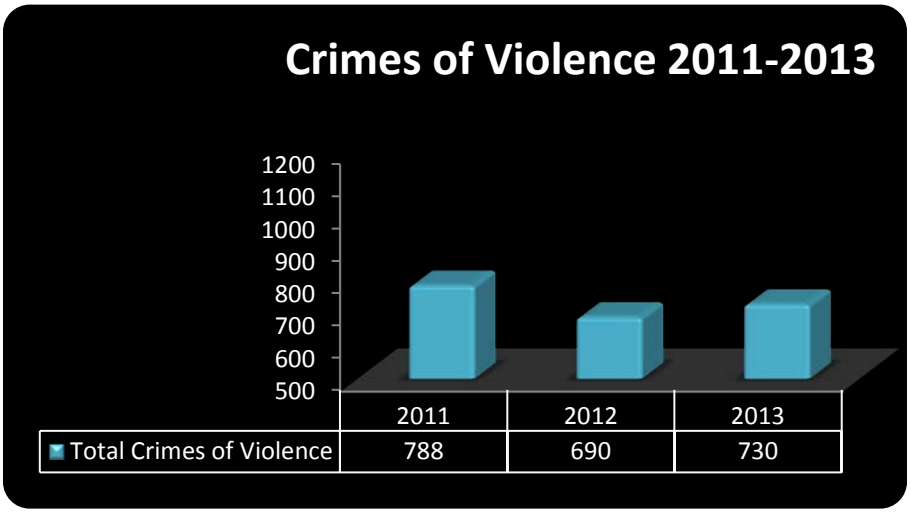


Incidents by Month	Reportable	Non-Reportable	Totals
January	1,274	886	2,160
February	1,128	752	1,880
March	1,279	875	2,154
April	1,229	854	2,083
May	1,397	1,165	2,562
June	1,306	1,171	2,477
July	1,436	1,290	2,726
August	1,274	1,284	2,558
September	1,306	1,171	2,477
October	1,328	1,066	2,394
November	1,146	902	2,048
December	1,139	888	2,027
	15,242	12,304	**27,546**



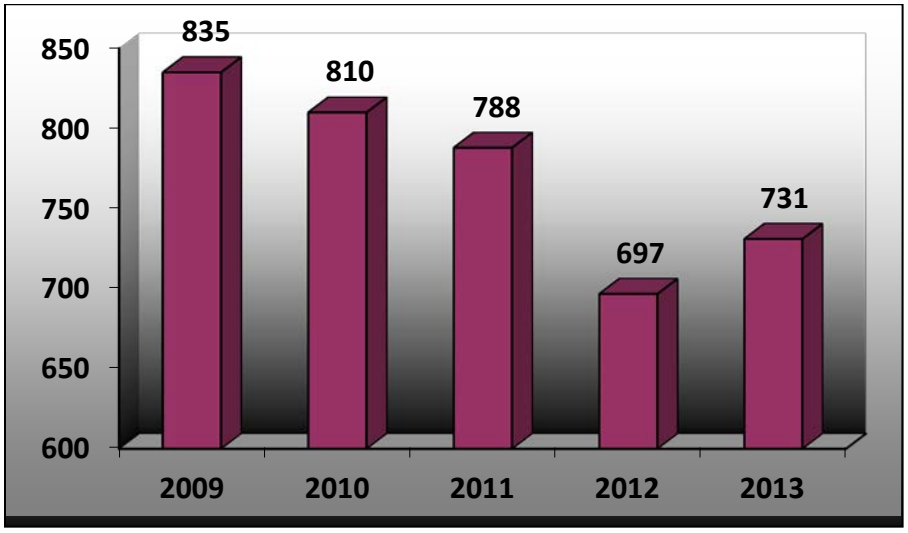
CRIMES OF VIOLENCE





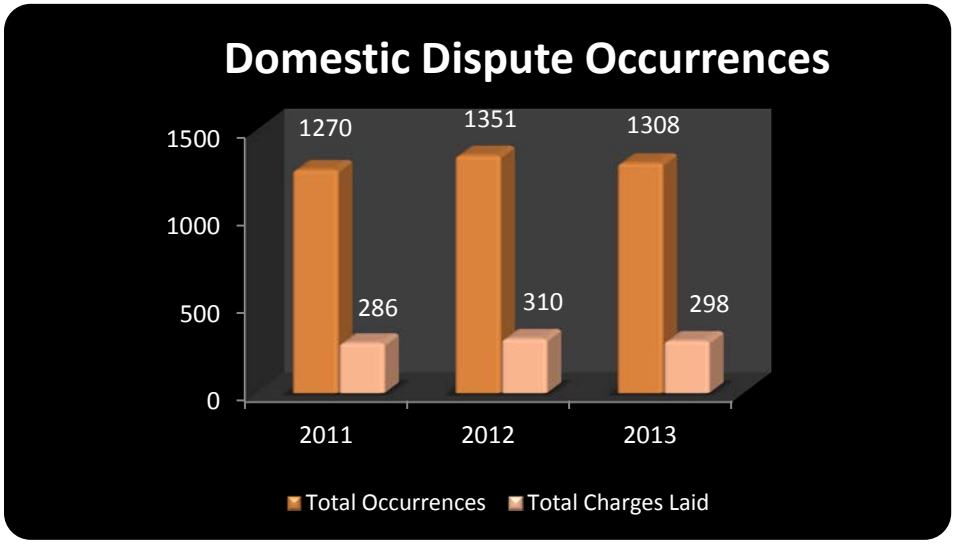
5 Year Comparison of Crimes of Violence from the Stats Canada Crime Index

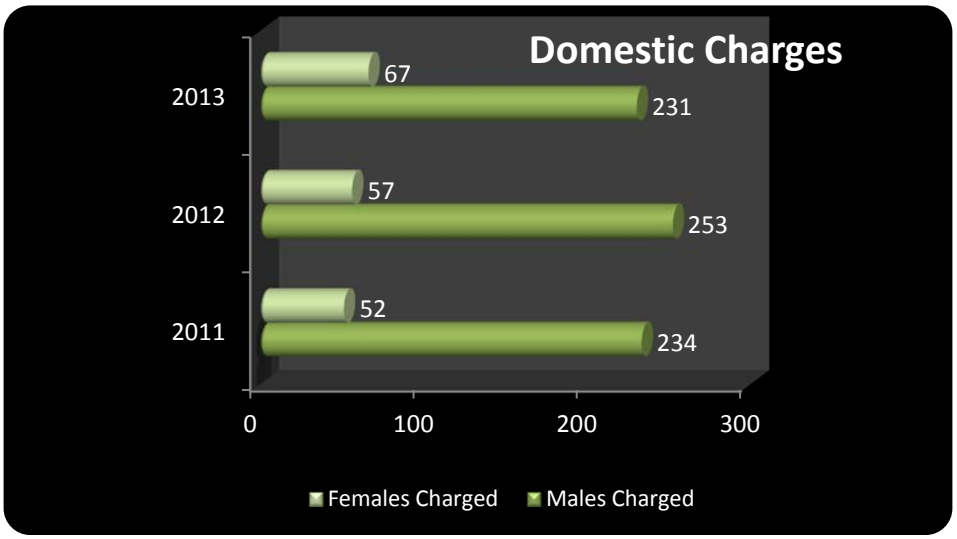
2009, 2010, 2012, and 2013 totals include Prostitution offences from the Stats Canada Crime Index



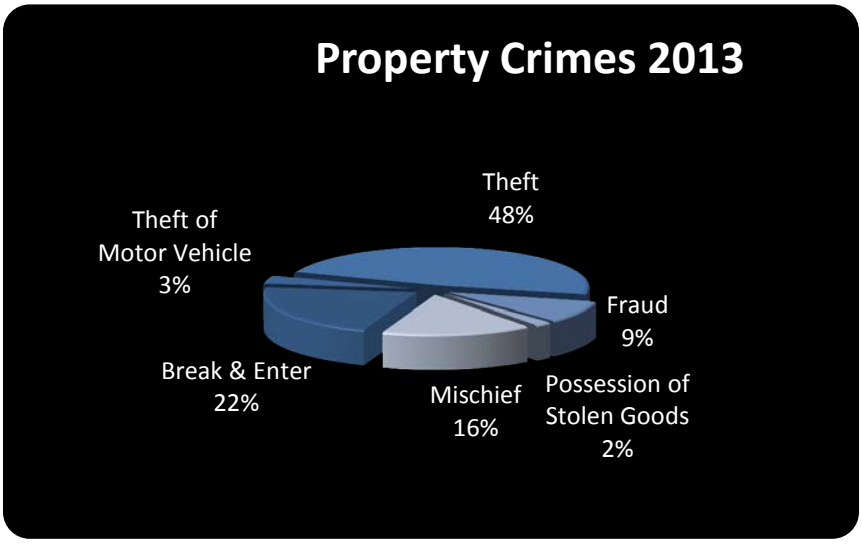
DOMESTIC VIOLENCE

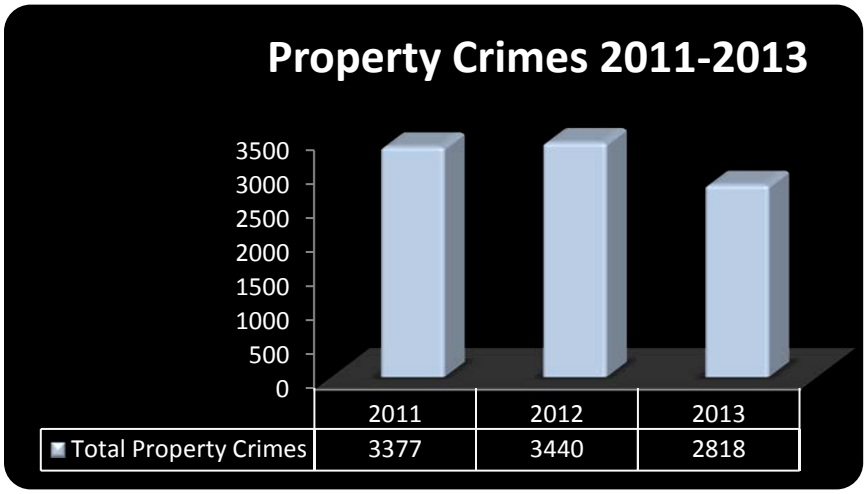
	2011	2012	2013
Domestic Violence Occurrences	1,270	1,351	1,308
Total number of males charged	234	253	231
Total number of females charged	52	57	67
Total	286	310	298





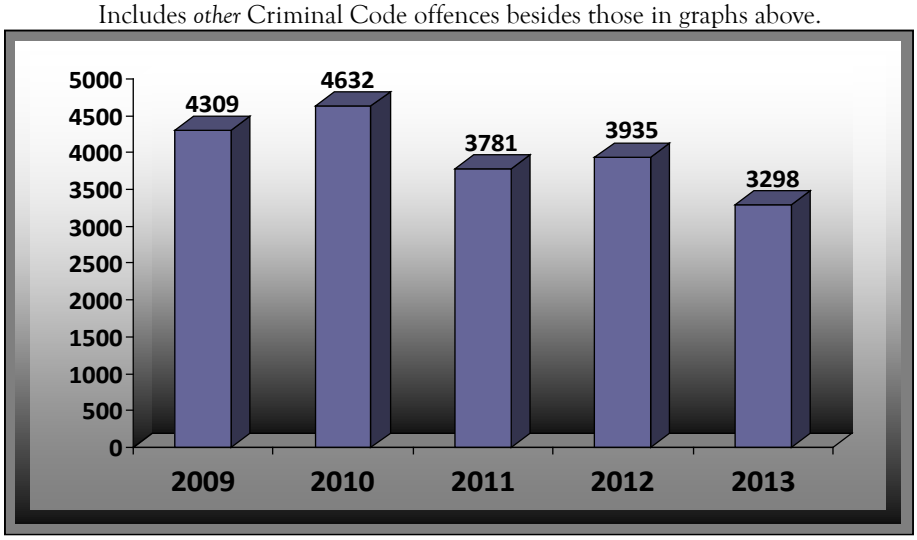
CRIMES OF PROPERTY



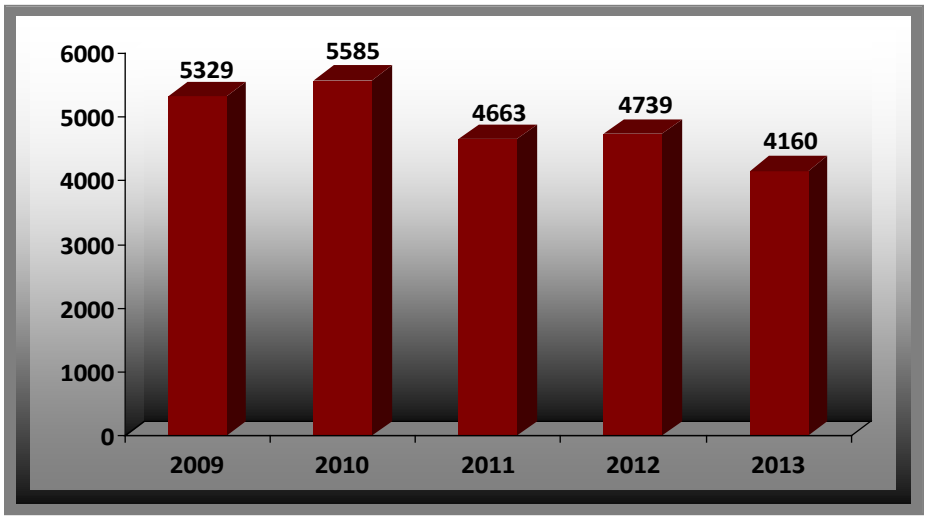


5 Year Comparison of Property Crimes from the Stats Canada Crime Index

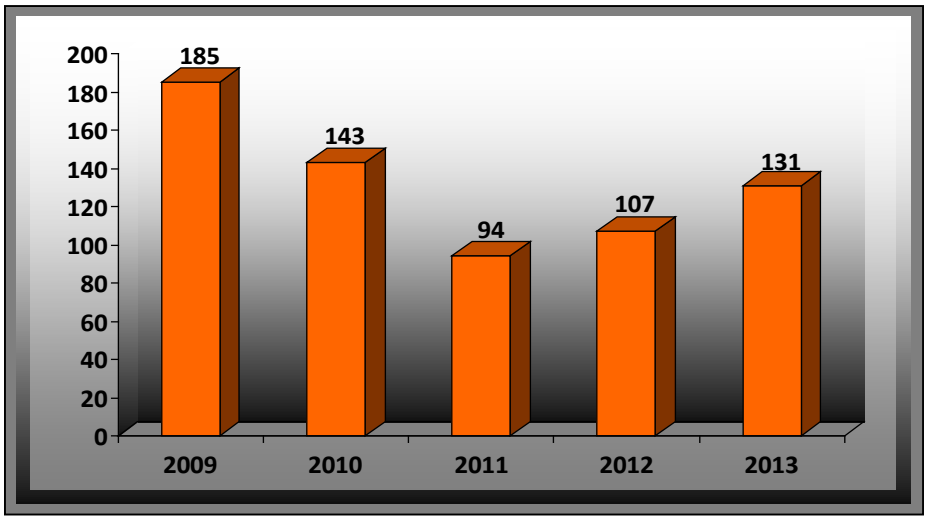
Includes *other* Criminal Code offences besides those in graphs above.



TOTAL CRIME COMPARISON OVER 5 YEARS

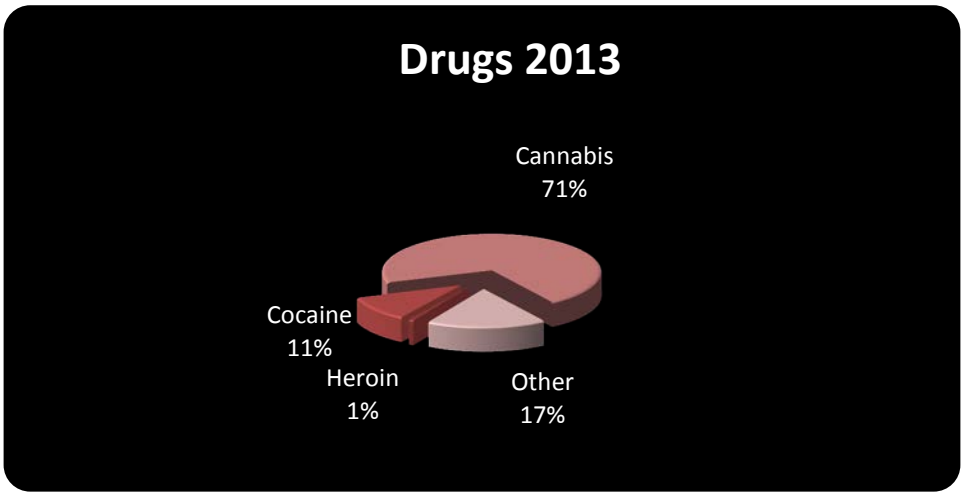


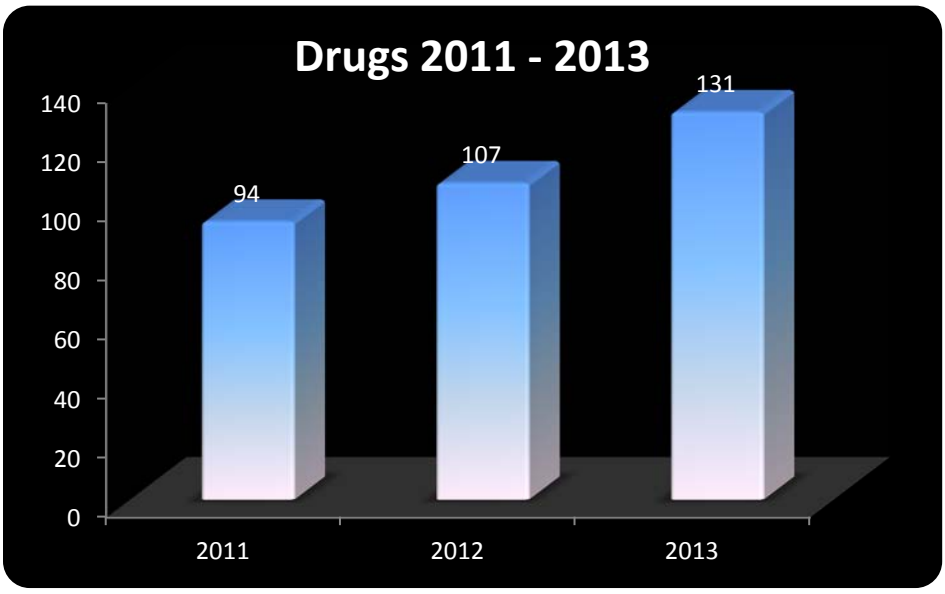
DRUGS OVER 5 YEARS



DRUGS

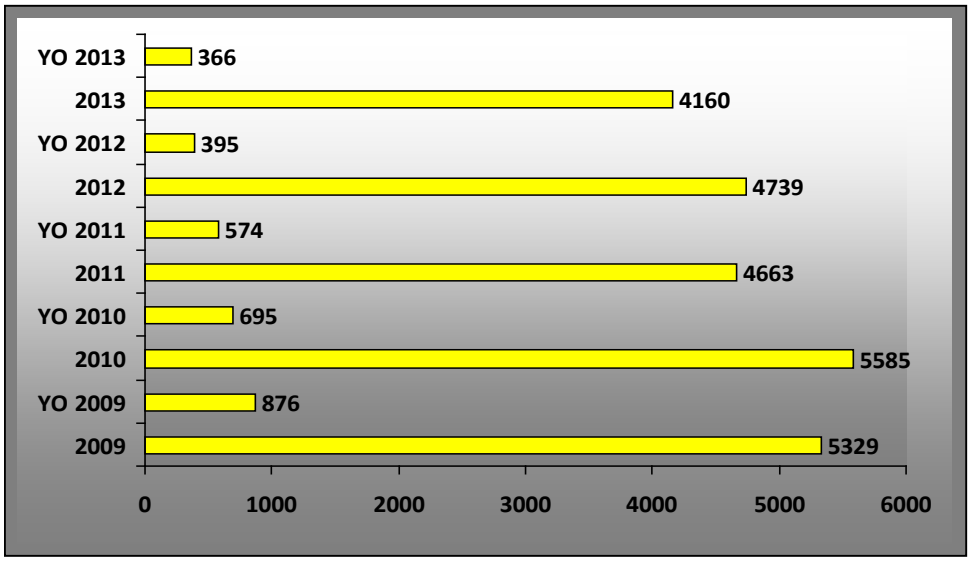
Types of Drugs	2011	2012	2013
Heroin	0	1	1
Cocaine	18	25	14
Cannabis	57	60	93
Other	19	21	23
Total	94	107	131



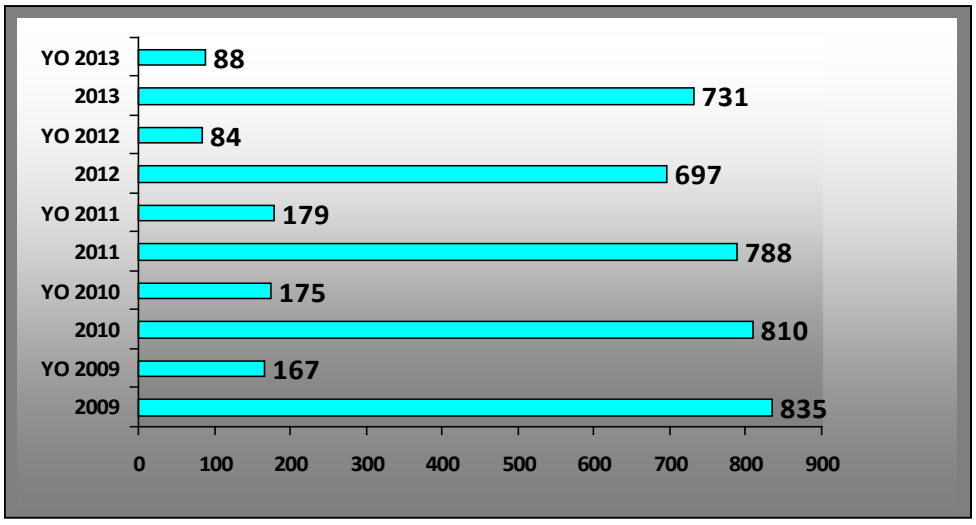


YOUNG OFFENDER INVOLVEMENT

CRIME COMPARISON OVER 5 YEARS

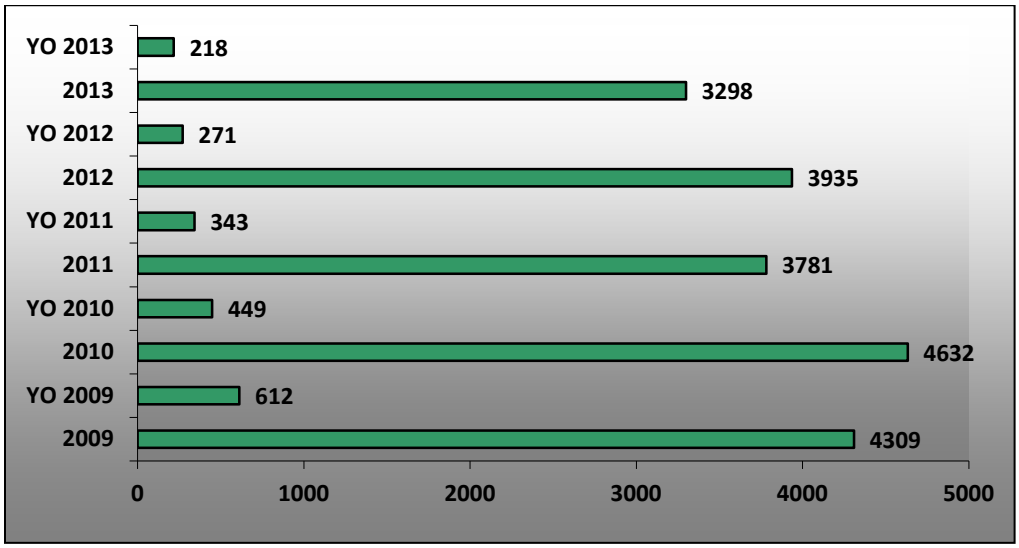


CRIMES OF VIOLENCE OVER 5 YEARS

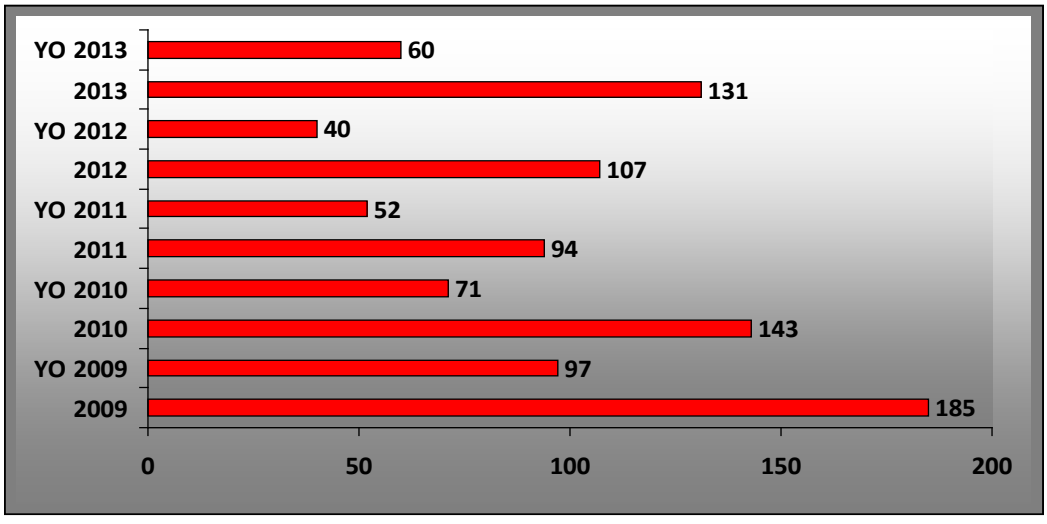


YOUNG OFFENDER INVOLVEMENT

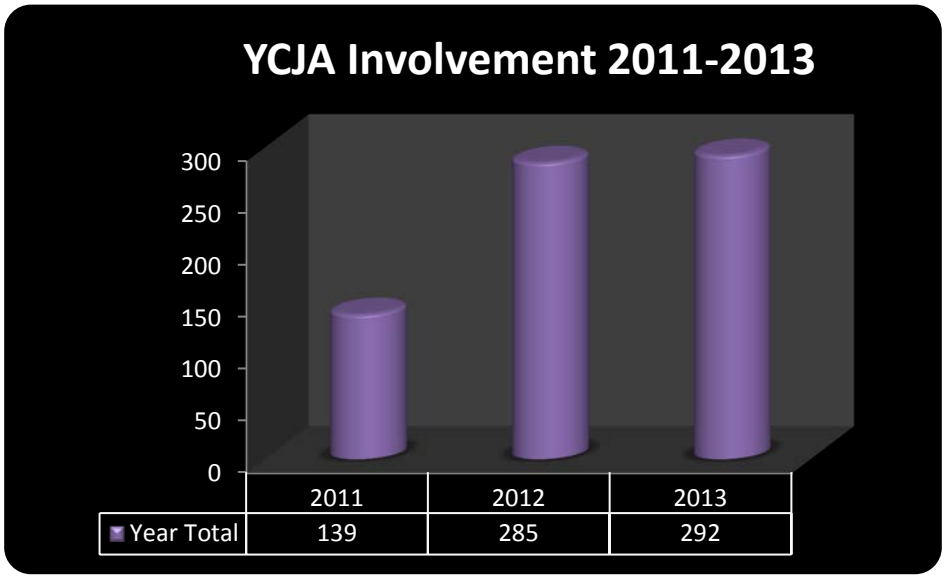
CRIMES OF PROPERTY OVER 5 YEARS

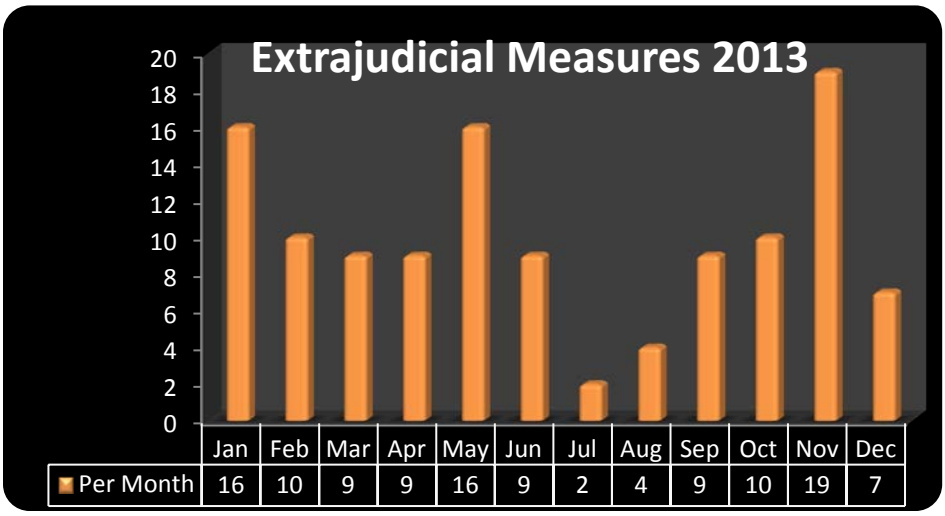


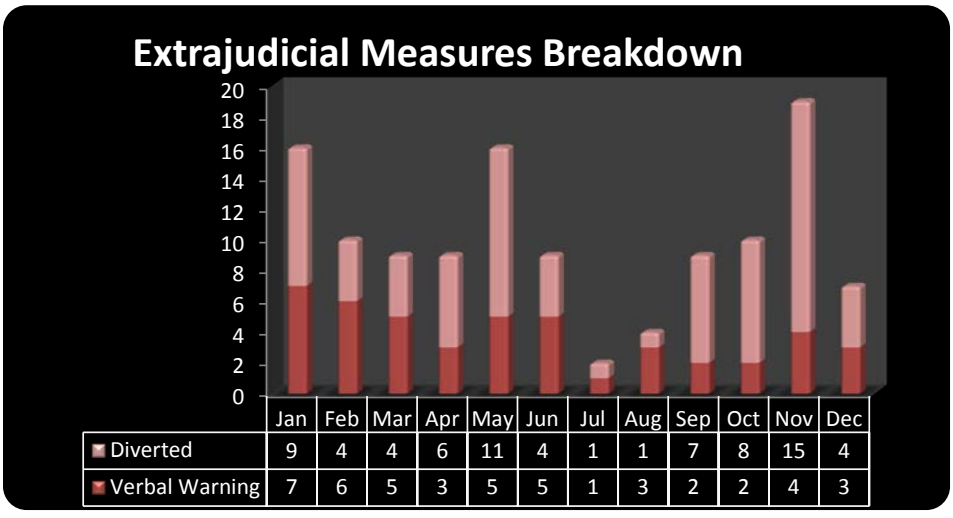
DRUGS OVER 5 YEARS



Y.C.J.A. DIVERSION PROGRAM

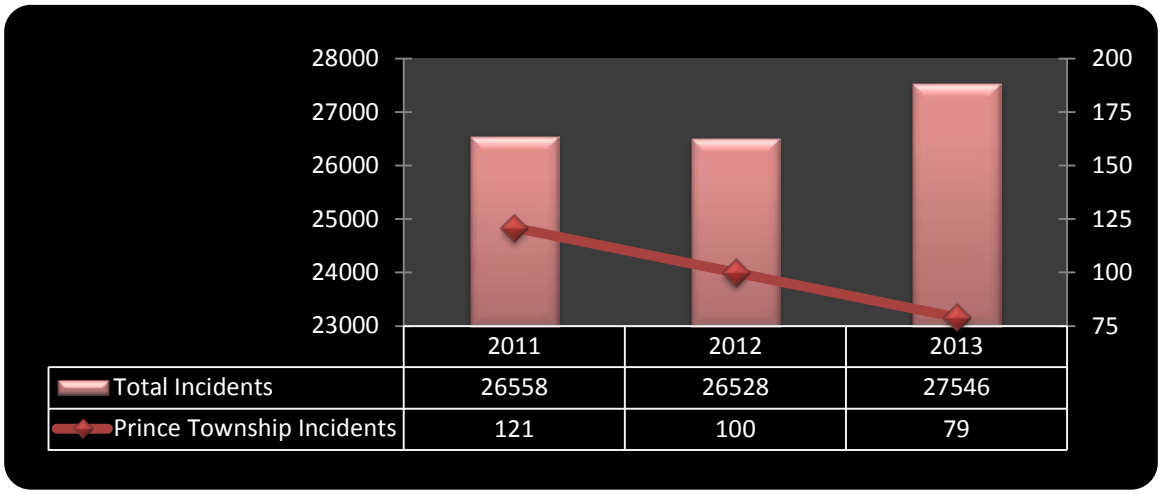




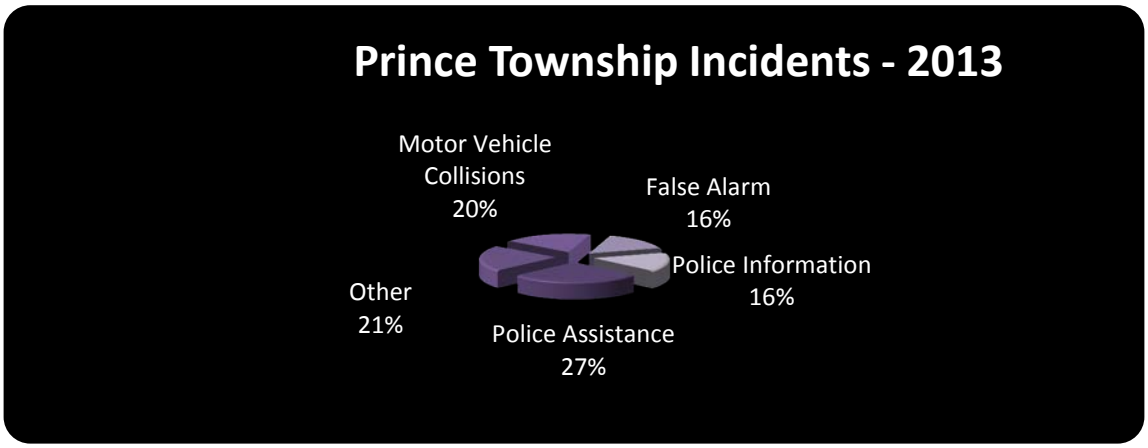


TOWNSHIP OF PRINCE

	2011	2012	2013
Total Incidents	121	100	79



"Top 5" Calls for Service - 2013	
Police Assistance	14
Other	11
Motor Vehicle Collisions	10
False Alarms	8
Police Information	8

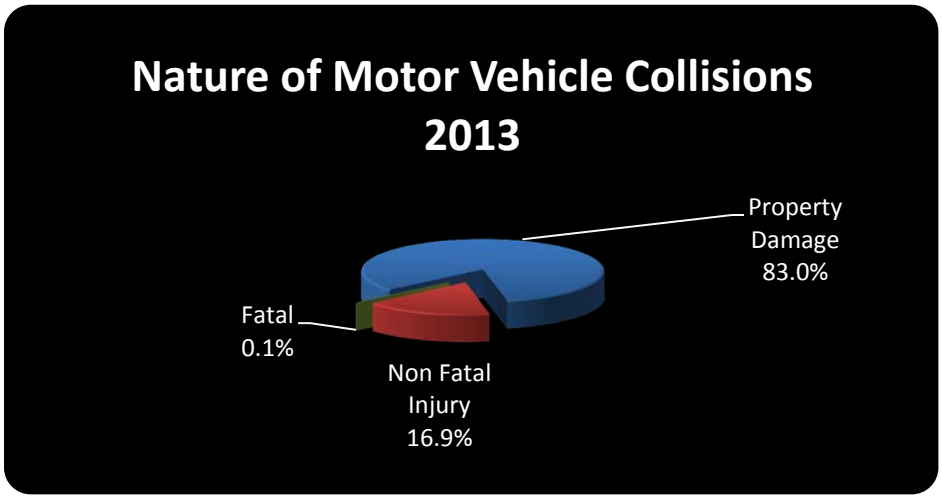


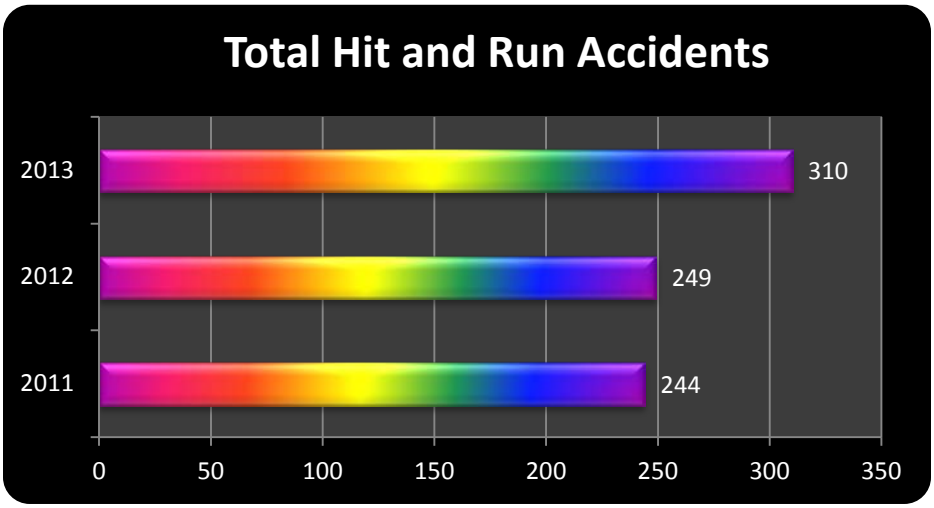
MOTOR VEHICLE COLLISIONS

Nature of Major Collisions			
Property Damage*	1,631	1,591	1,842
Non-Fatal Injury*	354	286	375
Fatal	1	1	3
Totals*	1,986	1,878	2,220

**values were corrected for 2011*

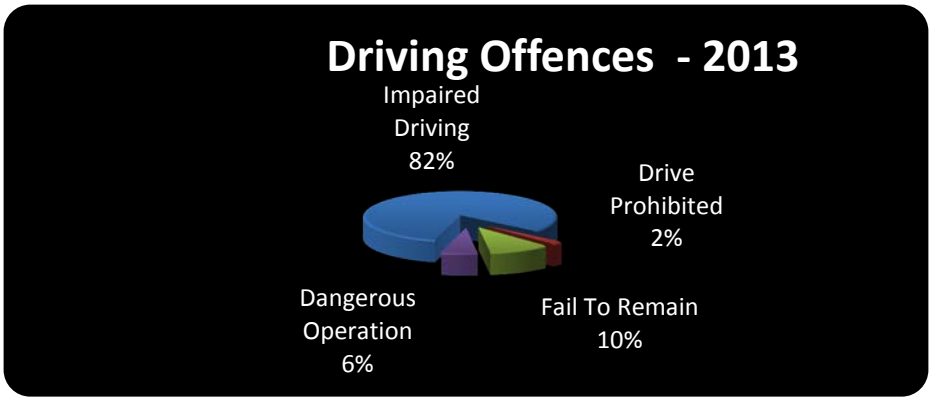
Hit and Run Accidents			
Occurred on Private Property	147	145	266
Occurred on City Streets	97	104	44
Total	244	249	310
Total Cleared	10	14	34





R.I.D.E. and BREATHALYZER STATISTICS

	2011	2012	2013
R.I.D.E. Program			
Vehicles Checked	8,439	8,950	8,417
Drivers Tested with Roadside Tester	51	67	23
Drivers Passed Test	26	46	15
3/7/30 Day Licence Suspensions*	22	16	0
90 Day Administrative Driver's Licence Suspensions (ADLS)	8	6	8
Criminal Code Charges	15	10	10
** due to legislative amendments, reporting structures have changed*			
Breathalyzer Program			
Drivers Given Demand	92	82	84
Fail/Refuse to Provide Sample	12	5	4
Drivers Tested	80	77	80
Drivers Tested - Not Charged	3	5	5
Driving Offences			
Impaired Driving	88	80	82
Fail to Stop or Remain (C.C.C.)	2	2	0
Drive While Prohibited	6	10	10
Dangerous Operation (C.C.C.)	7	6	1



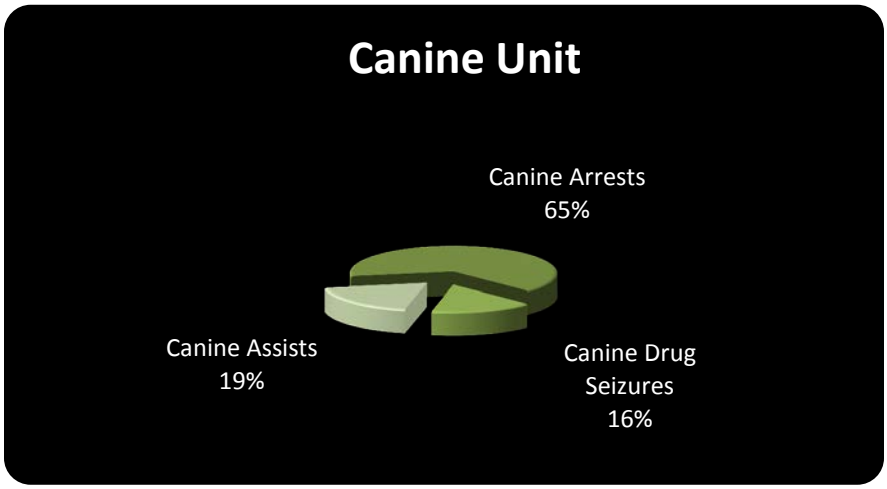
Provincial Offence Notices Issued	2011	2012	2013
Highway Traffic Act	3,464	3,298	3,623
Trespass to Property Act	105	58	62
Liquor Licence Act	381	275	217
Compulsory Automobile Insurance Act	563	578	656
By-Laws	62	66	66
Motorized Snow Vehicles Act	3	16	13
Off Road Vehicle Act	4	5	4
Total	4,582	4,296	4,641



. CANINE UNIT .

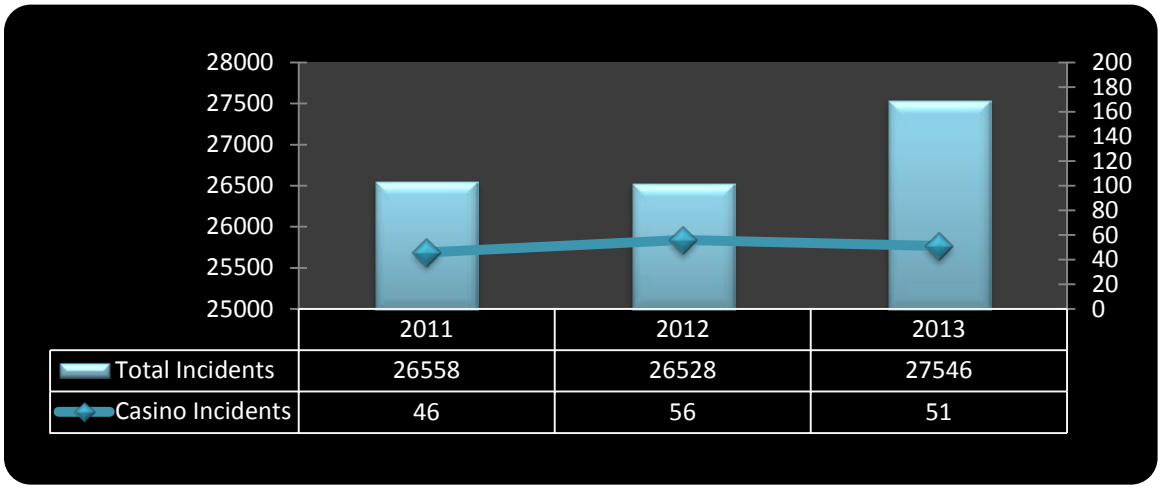
. *Justice* .

	2013
Canine Calls (tracking, searches, etc.)	133
Canine Arrests	45
Canine Drug Seizures	11
Canine Assists	13
Number of Hours - Training	188.5

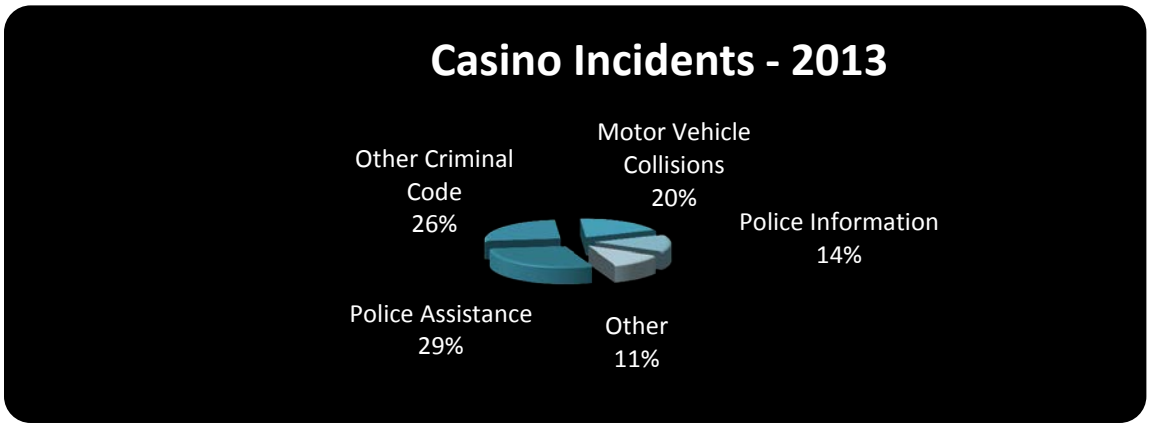


SAULT STE. MARIE *CASINO* - STATISTICS

	2011	2012	2013
Total Incidents	46	56	51



"Top 5" Calls for Service - 2013	
Police Assistance	10
Other Criminal Code	9
Motor Vehicle Collisions	7
Police Information	5
Other	4



MISCELLANEOUS STATISTICS

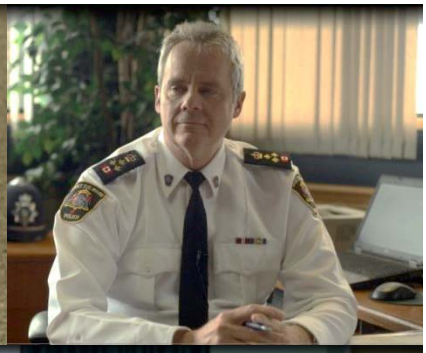
Bicycles	2011	2012	2013
Found	143	142	77
Stolen	103	115	82
Taxis			
Licences Issued	197	174	157
Drivers Tested	35	25	20
Fingerprints			
Persons Fingerprinted (appointment)	296	509	542
Criminal Records Removal (by request)	104	56	50
Freedom of Information Requests	13	9	7
Application Fees Collected	$65.00	$25.00	$35.00
Requests Waived/Cancelled	~	4	0
Release of Information Requests	179	241	177
Administrative Fees Invoiced	$8,050.00	$6,800.00	$4,835.00
Additional Fees Collected	$1,055.20	$1,353.81	$1,752.90
Requests Waived/Cancelled	18	69	29
Volunteer Record Checks	4,263	6,832	7,750
False Alarms	932	927	1,268

VEHICLE FLEET

	2011	2012	2013
Senior Command (Chief, Deputy, Crime Stoppers)	4	4	3
Community Services	4	3	4
Administration Services (includes Court Services' van)	3	2	4
Management Services	1	2	1
Investigation Services	20	19	17
Patrol Services	19	20	21
Motorcycle	2	2	2
Snow Machine	2	2	2
Trailers (3), Mobile Command Centre (1)	*5	4	4
Total Fleet Maintained	60	58	58

* *included boat*









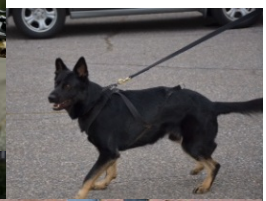


Annual Conference of the International Association of Chiefs of Police 2013: A Modern Day Police Service

The Sault Ste. Marie Police Service provides modern day policing by incorporating strategies that include enforcement, crime suppression, community mobilization, crime prevention, community safety, and consultation. A current initiative that incorporates all of these strategies is Project ABCD – Action for Building a Community that is Drug Free. I.A.C.P. TV travels north to Sault Ste. Marie Ontario. (Video shoot: September 18, 2013.)















PRODUCED BY THE
SAULT STE. MARIE POLICE SERVICE

Please feel free to let us know how we are doing.
If you have any questions or comments, please write to us at:

Sault Ste. Marie Police Service
580 Second Line East
Sault Ste. Marie ON P6B 4K1

or

info@ssmps.org

Power Dam Special Payment Program

The Province provides a special annual payment to municipalities hosting hydro-electric generating stations (power dams). Through this program, the Province has been providing municipalities with funding that reflects the amount of property tax revenue that each municipality received from these stations prior to 2001, when the stations became exempt from property taxation.

In 2013, the Province advised municipalities that this program would be reviewed as part of a broader examination to ensure government programs meet their policy objectives, while taking into account the government's ongoing effort to make responsible spending choices. Pending the outcome of the review, the Province committed to maintain a stable level of funding to municipalities under this program for the 2013 and 2014 taxation years.

As a result of the Province's review, and in the context of the government's commitment to continue to manage spending, the program will be phasing down to $14.3 million by 2017.

TABLE 1.10 Power Dam Special Payment Program Annual Funding
($ Millions)

	2014	2015	2016	2017
Annual Payments to Municipalities	18.7	18.1	16.8	14.3

The Province will work with municipalities on ways to implement the phase-down in a manner that is fair and manageable.

THE CORPORATION OF THE
MUNICIPALITY OF WAWA

The Office of the Premier of the Province of Ontario
Legislative Building
Room 281
Queen's Park
Toronto, ON M7A 1A1

Attention: The Honourable Kathleen Wynne - Premier

July 3, 2014

Dear Premier Wynne:

Re: Update – Municipality of Wawa

I am so pleased that you are enjoying your Flood Mud mug. I ask that you pour yourself a mug of your favourite beverage while you consider the new dilemma faced by Mr. Sanders and his fellow Wawaites.

In 2001, the Municipality of Wawa lost the right to tax almost 50% of its assessment base when the Province of Ontario exempted power dams from property taxation. No other municipality in the Province has ever been stripped of such a large amount of property assessment through Provincial legislation. This was replaced with a program of compensatory payments. The budget that your government is now proposing to introduce proposes to reduce these compensatory payments by as much as 23%, financially crippling our community. This is all notwithstanding a decades old Assessment Review Board case concerning the power dams that could result in Wawa having to return in the area of $7.5 million in past taxation.

In the past fifteen years, Wawa has had to deal with the loss of major employers including Algoma Ore and Weyerhaeuser while having to absorb the collapse of the forestry, mining and tourism industries. The loss of, employment, the ability to tax power dams and far too many public sector jobs to mention have left us questioning the sustainability of the community.

The present Provincial Budget document proposes to "clawback" approximately $889,000 over the next four years and then approximately $548,000 for every year thereafter; all on an annual payment of $2,350,908 (received in 2013). In order to compensate for this loss, we will need to increase our municipal property tax levy by 12.6%, notwithstanding planned decreases in OMPF payments and a declining assessment base. Our community cannot afford this devastating blow; Mr. Sanders can't afford this.

Unfortunately the bad news does not stop there. Despite the assistance provided by the Province of Ontario through the ODRAP Program, and due to the cost of replacing two of the flood ravaged bridges, we still find ourselves over $800,000 short in repairing the flood damage. The remainder of our infrastructure is also in desperate need of attention with our most pressing need being the re-build of our sewage system at $1.3 million. How can we possibly manage any of this given the proposed cuts to the compensatory power dam payments?

A reduction in revenues of this size at any time will not allow us to meet our obligations, including those obligations to others. Our former Mayor, Howard Whent made the following point in a recent letter to the editors of local media outlets:

"This would not only impact Wawa, it would affect all 20 municipalities served by the Algoma District Services Administration Board (ambulance, child care, social housing, Ontario Works). This year (2014) Wawa will contribute $870,879 of the $2,326,051 power dam compensation to the operation of this Board. (Wawa will contribute an additional $626,955 from the actual tax base). If Wawa gets less as power dam compensation, the contribution to this Board will be reduced and that means that all the municipalities would have to then pay for the difference. (I won't go through the calculations but the amount would be in the hundreds of thousands.)"

The Province of Ontario went to great lengths to develop and legislatively adopt the Growth Plan for Northern Ontario (2011). How is asking small northern communities to give so much more than they can afford in keeping with this plan? I quote again from former Mayor Whent's letter:

"This means then that in reality the "power dam payment" at the proposed $1,767,636 would actually mean about a million dollar loss in "purchasing power" (i.e. to pay for the same services as the $2 million brought in 2000). I know that the Municipality cannot possibly reduce costs or increase taxes to cover this magnitude of a financial hit."

Further, Premier Wynne stated immediately after her election that the people of Ontario have chosen to look to the future with *"optimism"* and that your government will provide *"opportunities for their communities"*. Wawa is facing the opposite.

The people of Ontario helped us through our natural disaster. Your budget will create a financial disaster. Our community is being asked to cut far more than any other. This is not fair and I am sure the taxpayers of Ontario would agree.

Mr. Sanders wants to stay here and make more Flood Mud pottery and the people of Wawa want to remain in their homes. Please leave the dam payments as they are and revisit the policy of CPI adjustments applied in past years.

Best Regards,

Linda Nowicki

Linda Nowicki
Mayor

Cc: The Hon. Michael Gravelle – Minister of Northern Development & Mines
The Hon. Charles Sousa – Minister of Finance
The Hon. Ted McMeekin – Minister of Municipal Affairs & Housing
The Hon. Jeff Leal – Minister of Agriculture & Rural Affairs
The Hon. Bob Chiarelli – Minister of Energy
The Hon. Madeleine Meilleur – Attorney General & Minister of Francophone Affairs
Michael Mantha – MPP, Algoma-Manitoulin
Lynn Buckham – MMAH, Sudbury
David King – MMAH, Sudbury
Kathy Horgan – MMAH, Sudbury
Paul Prosperi – MMAH, Sudbury
Allan Doheny – ADM, Ministry of Finance
AMO
FONOM
NOMA
ADSAB
Municipalities receiving power dam compensatory payments

THE CORPORATION OF THE

MUNICIPALITY OF WAWA

The Ministry of Finance
Frost Bldg South
7th Floor
7 Queen's Park Cres
Toronto, ON M7A 1Y7

Attention: The Honourable Charles Sousa - Minister

July 3, 2014

Dear Minister Sousa:

Re: Update – Municipality of Wawa

On behalf of the Municipality of Wawa, congratulations of your recent re-election and appointment as Minister of Finance.

You may recall that during Wawa's disastrous rainfall and flooding in October 2012, our local potter, Jim Sanders, lost everything when the waters rose and his home and shop ended up in a deep gorge that was, prior to the flood, his driveway. With the assistance of the ODRAP fund, Mr. Sanders was able to relocate to a new home and re-establish his business.

Somehow, in the confusion of the above noted events, Mr. Sanders was able to return to his destroyed home, gather some of the mud and clay that now filled his living room and create a line of pottery he calls "Flood Mud". To that end, we are enclosing for you, a Flood Mud Mug designed by Mr. Sanders. I ask that you pour yourself a mug of your favourite beverage and consider the new dilemma faced by Mr. Sanders and his fellow Wawaites.

In 2001, the Municipality of Wawa lost the right to tax almost 50% of its assessment base when the Province of Ontario exempted power dams from property taxation. No other municipality in the Province has ever been stripped of such a large amount of property assessment through Provincial legislation. This was replaced with a program of compensatory payments. The budget that your government is now proposing to introduce proposes to reduce these compensatory payments by as much as 23%, financially crippling our community.

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In the past fifteen years, Wawa has had to deal with the loss of major employers including Algoma Ore and Weyerhaeuser while having to absorb the collapse of the forestry, mining and tourism industries. The loss of, employment, the ability to tax power dams and far too many public sector jobs to mention have left us questioning the sustainability of the community.

The present Provincial Budget document proposes to "clawback" approximately $889,000 over the next four years and then approximately $548,000 for every year thereafter; all on an annual payment of $2,350,908 (received in 2013). In order to compensate for this loss, we will need to increase our municipal property tax levy by 12.6%, notwithstanding planned decreases in OMPF payments and a declining assessment base. Our community cannot afford this devastating blow; Mr. Sanders can't afford this.

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Municipalities receiving power dam compensatory payments

Proposal in provincial budget to cut payments to replace revenue municipality had collected from taxing power dams [3]



By Jeffrey Ougler, Sault Star

Tuesday, July 8, 2014 7:00:48 EDT PM

WAWA - Clawbacks proposed in the latest provincial budget to compulsory municipal payments could “cripple” Wawa’s coffers, charges the community’s mayor.

Linda Nowicki said Tuesday the grant, presented in the early 2000s to replace revenue the municipality had collected from taxing power dams, could be sliced by 23%.

"We can't afford it,” Nowicki told The Sault Star Tuesday afternoon. “We just can't afford it."

A letter outlining Wawa’s concerns was slated to be delivered to Finance Minister Charles Sousa, along with a host of other Ontario cabinet ministers and officials, later in the day by Algoma-Manitoulin MPP Michael Mantha.

The issue stems back to 2001, when the province stripped Wawa, more than 200 kilometres north of Sault Ste. Marie, of the power to tax power dams in its municipality. The resulting legislative change crippled the town by removing 48% of its assessment base from property taxation. Instead, the province offered an annual grant fixed at the amount of property taxes collected in 2000 from power dams.

"It's one thing not to subsidize us, it's another to take the money out of our pockets,” Nowicki said.

“When you look at what we send to the province in stumpage fees, when you look at what the province gets for the water going over the power dams and, in turn, they took away the actual taxation of the power dams from us, are you being fair to Northern Ontario?

“And if you think we all should move to a city, who is going to cut the trees for your hardwood floors and your toilet paper? You're going to miss us if we're not living up here."

The budget proposes a clawback of some $899,000 over the next four years, then approximately $548,000 for every year thereafter, all on an annual payment of about $2.4 million, the amount received in 2013.

Nowicki said in order to compensate for this loss, the municipality must hike its municipal property tax levy by 12.6%, notwithstanding planned dips to Ontario Municipal Partnership Fund payments and a declining assessment base.

"Wawa cannot afford to raise taxes enough nor cut enough to cover the 12% loss that this would result in," said Nowicki, echoing recent comments from former mayor Howard Whent.

"We would have to increase taxes 12%, plus cuts."

And it's not like payments to Wawa have always been on time.

In 2012, the community feared it would have to take out a bank loan to compensate for the shortfall, about 29% of its main revenues, while waiting for the province to pony up.

Prior to the 2001 changes, the owner of the power dams, Great Lakes Power (now Brookfield Renewable Energy), "always" paid its property tax bills on time, Wawa officials said in 2012. They said although a number of other Ontario municipalities were affected by the 2001 decision — including Sault Ste. Marie — none was hit as hard as Wawa, as most other such areas contain small dams, and the Sault has just one.

"We're certainly getting the short end of the stick there, like many communities, in that the uploads aren't equivalent to the downloads," Nowicki said. "They downloaded all of these programs to us and they said, 'OK, we're going to decease the OMPF funds, but it means that your obligations to those are not equal.' They're taking our money away faster than the downloads are going back up."

Coupled with this most recent headache, the municipality contends that despite provincial assistance to help mend the aftermath of major flooding in October 2012 that washed away cars, homes and huge chunks of the Trans-Canada Highway, Wawa is more than $800,000 short in repairing damages, mostly due to the cost of replacing two bridges. The remainder of Wawa's infrastructure is also in "desperate need of attention" with its "most pressing need" being a $1.3-million sewage system revamp.

"How can we possibly manage any of this given the proposed cuts to the compensatory power dam payments?" Nowicki said.

Over the past 15 years, Wawa has shouldered the loss of major employers, including Algoma Ore and Weyerhaeuser, while having to absorb the collapse of the forestry, mining and tourism industries. The loss of employment, the ability to tax power dams and “far too many” public-sector jobs “to mention,” has left officials "questioning the sustainability" of the community, Nowicki said.

The mayor anticipates a mine start-up over the next couple of years and there’s “bound to be” an aggregate operation “if we can just hold on.”

"But when the province keeps taking away from us, how are we supposed to survive?" Nowicki said.

Diversification, especially tapping into the area’s natural gifts, is attractive, but not necessarily feasible at the moment, she added.

"Ecotourists don't spend as much as (traditional) tourists used to, buying supplies and doing everything,” Nowicki said, and following Elliot Lake’s example of rebranding itself a prime retirement community is easier said than done.

That municipality, east of Sault Ste. Marie, boasted ample affordable housing, the mayor said.

"And we don't have that same stock of housing that they did,” said Nowicki, adding Manitouwadge, 378 kilometres north-west of Sault Ste. Marie, was another small, Northern community blessed by such infrastructure advantages when it came time to diversify.
"The mining company there owned 200 homes and they started giving them away,” she said.

“A home that would cost you half a million dollars in Toronto, you could go up there and buy it for $40,000.”

Most Wawa homes are occupied, and the only ones that aren't are those that have “gone back to the bank and are beyond repair.”

“We don't have the housing stock that people want because we didn't have construction for 25 years,” Nowicki said. “People didn't want to move there, and when they did move there, there was someone else moving out with a house for them to buy.

"I've always said we have such a beautiful lake with a spot, a municipality, that overlooks the lake. If we could only put something on there, yes it would keep some of our seniors who don't want to be mowing grass and looking after lawns anymore."

j.ougler@sunmedia.ca On Twitter: @JeffreyOugler

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-147

FIRE ROUTES BY-LAW: (F2.2) A by-law to repeal various by-laws that amend the City's repealed Fire Routes By-law 81-404.

WHEREAS on June 10, 2013, City Council passed By-law 2013-105 which repealed the Fire Routes By-law 81-404;

AND WHEREAS any by-law that was passed by City Council whose purpose was to amend the aforementioned repealed by-law no longer serves any purpose;

NOW THEREFORE the Council of The Corporation of the City of Sault Ste. Marie pursuant to section 10(2) of the *Municipal Act, 2001*, S.O. 2001, c.25, **ENACTS** as follows**:**

1. **BY-LAWS AMENDING BY-LAW 81-404 REPEALED**

   By-laws 82-132, 82-226, 84-19, 84-79, 84-128, 84-247, 85-84, 85-126, 85-256, 86-62, 86-90, 86-174, 87-89, 88-117, 88-236, 88-308, 89-235, 91-5, 91-189, 92-14, 92-37, 93-26, 93-29, 93-113, 93-200, 94-57, 95-24, 95-69, 96-135, 97-39, 2000-178, 2001-120, 2003-30, 2004-79, 2006-240, 2007-5, 2008-147 and 2012-33 are hereby repealed.

2. **EFFECTIVE DATE**

   This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR - DEBBIE AMAROSO

_____

CITY CLERK – MALCOLM WHITE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-148

AGREEMENT: (E2.3) A by-law to authorize the execution of an agreement between the City and Tulloch Engineering Inc. for consulting services regarding the design and contract administration of repairs to two bridges.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and 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 dated the 23rd day of June, 2014 between the City and Tulloch Engineering Inc., a copy of which is attached as Schedule "A" hereto. This agreement provides for consulting services regarding the design and contract administration of repairs to two bridges.

2. **SCHEDULE "A"**

Schedule "A" forms part of this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR - DEBBIE AMAROSO

_____

CITY CLERK - MALCOLM WHITE

da LEGAL\STAFF\BYLAWS\2014\2014-148 EXECUTION AGREEMENT TULLOCH ENG 2 BRIDGES.DOC

AGREEMENT

FOR

PROFESSIONAL CONSULTING SERVICES

MEMORANDUM OF AGREEMENT

Dated the 23rd, day of June

A. D. 2014

-BETWEEN-

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Hereinafter called the 'Client'

THE PARTY OF THE FIRST PART

-AND-

TULLOCH ENGINEERING INC.

Hereinafter called the 'Consultant'

THE PARTY OF THE SECOND PART

WHEREAS the Client intends to

Replace approach slabs at Municipal Bridge 32 (Base Line Road crossing the West Davignon Flood Control Channel) and repair the parapet wall at Municipal Bridge 30 (Wellington Street Overpass).

hereinafter called the 'Project' and has requested the Consultant to furnish professional services in connection therewith;

NOW THEREFORE WITNESSETH that in consideration of the covenants contained herein, the Client and the Consultant mutually agree as follows:

ARTICLE 1 - GENERAL CONDITIONS

1.01 Retainer

The Client hereby retains the services of the Consultant in connection with the Project and the Consultant hereby agrees to provide the services described herein under the general direction and control of the Client.

In this Agreement the word Consultant shall mean professionals and other specialists engaged by the Client directly and whose names are party to this Agreement.

1.02 Services

The services to be provided by the Consultant 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 Consultant in accordance with the provisions set forth in Article 3. For purposes of this agreement, the basis of payment shall be as specified in Article 3.2.1.

1.04 Staff and Methods

The Consultant shall perform the services under this agreement with that degree of care, skill and diligence normally provided in the performance of such services as contemplated by the agreement at the time such services are rendered and as required by the Professional Engineers Act (RSO 1990, Chapter P. 28) and regulations therein. The Consultant shall employ only competent staff who will be under the supervision of a senior member of the Consultant's staff.

1.05 Drawings and Documents

Subject to Section 3.2.2 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 Consultant for the Client, including record drawings, may be used by the Client, for the Project herein described. In accordance with Article 1.06, the client indemnifies the Consultant for unauthorized use of the documents and deliverables.

1.06 Intellectual Property

All concepts, products or processes produced by or resulting from the Services rendered by the Consultant in connection with the Project, or which are otherwise developed or first reduced to practice by the Consultant in the performance of his Services, and which are patentable, capable of trademark or otherwise, shall be considered as Intellectual Property and remain the property of the Consultant.

The Client shall 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 Consultant in connection with the Project and for no other purpose or project.

1.07 Records and Audit

(a) In order to provide data for the calculation of fees on a time basis, the Consultant shall keep a detailed record of the hours worked by staff employed for the Project.

(b) The Client may inspect timesheets and record of expenses and disbursements of the Consultant 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 Consultant, when requested by the Client, shall provide copies of receipts with respect to any disbursement for which the Consultant claims payment under this Agreement.

1.08 Changes and Alterations and Additional Services

With the consent of the Consultant 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 Consultant 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 3.2.2. In the event that the client delays the project then the consultant shall have the right to renegotiate the agreement.

1.09 Suspension or Termination

Either party may at any time by notice in writing to the other party, suspend or terminate the Services or any portion thereof at any stage of the project. Upon receipt of such written notice, the Consultant shall perform no further Services other than those reasonably necessary to close out his Services. In such an event, the Consultant shall be entitled to payment in accordance with Section 3.2. for any of the Consultant's staff employed directly thereon together with such expenses and disbursements allowed under Section 3.2.

If the Consultant is practicing 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 Consultant to the date of such termination.

1.10 Indemnification

The Consultant 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, to the extent the Consultant is legally liable as a result of the negligent acts of the Consultant, his employees, officers or agents in the performance of this Agreement.

The Client agrees to hold harmless, indemnify and defend the Consultant from and against any and all claim, losses, damages, liability and costs of defense 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 negligent acts of the Consultant in the performance of consulting services to the Client within this project.

1.11 Insurance

The Client will accept the insurance coverage amount specified in this clause section (a) as the aggregate limit of liability of the Consultant and its employees for the Client's damages.

a) Comprehensive General Liability and Automobile Insurance

The Insurance Coverage shall be $5,000,000 per occurrence and in the aggregate for general liability and $2,000,000 for automobile insurance. When requested the Consultant 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 $1,000,000 per claim and in the aggregate. When requested, the Consultant shall provide to the Client proof of Professional Liability Insurance carried by the Consultant, and in accordance with the Professional Engineers Act (RSO 1990, Chapter P. 28) and regulations therein.

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 Consultant shall endeavour forthwith to obtain such increased or special insurance at the Client's expense as a disbursement allowed under Section 3.2.

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 Consultant until thirty (30) days after written notice of such change or cancellations has been personally delivered to the Client.

1.12 Contracting for Construction

Neither the Consultant nor any person, firm or corporation associated or affiliated with or subsidiary to the Consultant 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 Consultant 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 Consultant, 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 Consultant 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 Consultant, will be in accordance with Section 1.23.1 (c).

1.17 Sub-Consultants

The Consultant may engage others as sub-consultants for specialized services provided that prior approval is obtained, in writing, from the Client and may add a mark-up of not more than 5% of the cost of such services to cover office administration costs when claiming reimbursement from the Client plus the cost of the additional insurance incurred by the Consultant for the specialized services.

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 Consultant agrees to obtain the consent in writing of the Client before publishing or issuing any information regarding the Project.

1.20 Confidential Data

The Consultant 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. These obligations of confidentiality shall not apply to information which is in the public domain, which is provided to the Consultant by a third party without obligation of confidentiality which is independently developed by the Consultant without access to the Client's information, or which is required to be disclosed by law or by court order. No such information shall be used by the Consultant on any other project without the approval in writing of the client.

1.21 Dispute Resolution

(a) If requested in writing by either the Client or the Consultant, the Client and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of ninety (90) calendar days with the mediator, the dispute shall be referred to and finally resolved by arbitration under the rules of the province having jurisdiction or by an arbitrator appointed by the agreement of the parties.

(b) No person shall be appointed to act as mediator or 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 Consultant.

(c) The award of the arbitrator, including an award for costs if applicable, shall be final and binding upon the parties.

(d) The provisions of The Arbitration's Act, R.S.O., 1991, Chapter 17, as amended shall apply.

1.22 Time

The Consultant 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. .

The Client shall give due consideration to all designs, drawings, plans, specifications, reports, tenders, proposals and other information submitted by the Consultant, 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 Consultant.

1.23 Estimates, Schedules and Staff List

1.23.1 Preparation of Estimate of Fees, Schedule of Progress and Staff List

When requested by the Client, and where payment is calculated on a time basis, the Consultant shall provide, for approval by the Client:

(a) An estimate of the total fees 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 hourly rate ranges for staff, Principals and Executives, for which the Consultant will seek payment on a time basis. The Consultant 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 Consultant's staff who is to be the liaison person between the Consultant and the Client.

1.23.2 Subsequent Changes in the Estimate of Fees, Schedule of Progress and Staff List

The Consultant will require prior written approval, from the Client for any of the following changes:

(a) Any increase in the estimated fees beyond those approved under Subsection 1.23.1 (a).

(b) Any change in the schedule at progress which results in a longer period than provided in Subsection 1.23.1 (b).

(c) Any change in the number, classification and hourly rate ranges of the staff provided under Subsection 1.23.1 (c).

1.23.3 Monthly Reporting of Progress

When requested by the Client, the Consultant shall provide the Client with a written report showing the portion of the Services completed in the preceding month.

1.24 Additional Conditions

ARTICLE 2 - SERVICES

2.1 Services to be provided by Consultant

1) Conduct a project start up meeting with city to review/confirm scope of work.
2) Conduct field surveys and reviews as necessary to facilitate design
3) Design and preparation of drawings and specifications for the repairs to the approach slab of Municipal Bridge No. 30
4) Design and preparation of drawings and specifications for the repairs to the parapet wall of Municipal Bridge No. 32
5) Preparation of Tender Documents
6) Conduct public tender for the works and administration of the tender
7) Provide contract administration and inspection services for the project
8) Conduct a project close out meeting and submission of as-constructed drawings

2.2 Services to be provided by Client

The client agrees to provide the following services:

1) Provide full cooperation for the coordination of design and construction activities.
2) Provide copies of previous studies, drawings and reports relevant to the project
3) Provide copies of existing plans, utility information, property and easement data appropriate to the project
4) Any geotechnical data available to assist in preliminary design work
5) Assistance in advertising and conducting any public tender or public notifications
6) General direction of the consultant in the provision of these services and approvals within reasonable time as necessary during the currency of this agreement

The consultant shall be entitled to rely upon the information, direction and approvals provided by the client pursuant to clauses (1) to (8) hereof, inclusive, as being accurate, in the performance of the consultant's services under this Agreement.

ARTICLE 3 - FEES AND DISBURSEMENTS

3.1 Definitions

For the purpose of this Agreement, the following definitions shall apply:

(a) **Cost of the Work:**

(i) The "Cost of the Work" shall mean the total cost of the Project including all materials, equipment, sales taxes, labour and contractor's overhead and profit, necessary to complete the work for which the Consultant prepares designs, drawings or specifications, for which he is responsible. Where sales taxes are not included in the cost of the work, the fee shall be adjusted upwards by the factor equivalent to the sales taxes. The adjusted fee may be computed to the nearest one-tenth of one percent (1/10%).

(ii) Wherever the client furnishes labour or other service which is incorporated in the work, the current price of labour or other service when the work was executed shall be used to compute the Cost of the Work.

(iii) Whenever used materials or equipment is furnished by or on behalf of the Client, the fair market value of such materials or equipment, as though it was purchased new, shall be used to compute the Cost of the Work.

(iv) In computing the Cost of the Work, no deductions shall be made on account of any penalties or damages claimed by the Client from any contractor or on account of any other sum withheld from any contractor.

(v) The Cost of the Work shall not include any fees and disbursements due to the Consultant, the Client's engineering and office expenses, or cost of land.

(b) **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

The Client shall pay the Consultant a fee, calculated on a time basis, for that part of the Services described in Article 2. Fees on a time basis for all staff shall be hourly rates based on job classifications as follows:

Classification:	Billing Rate/ hr:
General Manager / Principal	$150
Project Manager / Senior Engineer	$120-$135
Intermediate Engineer	$100-$120
Junior Engineer (EIT)	$70-$90
Senior Technician / Designer	$80-$100
Intermediate Technician / Designer	$70-$80
Junior Technician / Designer	$60-$70
CAD Operator	$60-$80
Administrative	$50-$65

For a project of over one (1) year duration, or for projects which become extended beyond one (1) year in duration, the consultant may from time to time seek approval from the client to adjust hourly rates and such approval shall not be unreasonably withheld.

3.2.1.2 Time Expended

All time expended on the assignment, whether in the Consultant'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.

3.2.2 Reimbursable Expenses

In addition to the fee, the Consultant shall be reimbursed at cost plus an administrative charge of 5%, plus the cost of additional insurance incurred by the Consultant, 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 transmission charges, printing and reproductions, progress photography, advertising for tenders, special delivery and express charges, overtime premium costs, and the cost of providing and maintaining site offices, supplies and equipment, chemical and physical tests.

3.3 Payment

3.3.1 Fees Calculated on a Time Basis

(a) Monthly Payment

The Consultant shall submit an invoice to the Client for all Services completed in the immediately preceding month. Interest at the annual rate of 12 percent 1 percent monthly) will be paid on the total outstanding unpaid balance commencing 30 days after the Client has received the Consultant's invoice.

(b) Non-Payment

The Consultant reserves the right, without penalty, to discontinue services in the event of non-payment.

(c) Abandonment

If the project is abandoned or delayed for any reason whatsoever, beyond the Consultants reasonable control, the Client shall pay a fee for services rendered to that date, plus reasonable termination expenses.

3.3.2 Fee Estimate

3.3.2.1 FEE LIMIT

The Consultant shall submit an invoice(s) to the Client in accordance with 3.2.1 for all Services completed up to and including **$12,400** excluding HST. No additional payment for services as set forth in Article 2 shall be made in excess of this unless authorized in writing by the client.

3.3.2.2 EXTRA WORK

The Client shall pay the Consultant a fee, calculated on a time basis, for that part of the Services not described and outside of the work described in Article 2 in accordance with 3.3.1. The Consultant shall not proceed with work not described within Article 2 without the prior express written consent of the Client.

SIGNED, SEALED AND DELIVERED

in the presence of:) _____

) _____

) _____

CONSULTANT

The signatory shall have the authority to bind the corporation or company for purposes of this agreement

_____
(Signature)

John McDonald, P.Eng.
(Name)

Branch Manager
(Title)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

The signatory shall have the authority to bind the municipality or its agency for purposes of this agreement

_____
MAYOR/CHAIRMAN/REEVE/WARDEN

_____
CLERK

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-149

AGREEMENT: (AG-114) A by-law to authorize a Licence to Occupy City Property Agreement between the City and the Downtown Association and Stephen Alexander operating as Loplop Lounge & Gallery for the Emergency Music Festival on August 9, 2014 and for the Case's Music Block Party on August 23, 2014.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to a Licence to Occupy City Property Agreement dated July 14, 2014 between the City and the Downtown Association and Stephen Alexander operating as Loplop Lounge & Gallery attached as Schedule "A" hereto for the Emergency Music Festival on August 9, 2014 and for the Case's Music Block Party on August 23, 2014.

2. **SCHEDULE "A"**

Schedule "A" forms part of this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR - DEBBIE AMAROSO

_____

CITY CLERK – MALCOLM WHITE

wl LEGAL\STAFF\BYLAWS\2014\2014-149 LICENCE TO OCCUPY AGREEMENT - EMERGENCY MUSIC FESTIVAL + CASE'S MUSIC BLOCK PARTY

Schedule "A"

AG-114

LICENCE TO OCCUPY CITY PROPERTY

THIS LICENCE made in duplicate this 14th day of July, 2014.

B E T W E E N:

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

(herein referred to as the "City")

- and -

DOWNTOWN ASSOCIATION

(herein referred to as the "Downtown")

- and -

STEPHEN ALEXANDER, OPERATING AS LOPLOP LOUNGE & GALLERY

(herein referred to as the "Loplops")

The City grants to Downtown and Loplops (collectively referred to as the "Licencees") the right to occupy the property of the City ("the City Property") identified as a section of Queen Street East from East Street to Brock Street, Sault Ste. Marie, specifically as shown and identified on Schedule "A" attached to this Licence. This Licence is subject to the conditions set out in Schedule "B" attached.

In this Licence, the "City" means the "Council" of the City of Sault Ste. Marie and any person authorized to act on its behalf.

This Licence shall enure to the benefit of and be binding upon the parties hereto, their heirs, successors and assigns.

In witness thereof the parties hereto have affixed their hands and seals on the date written above.

SIGNED, SEALED AND DELIVERED)

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Date: _____

_____

TASHA VARPIO – MANAGER, DOWNTOWN ASSOCIATION

I HAVE THE AUTHORITY TO BIND THE DOWNTOWN ASSOCIATION

Date: _____

_____

STEPHEN ALEXANDER – SOLE PROPRIETOR OF LOPLOP LOUNGE & GALLERY

I HAVE THE AUTHORITY TO BIND LOPLOPS

Date: _____

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

_____

MAYOR – DEBBIE AMAROSO

_____

CITY CLERK – MALCOLM WHITE

WE HAVE THE AUTHORITY TO BIND THE CORPORATION

Legal/Staff/Agreements/Downtown Events LE-114/Downtown Events LE-114/The Emergency Music Festival & Case's Music Block Party/Licence to Occupy-Emergency Music Festival & Case's Music Block Party.docx

SCHEDULE "A" TO
LICENCE TO OCCUPY CITY PROPERTY

City Property

The following structures and programming are permitted to be set up and/or conducted at the following locations on City Property:

A) Emergency Music Festival of August 9, 2014

i. Between three (3) and five (5) tent structures, each the size of twenty (20') feet by twenty (20') feet approximately in front of civic no. 640 and 675 Queen Street East;
ii. Two (2) Pop-Up Patios comprised of two (2) tent structures each the size of twenty (20') feet by twenty (20') feet with licenced areas each the size of twenty (20') feet by forty (40') feet approximately in front of civic no. 629 and 674 Queen Street East;
iii. Live music at various locations between East Street and Brock Street with a stage the size of thirty (30') feet by thirty (30') feet approximately in front of 602 Queen Street East; and
iv. Seating area and food vending area approximately in front of 658 Queen Street East.

B) Case's Music Block Party of August 23, 2014

i. One (1) Pop-Up Patio comprised of one (1) tent structure the size of twenty (20') feet by twenty (20') feet with a licenced area the size of thirty (30') feet by thirty (30') feet approximately in front of civic no. 651 Queen Street East;
ii. Live music located near 651 Queen Street East;
iii. Seating area with chairs and tables near 651 Queen Street East;
iv. Kids' activity area near East Street;
v. Merchant tables near East Street; and
vi. Food vending by the Gnarly Bistro and Arturos, as well as a BBQ hosted by Case's Music near Brock Street.

SCHEDULE "B" TO
LICENCE TO OCCUPY CITY PROPERTY

This Licence is subject to the following conditions:

1. The City hereby grants the Licencees permission to set up:

A) Emergency Music Festival of August 9, 2014

1. Three (3) tent structures each the size of twenty (20') feet by twenty (20') feet approximately in front of civic no. 640 and 675 Queen Street East with a possible two (2) additional tent structures of the same size located in the same area;
2. Two (2) Pop-Up Patios comprised of two (2) tent structures, each the size of twenty (20') feet by twenty (20') feet with a licenced area of twenty (20') feet by forty (40') feet approximately in front of civic no. 629 and 674 Queen Street East;
3. Live music at various locations;
4. A stage the size of thirty (30') feet by thirty (30') feet approximately in front of 602 Queen Street East; and
5. A seating and food vending area.

B) Case's Music Block Party of August 23, 2014

1. One (1) Pop-Up Patio comprised of one (1) tent structure, the size of twenty (20') feet by twenty (20') feet with a licenced area of thirty (30') feet by thirty (30') feet approximately in front of civic no. 651 Queen Street East;
2. Live music;
3. Seating area;
4. Kids' activity area;
5. Merchant tables; and
6. Food vending

collectively referred to as the "Programming" on August 9, 2014 and August 23, 2014 respectively as part of the Emergency Music Festival and Case's Music Block Party ("Events"), on Queen Street East, Sault Ste. Marie, Ontario, at the locations identified in Schedule "A" to this Licence Agreement, and subject to the following time schedules for August 9, 2014 and August 23, 2014:

Emergency Music Festival of August 9, 2014

i. From 9:00 a.m. on August 9, 2014 to 12:00 a.m. on August 10, 2014, the Licencees may set up the tent structures and conduct the Programming as necessary;
ii. Loplops may serve alcoholic beverages at the Pop-Up Patios in accordance with their Liquor Permit acquired from the Alcohol and Gaming Commission of Ontario ("AGCO"); and
iii. by the hour of 12:00 a.m. on August 10, 2014, the Licencees shall have completed the removal of the Pop-Up Patios, Programming and other

items related directly or indirectly from the Emergency Music Festival and Programming from City Property at their sole cost, liability and expense.

Case's Music Block Party of August 23, 2014

i. From 11:00 a.m. to 9:00 p.m. on August 23, 2014, the Licencees may set up the tent structures and conduct the Programming as necessary;
ii. Loplops may serve alcoholic beverages at the Pop-Up Patio in accordance with their Liquor Permit acquired from the Alcohol and Gaming Commission of Ontario ("AGCO"); and
iii. by the hour of 9:00 p.m. on August 23, 2014, the Licencees shall have completed the removal of the Pop-Up Patio, Programming and other items related directly or indirectly from the Case's Music Block Party and Programming from City Property at their sole cost, liability and expense.

2. The tent structures described in Schedule "A" to this Licence are to comply with the following conditions:
    a. The distance between each tent structure must be no less than three (3m) metres (9.8 feet);
    b. The tent structures must be no less than three (3m) metres (9.8 feet) away from any building;
    c. The tent structures must be at ground level and must not be raised in any way;
    d. The tent structures must provide for access and clear passage by persons using mobility aides and strollers; and
    e. Each and every tent structure must contain at least one portable fire extinguisher of the rating 2A10BC and the Licencees must ensure that staff is familiar with the location(s) and use of the fire extinguisher(s).

3. The Licencees shall ensure that any raised areas for the Events that are to be utilized by the public shall provide for ramping in accordance with all relevant and applicable legislation. The Licencees shall further ensure that any such raised areas are designed and placed in such a manner so as to provide an unobstructed path of travel around same.

4. Downtown represents and warrants that it has obtained any and all required permits from Algoma Public Health with respect to the Programming prior to the commencement of the Events.

5. Prior to the commencement of the Events, Downtown shall provide the City with written confirmation by facsimile or email from Algoma Public Health listing any and all permits obtained with respect to the Programming. In the event that such confirmation of permits obtained has not been received by the City by August 6, 2014 for the Emergency Music Festival and August 20, 2014 for the Case's Music Block Party respectively, the Licencees acknowledge and agree that the Programming shall not proceed on August 9, 2014 and/or August 23, 2014 with respect to the food vending components and this Licence is hereby terminated as it pertains to those items not so confirmed. Such written confirmation shall be sent as follows:

CITY:

Melanie Borowicz-Sibenik
Assistant City Solicitor
Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON P6A 5N1
Tel: (705)759-5403
Fax: (705)759-5405
Email: m.borowiczsibenik@cityssm.on.ca

6. Loplops represents and warrants that it is the holder of a valid catering endorsement attached to its sales licence. Loplops further represents and warrants that it has submitted a written form of notification of the Pop-Up Patio Programming for the Events to the AGCO, Algoma Public Health, the City Fire Department, the City Police Department and the City Building Department as required under Ontario Regulation 719, made under the *Liquor Licence Act,* R.S.O 1990, c. L. 19. Loplops is presently awaiting the AGCO's approval for the Pop-Up Patio Programming of the Events.

7. Loplops acknowledges and agrees that it shall provide and serve alcohol for the Events at the Pop-Up Patios only if the Pop-Up Patio Programming is approved by the AGCO and the requirements set out in Section 8 below are satisfied. Downtown represents and warrants that it is the sponsor for the Pop-Up Patios and the Events.

8. Prior to the commencement of the Events, Loplops shall provide the City with written confirmation by facsimile or email from the AGCO that Loplops has received approval for the Pop-Up Patio Programming for the Events. In the event that such confirmation of approval has not been received by the City by August 6, 2014 for the Emergency Music Festival and August 20, 2014 for the Case's Music Block Party respectively, the Licencees acknowledge and agree that the Event Programming shall not proceed on August 9, 2014 and/or August 23, 2014 with respect to the Pop-Up Patio component(s) and this Licence is hereby terminated as it pertains to the Pop-Up Patios. Such written confirmation shall be sent as follows:

CITY:

Melanie Borowicz-Sibenik
Assistant City Solicitor
Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON P6A 5N1
Tel: (705)759-5403
Fax: (705)759-5405
Email: m.borowiczsibenik@cityssm.on.ca

9. At no time shall the City be responsible for setting up, maintaining, removing or otherwise dealing with the Pop-Up Patios, the tent structures or any other matters related to the Programming

and/or the Events. Further, the Licencees acknowledge and agree that it is their responsibility to arrange for any and all barricades, fencing or other structures necessary for the closure of the City Property and the securement of the licenced areas required for the Pop-Up Patios and at no time shall the City be responsible for same. The Licencees are solely responsible to satisfy any and all requirements of the AGCO related to the proper securement of the licensed areas for the Pop-Up Patios and again acknowledge and agree that at no time shall the City be responsible for same. The Licencees shall be responsible for all costs, expenses and liabilities relating to the setup, presence, maintenance, use and removal of the Pop-Up Patios, tent structures, barricades, fencing or other structures, Programming, and all other matters related directly or indirectly to the Programming and/or the Events located on City Property. The Licencees shall indemnify and save harmless the City from any costs, liabilities and expenses (including legal fees on a substantial indemnity scale basis and disbursements) incurred by the City that may result from the setup, presence, maintenance, use and removal of the Pop-Up Patios, tent structures, barricades, fencing or other structures, Programming, and all other matters related directly or indirectly to the Programming and/or the Events located on City Property.

10. All matters related to the Events are the responsibility of the Licencees. At no time shall the City be responsible for any matters related directly or indirectly to the Programming and/or the Events, and the Licencees acknowledge and agree that they shall each indemnify and save harmless the City from any costs (including solicitor costs on a substantial indemnity scale basis and disbursements), liabilities and expenses incurred by the City that may result directly or indirectly from the Programming and/or the Events.

11. Loplops shall have full responsibility to ensure that it has satisfied all liquor licence requirements for the Pop-Up Patios. At no time shall the City be responsible for any matters related to liquor licence requirements or approvals for the Pop-Up Patios. The Licencees shall save harmless and fully indemnify the City from and against all losses, costs (including solicitor costs on a substantial indemnity scale basis and disbursements), damages and expenses of every kind or nature which the City may suffer, be at or be put to by reason of or in consequence of the noncompliance by Loplops of such liquor licence requirements and/or approvals.

12. The Licencees shall comply with all Laws, By-Laws, Rules and Regulations of any governing body respecting the Events and the Programming, and shall save harmless and fully indemnify the City from and against all losses, costs, damages and expenses, of every kind or nature which the City may suffer, be at or be put to by reason of or in consequence of the noncompliance by the Licencees with such Laws, By-Laws, Rules and Regulations.

13. The Licencees shall be liable for all taxes, permits, licences or assessments of every nature and kind whatsoever, in any way arising from the Events and the Programming.

14. The Licencees shall indemnify and save harmless the City from all costs and expenses caused to or incurred by the City and from all claims and demands, awards, losses, costs, damages, actions, suits or other proceedings, by whomsoever made, brought or prosecuted, in any manner based upon, arising out of or connected with, the Events and/or the Programming, the intent

being that the City shall be at no risk or expense to which it would not have been put had the Events and/or the Programming not occurred.

15. The Licencees shall not assign, transfer or make any other disposition of the Licence, or of the rights conferred thereby, without the prior express written consent of the City.

16. If, at the sole discretion of the City and/or emergency personnel, the City and/or emergency personnel requires access to any portion of Queen Street East, such that removal of any portion or the entirety of the Events and/or the Programming is required, the Licencees shall in no way restrict such access and the City and/or emergency personnel shall in no way be responsible for restoring the Events and/or the Programming to its condition prior to such access by the City and/or emergency personnel.

17. The Emergency Music Festival shall terminate at 12:00 a.m. on August 10, 2014 and the Case's Music Block Party shall terminate at 9:00 p.m. on August 23, 2014. The Licencees shall promptly remove the Events and the Programming, and any matters related directly or indirectly thereto from the City Property and complete all necessary cleanup activities at their sole cost and expense by the hour of 12:00 a.m. on August 10, 2014 for the Emergency Music Festival and 9:00 p.m. on August 23, 2014 for the Case's Music Block Party, and leave the City Property in a condition satisfactory to the City; provided that if the required cleanup activities are not completed by the Licencees by the required hour to the satisfaction of the City, the City may complete such clean up and removal of the items as it deems necessary at the sole expense, liability and risk of the Licencees.

18. The Licencees shall not use or permit the use of the City Property for any purpose other than the purpose herein set out, namely only that Programming or components thereof that have complied with the terms and conditions of this Licence. The Licencees shall not erect any other buildings or other structures, or conduct any other programming on the City Property unless expressly set out and approved by the City in writing in advance of the Events.

19. This Licence Agreement shall terminate at 9:00 p.m. on August 23, 2014. The provisions of Paragraphs 4, 5, and 9-19 inclusive of this Licence survive the termination of this Licence.

20. The Licencees each shall keep in force during the term of this Licence, property damage insurance and personal injury insurance against claims for bodily injury, death or property damage occurring on the City Property in an amount not less than Two Million ($2,000,00.00) Dollars and name the City as "Additional Insured" to same. Proof of said insurance shall be filed with the Legal Department of the City of Sault Ste. Marie on or before August 6, 2014 for the Emergency Music Festival and August 20, 2014 for the Case's Music Block Party.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2014-150

DEVELOPMENT CONTROL: A by-law to designate the lands located at 115 Shannon Road an area of site plan control (Fick).

THE COUNCIL of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. **DEVELOPMENT CONTROL AREA**

The lands described on Schedule "A" attached hereto are hereby designated to be an area of site plan control pursuant to section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13 and amendments thereto.

2. **SITE PLAN POWERS DELEGATED**

The Council hereby delegates to the Planning Director and in his absence to the Planner of the City of Sault Ste. Marie, Council's powers to enter into a site plan agreement dealing with any of the works or matters mentioned in Section 41 of the *Planning Act* as amended, for the lands shown as Subject Property on the map attached as Schedule "A" to this by-law.

3. **SCHEDULE "A"**

Schedule "A" hereto forms a part of this by-law.

4. **PENALTY**

Any person who contravenes this by-law including the obligations pursuant to the agreement entered into under the authority of this by-law is liable upon conviction therefore to penalty provisions as contained in the *Planning Act* and the *Municipal Act.*

5. **EFFECTIVE DATE**

This by-law takes effect from the date of its final passing.

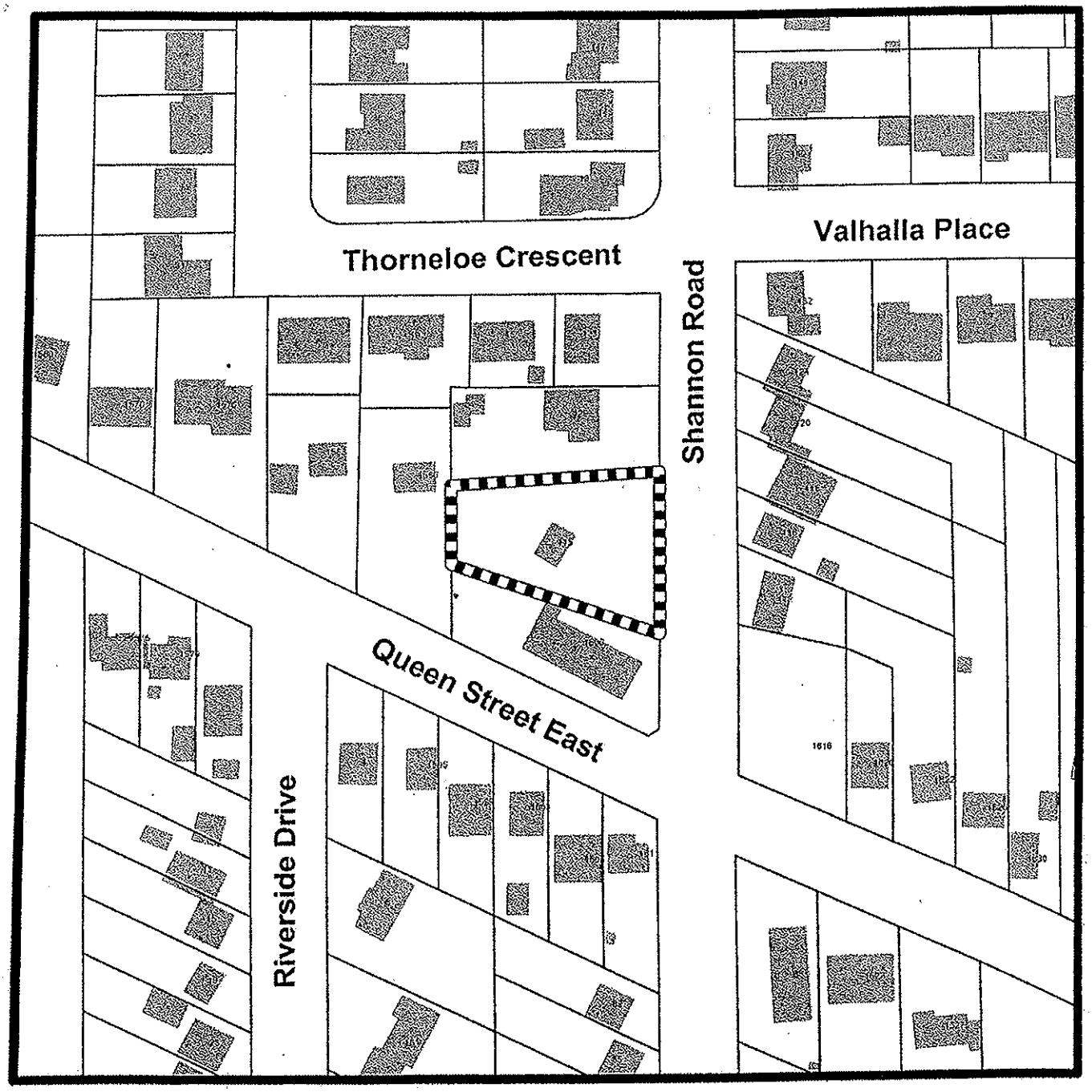
PASSED in open Council this 14th day of July, 2014.

MAYOR - DEBBIE AMAROSO

CITY CLERK - MALCOLM WHITE

cf/staff/Legal/Zoning/2014/2014-150 Fick/by-law

SCHEDULE "A" TO BY-LAW 2014-150



SUBJECT PROPERTY MAP

Planning Application: 14-14-SPC

Site Plan Control Designation

115 SHANNON ROAD

N

METRIC SCALE
1 : 1800

ROLL NUMBER
010-009-154-00

Legend

Subject Property = 115 Shannon Road

MAP REFERENCE
3 & 1-8

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2014-151

DEVELOPMENT CONTROL: A by-law to designate the lands located at 510 Second Line East an area of site plan control (PUC Services Inc.).

THE COUNCIL of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. **DEVELOPMENT CONTROL AREA**

The lands described on Schedule "A" attached hereto are hereby designated to be an area of site plan control pursuant to section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13 and amendments thereto.

2. **SITE PLAN POWERS DELEGATED**

The Council hereby delegates to the Planning Director and in his absence to the Planner of the City of Sault Ste. Marie, Council's powers to enter into a site plan agreement dealing with any of the works or matters mentioned in Section 41 of the *Planning Act* as amended, for the lands shown as Subject Property on the map attached as Schedule "A" to this by-law.

3. **SCHEDULE "A"**

Schedule "A" hereto forms a part of this by-law.

4. **PENALTY**

Any person who contravenes this by-law including the obligations pursuant to the agreement entered into under the authority of this by-law is liable upon conviction therefore to penalty provisions as contained in the *Planning Act* and the *Municipal Act.*

5. **EFFECTIVE DATE**

This by-law takes effect from the date of its final passing.

PASSED in open Council this 14th day of July, 2014.

MAYOR - DEBBIE AMAROSO

CITY CLERK - MALCOLM WHITE

Cf/staff/Legal/zoning/2014/2014-151 PUC Services/by-law

SCHEDULE "A" TO BY-LAW 2014-151



SUBJECT PROPERTY MAP

Planning Application: 13-14-SPC

Site Plan Control Designation

510 SECOND LINE EAST

METRIC SCALE
1 : 3000

ROLL NUMBER
030--62-007-20

Legend

Subject Property = 510 Second Line East

MAP REFERENCE
84 & 1-94

THE CORPORATION OF THE CITY OF SAULT STE.MARIE

BY-LAW 2014-152

OFFICIAL PLAN AMENDMENT: A by-law to adopt Amendment No. 203 to the Official Plan for the City of Sault Ste. Marie.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 21 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. The Council hereby adopts Amendment No. 203 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.

PASSED in open Council this 14th day of July, 2014.

MAYOR - DEBBIE AMAROSO

CITY CLERK - MALCOLM WHITE

cf/staff/Legal/Zoning/2014/2014-153 City/OP By-law

AMENDMENT NO. 203
TO THE
SAULT STE. MARIE OFFICIAL PLAN

PURPOSE:

This Amendment is an amendment to the text of the Official Plan.

LOCATION:

The portion of the municipality that is designated Rural Area on Land Use Schedule C of the Official Plan, AND zoned Rural Area Zone (RA) or Estate Residential Zone (R1).

BASIS:

This Amendment is necessary in light of Councils request to review the Rural Area severance policies contained within the Official Plan.

The Amendment will implement changes to the current one-lot limit on the creation of new un-serviced lots in the Rural Area. Land division applications shall not result in the creation of more than 2 new lots, plus the remnant. The limit shall be applied from the day of the adoption of this Amendment.

Finally, this amendment proposes to add a new policy to note the creation of new rural residential lots in close proximity to existing industrial uses or lands designated 'Industrial' shall adhere to minimum distance separation guidelines as they relate to industrial land uses and their potential influence areas."

Council now considers it desirable to amend the Official Plan by amending Rural Area Policy 11 and adding Rural Area Policy 14.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

138 The following Rural Area Policies contained within Part VI Section 2.3.6 of the Rural Area:

i. Policy RA 11 is hereby repealed and replaced with the following policy:

"Unless otherwise noted in this Section, new un-serviced estate residential plans of subdivision are not permitted in the Rural Area. The further development of lots in areas zoned Rural Area shall be limited to the creation of two new lots, plus the remnant or retained parcel. This limit shall be applied from the day of the adoption of Official Plan Amendment 203."

ii. Policy RA 14 is hereby added to Part VI Section 2.3.6 of the Official Plan:

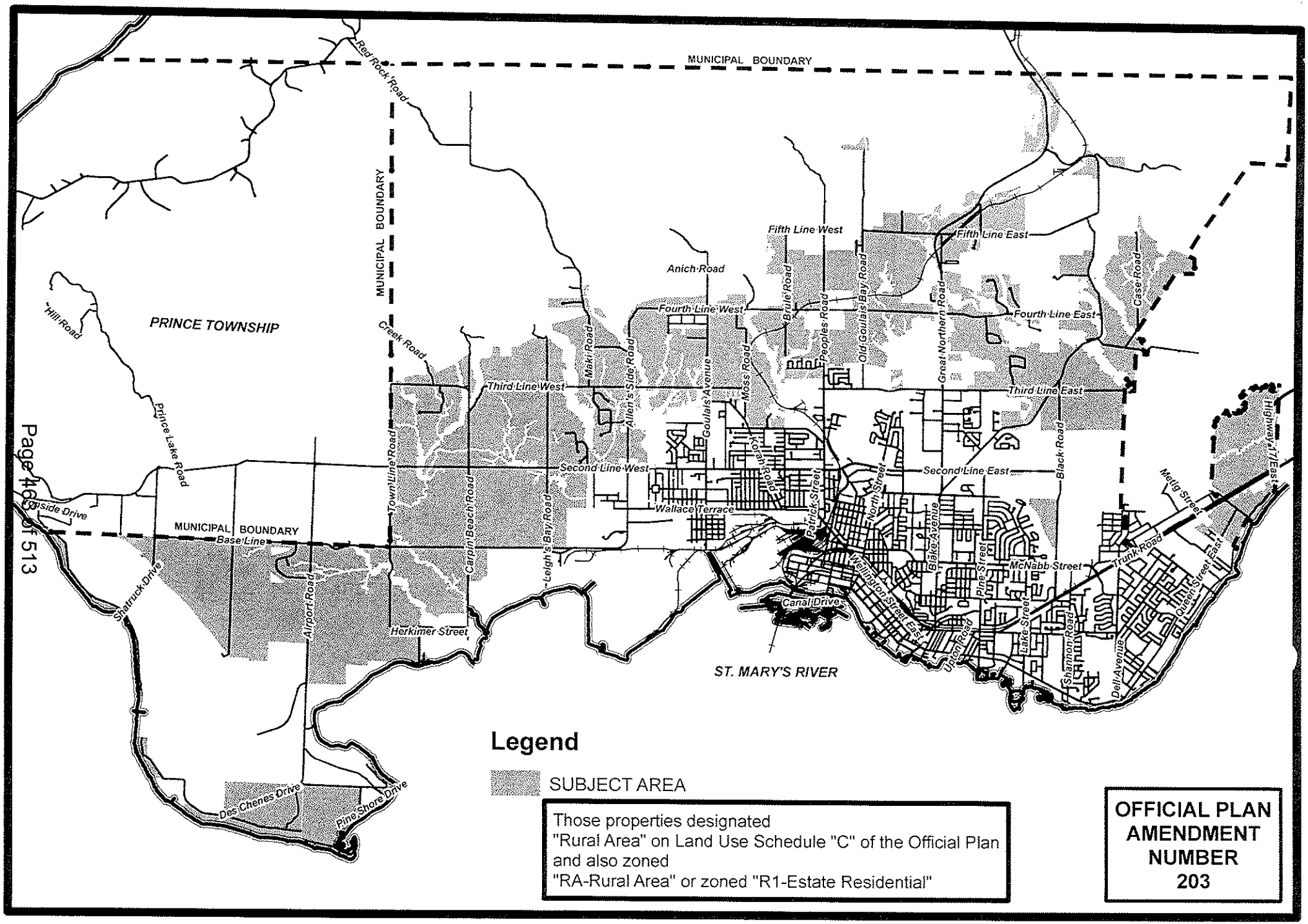
"The creation of new rural residential lots in close proximity to existing industrial uses or lands designated 'Industrial' on Land Use Schedule 'C' shall adhere to

minimum distance separation guidelines as they relate to industrial land uses and their potential influence areas."

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.

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OFFICIAL PLAN MAP

APPLICATION A-8-14-Z-OP

METRIC SCALE
1 :100,000

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2014-153

ZONING : A by-law to amend comprehensive Zoning By-law 2005-150.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the *Planning Act,* R.S.O. 1990, c. p.13 and amendments thereto, **ENACTS** as follows:

By-law 2005-150 is amended as follows:

1. **RURAL AREA ZONE AMENDED**

Section 8.5.2 Rural Area Zone (RA) Building and Use Regulations of By-law 2005-150 is amended by deleting the following:

	"Single Detached Dwellings, Bed and Breakfasts & all Accessory Buildings	**Places of Worship**	**Golf Courses, & Recreational Facilities**	**Any Other Permitted Uses**
Lot Area	0.5ha	1.2ha	10ha	1.2ha"

and replacing it with the following:

	"Single Detached Dwellings, Bed and Breakfasts & all Accessory Buildings	**Places of Worship**	**Golf Courses, & Recreational Facilities**	**Any Other Permitted Uses**
Lot Area	0.8ha	1.2ha	10ha	1.2ha"

2. **ESTATE RESIDENTIAL ZONE AMENDED**

Section 9.5.2 Estate Residential Zone (R1) Building Regulations of By-law 2005-150 is amended by deleting the following:

	"All R1 Permitted Uses	
	R1 Properties that abut Lake Superior & St. Mary's River	**All other R1 Properties**
Lot Area		
Serviced Lots	.4ha	.4ha
Un-serviced Lots	.5ha	.5ha"

and replacing it with the following:

	"All R1 Permitted Uses	
	R1 Properties that abut Lake Superior & St. Mary's River	**All other R1 Properties**
Lot Area		
Serviced Lots	0.4ha	0.4ha
Un-serviced Lots	0.8ha	0.8ha"

3. **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.

4. **EFFECTIVE DATE**

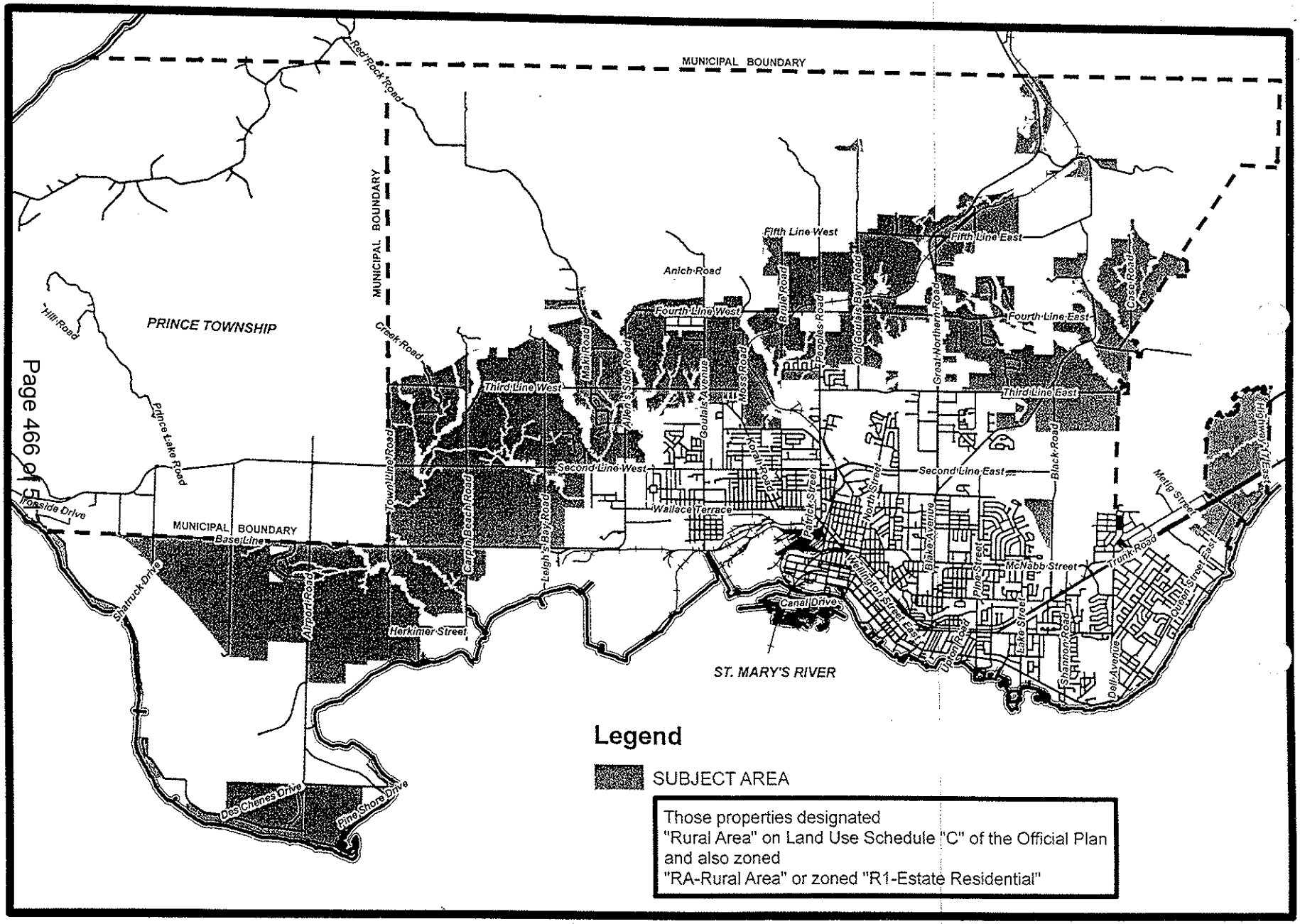
This by-law takes effect on the date of its final passing.

PASSED in Open Council this 14th day of July, 2014.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

cf Legal\Staff\LEGAL\ZONING\2014\2014-153 text amendment



SUBJECT PROPERTY MAP

APPLICATION A-8-14-Z-OP

METRIC SCALE

SCHEDULE A TO BY-LAW 2014-153

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-154

AGREEMENT: (AG138) A by-law to authorize the execution of a Naming, Advertising and Sponsorship Agreement between the City and Northern Credit Union for the Northern Community Centre located at 556 Goulais Avenue, Sault Ste. Marie.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to a Naming, Advertising and Sponsorship Agreement dated July 14, 2014 and between the City and Northern Credit Union, a copy of which is attached as Schedule "A" hereto. This agreement expires June 30, 2023.

2. **SCHEDULE "A"**

Schedule "A" forms part of this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR - DEBBIE AMAROSO

_____

CITY CLERK - MALCOLM WHITE

cf LEGAL\STAFF\BYLAWS\2014\2014-154 Naming Rights Agreement Northern Community Centre

Schedule "A"

NAMING, ADVERTISING AND SPONSORSHIP AGREEMENT

THIS **NAMING, ADVERTISING AND SPONSORSHIP AGREEMENT** (the "Agreement") dated as of July 14, 2014, is entered into by and between

THE CORPORATION OF THE CITY OF SAULT STE MARIE
an incorporated city organized under the laws of the Province of Ontario
hereinafter referred to as "Owner"

– and –

NORTHERN CREDIT UNION
a corporation organized under the laws of Ontario
hereinafter referred to throughout this agreement as "NCU"

WITNESSETH:

WHEREAS the Owner is the registered Owner of the lands and premises located at 556 Goulais Avenue, Sault Ste. Marie, Ontario (the "Lands"), which Lands also comprise a multi-purpose indoor centre (the "Centre"); and

WHEREAS the Owner has the right to designate the name of the Centre and to license such right to others (the "Naming Rights") and further, to sell and grant certain other sponsorship, promotional, advertising and similar rights and benefits associated with the Centre (the "Advertising Rights"); and

WHEREAS NCU, a credit union with its corporate office located in the City of Sault Ste. Marie, as part of its Corporate Social Responsibility (CSR) platform is desirous of building community awareness and promoting a prominent community gathering centre for families and out of town guests to enjoy;

AND WHEREAS NCU is desirous of an association with the Centre and the Owner, and the Owner is willing to grant to NCU the Centre's Naming Rights and Advertising Rights, all subject to the terms and conditions set forth herein; and

WHEREAS the Owner and NCU have entered into a Letter of Intent dated June 28, 2013 with respect to the Naming Rights and Advertising Rights of the Centre, which Letter of Intent shall be superseded by this Agreement, upon execution and delivery hereof,

NOW, THEREFORE, based upon the terms, conditions, covenants and considerations hereinafter set forth, the parties hereby mutually agree as follows:

1. LICENSE OF NAME.

The Owner hereby grants to NCU exclusively the Naming Rights and Advertising Rights of the Centre during the Term (as defined hereinafter), subject to the conditions contained in this Agreement.

2. EXCEPTION - KORAH BRANCH LIBRARY AND MEETING ROOM

NCU hereby acknowledges and agrees that there is a Public Community Meeting Room in the Korah Branch Library located in the Centre (the "Meeting Room"). NCU further acknowledges that with the Owner's consent, the Sault Ste. Marie Public Library Board is party to a Naming Agreement dated August 1, 2012 for the Naming Rights of the aforesaid Meeting Room (the "Meeting Room Naming Agreement"). NCU acknowledges having reviewed the Meeting Room Naming Agreement and understands the terms and conditions set out therein. NCU covenants and agrees that the Naming Rights and Advertising Rights of the Centre as set out in this Agreement shall in no way extend to the Korah Branch Library or the Meeting Room contained in the Centre or otherwise conflict with the terms and conditions of the aforesaid Meeting Room Naming Agreement. NCU further covenants and agrees that this Naming Rights Agreement shall under no circumstances be construed or interpreted to affect the Naming Rights and Advertising Rights of the Korah Branch Library and the Meeting Room contained therein.

3. NAME OF CENTRE: LOGO.

(a) NCU hereby names the Centre the "Northern Community Centre" (the "Centre Name"). The Owner approves of same. The Centre will continue to be so named for the Term of this Agreement, or until NCU renames the Centre in the manner and subject to the terms provided in this Agreement, or until this Agreement is terminated in the manner herein provided.

(b) The parties hereto acknowledge and agree that NCU has developed a logo for the Centre and has further designed and installed both interior and exterior signage for the Centre (collectively the "Logo/Signage"). The parties hereto have agreed to the quantity, size, design and location of the Logo/Signage to be installed in the Centre as appended and signed by the parties in Schedule "A" to this Agreement.

(c) All Logo/Signage shall be designed, produced, fabricated and installed at the sole cost and expense of the NCU. The parties hereto acknowledge and agree that no changes shall be made with respect to the Centre Name or Logo/Signage as set out in Schedule "A" hereto without the Owner's prior express written consent.

(d) In the event that NCU requests that any Logo/Signage as set out in Schedule "A" be changed during the Term, or in the event that NCU requests that additional Logo/Signage be installed in the Centre, NCU shall be responsible for all costs and expenses associated with the design, production, fabrication, removal and installation of same as a result thereof. The parties hereto acknowledge and agree that there shall be no changes to the Centre Logo/Signage, nor shall there be any Logo/Signage designed, produced, fabricated, removed or installed in the Centre without the Owner's prior express written consent.

(e) NCU shall ensure, at their sole liability and expense, that the Logo/Signage and its installation complies with all applicable building codes and any other applicable legislation.

4. TERM.

(a) This Agreement is effective and enforceable upon execution by the parties hereto. The term of this Agreement ("Term") shall commence on June 24, 2013 ~~2013~~ and expire on June 30, 2023.

(b) Provided that NCU is not in default hereunder and that this Agreement is not previously cancelled or terminated by either party as provided herein, by operation of law or otherwise, and further provided that NCU has faithfully complied with and

performed all of the covenants and conditions in this Agreement on its part to be performed during the Term, NCU shall have the exclusive right to negotiate for the purchase, upon expiration of the Term of all the rights (or similar rights) which are the subject of this Agreement collectively or each right individually as set forth in Section 4(b) herein for a further period of ten (10) years (the "Renewal Term"), commencing at the expiration of the Term herein. In the event that NCU desires to exercise such right, it shall so notify the Owner in writing not later than the date which is twelve (12) months prior to the expiration of the Term. Within one (1) month after receipt of such notice, the Owner shall send written notice to NCU setting forth its proposal regarding the terms and conditions of such agreement (including but not limited to Term Fee and Costs). The Owner shall thereafter negotiate with NCU, in good faith, up to the date which is six (6) months to the date of expiration of the Term. In the event that NCU and the Owner do not reach agreement on the terms of an extension by such date, the Owner shall be free to negotiate with any third party(ies) in respect of all or any of the various rights and benefits granted in this Agreement, and not already agreed to with NCU on such terms and conditions as the Owner and such third party(ies) shall then agree. If the Owner and such third party(ies) so agree, NCU shall be granted right of first refusal meaning it will have the exclusive opportunity to match said agreement between the Owner and such third party(ies) within fourteen (14) days of notice of third party agreement and should it choose to so match, it shall have priority over the said third party(ies) and therefore be granted an extension on such terms as previously agreed between the Owner and such third party(ies). In the event that NCU and the Owner do not reach an agreement or NCU chooses to waive its right of first refusal once the Owner and such third party(ies) have reached an agreement, this Agreement shall terminate upon expiration of the Term.

5. ANNUAL TERM FEE.

(a) As consideration for the various rights granted by the Owner to NCU hereunder, NCU shall pay to the Owner a Yearly Naming Rights Fee of Twenty Thousand ($20,000.00 CDN) Dollars ("Yearly Naming Rights Fee"), subject to Section 5(a)(i) and (ii) below, as follows:

(i) For the period June 24, 2013 to December 31, 2014, in lieu of the required Yearly Naming Rights Fee, NCU shall at their sole cost, liability and expense arrange for the design, production, fabrication and installation of all Logo/Signage to be located inside and outside of the Centre, the costs of which are particularized at Schedule "B" attached hereto; and

(ii) For the period January 1, 2015 to December 31, 2015 and each and every year commencing January 1st and ending December 31st thereafter in the Term, NCU shall pay to the Owner a Yearly Naming Rights Fee of Twenty Thousand ($20,000.00 CDN) Dollars on or before February 1st of each and every year in the Term, subject to Section 5(b) herein.

(b) The parties hereto acknowledge and agree that the Yearly Naming Rights Fee set out above is determined on the basis that the Centre is approximately Fifty (50%) Percent complete. The parties further acknowledge that the Owner intends to construct a new arena in the Centre. At such time as the new arena in the Centre is complete, which determination shall be made solely by the Owner, the parties hereto acknowledge and agree:

(i) that immediately upon written notice from the Owner to NCC that the Centre is complete, NCC shall pay to the owner a Yearly Naming Rights Fee of Thirty Five Thousand ($35,000.00 CDN) Dollars per year;

(ii) that NCU shall at their sole expense arrange for the manufacturing and installation of the Logo/Signage to be located inside and outside of the new arena ("New Arena Logo/Signage"). The parties acknowledge and agree that both the location and design of the New Arena Logo/Signage require the approval of the Owner. NCU shall ensure, at their sole liability and expense, that the New Arena Logo/Signage is erected and

installed in accordance with all applicable building codes and other legislation in the locations so approved by the Owner. NCU shall further ensure that the New Arena Logo/Signage is designed, produced, fabricated and installed in accordance with the timelines to be established and set by the Owner, to coordinate and have same ready for the opening of the new arena.

(iii) NCC shall forthwith provide the Owner with an itemized breakdown with accompanying receipts for all of the New Area Logo/Signage so approved by the Owner. The parties hereto acknowledge and agree that the total paid by NCU towards the New Arena Logo/Signage so approved by the Owner shall be credited towards the Yearly Naming Rights Fee(s) payable by NCU as set out in Section 5(b)(i) herein, which calculation shall be made by the Owner in its sole discretion. The Owner shall provide NCU with a Schedule setting out required Yearly Naming Rights Fees and the payment dates for the balance of the Term, and NCU shall pay in accordance with same. The parties further acknowledge and agree that following the pro-rata adjustment of the Yearly Naming Rights Fee following the Owner's calculation as set out herein, the Yearly Naming Rights Fee payable by NCU shall remain Thirty-Five Thousand ($35,000.00 CDN) Dollars, payable on or before February 1st of each and every year for the balance of the Term.

(c) The parties hereto acknowledge and agree that NCU shall make the final payment of the Yearly Naming Rights Fee on or before February 1, 2023. The final payment shall be calculated by the Owner and shall be a pro-rata share of the applicable Yearly Naming Rights Fee for the period January 1, 2023 to June 30, 2023.

(d) All Yearly Naming Rights Fee payments due hereunder, shall be made by NCU by wire transfer, cheque or bank draft, payable to Owner or its designate at its designated address, upon receipt of invoice no later than the dates set forth above. All sums quoted are net of any agency fees, commissions or the like that may be payable by NCU to its advertising and media agencies (if any) and any applicable taxes (if any). NCU's billing address is:

Northern Credit Union
280 McNabb Street, P.O. Box 2200
Sault Ste. Marie, Ontario Canada P6A 5N9

Attention: Mr. Richard Adam, Senior Vice President Finance and Administration
Tel: (705)253-9868 Ext. 4708; Fax: (705)705-949-1056
Email: Richard.Adam@NORTHERNCU.COM

(or such other address as NCU may designate in writing in accordance with Subsection 20(d).

(e) NCU shall install and maintain an ATM transaction machine at the Centre, at a location to be mutually agreed to by the parties. NCU shall be responsible for all matters, costs, liability and expenses related to the aforesaid ATM machine and shall indemnify and save harmless the Owner from and against all losses, costs, damages and expenses, of every kind or nature which the Owner may suffer, be at or be put to by reason of or in consequence of the noncompliance by NCU, its directors, officers, employees, consultants, subcontractors, agents or other persons for which it is responsible in law or any of them with respect to same. Upon termination of this Agreement, the ATM transaction machine shall continue to remain at the Centre, provided the parties hereto mutually agree to same.

(f) NCU shall share and pay to the Owner on a fifty (50) fifty (50) basis, the net revenue generated from the ATM transaction fees. NCU shall make such payment to the Owner on a quarterly basis for each year of the Term.

(g) NCU shall provide a branded financial literacy centre in the Korah Branch Library, located in the Centre. NCU shall provide at its sole cost and expense, all necessary

links and materials necessary for such a centre. NCU shall deal with the Sault Ste. Marie Public Library Board in respect to all matters related thereto. NCU further acknowledges and agrees that the Owner shall have no responsibilities related to same.

6. USE OF NAME.

During the Term hereof, the Owner, when making reference to the Centre (including, without limitation, in its contracts, agreements, arrangements, writings, and communications pertaining to the Centre and to and with the Centre's, Tenants [defined below], licensees and other users, the media and others), shall use the Centre Name and, where applicable, the Logo/Signage to the extent it is incorporated into the Centre Name of the Centre Logo/Signage and as set out in Schedule "A" (collectively, the "Trademarks"), and shall require all parties contracting with the Owner for use of the Centre or a portion thereof, including any tenants leasing the Centre of a portion thereof (the "Tenants"), to refer to and designate the Centre as aforementioned. This required use and designation of the Centre Name and, where applicable, the Centre Logo, shall include, but not be limited to: Internet websites related to the Centre or referencing the Centre (if any), to the extent controlled by Owner or the Tenants; printed materials generated by or on behalf of Owner with reference to the Centre and its address; advertising by the Centre's Tenants, licensees and other uses which refers to the Centre; all schedules and admission tickets issued by any Tenant or user for Centre events; and all public relations releases issued by or on behalf of Owner, Tenants, licensees and other users; provided, however, that Owner shall not be responsible for any error or omission by such Tenants, licensees and other users or other third parties. Notwithstanding anything stated herein to the contrary, isolated, inadvertent omissions of the Centre Name by Owner or any other person in connection with the Centre shall not be deemed a violation of this Section.

7. TRADEMARKS; MERCHANDISING.

(a) NCU hereby grants to the Owner and the Centre's Tenants, licensees and users, and their respective agents, a non-exclusive, nontransferable license to use the Trademarks during the Term of this Agreement and any Renewal Term if applicable, subject to the terms and conditions hereinafter set forth in order to carry out Owner's obligations hereunder. NCU shall furnish the Owner with pre-approved specimens of such Trademarks for use. The Owner shall not deviate therefrom (or permit others controlled by the Owner to deviate therefrom) without obtaining the prior approval of NCU. Any materials so submitted shall be deemed approved if not expressly rejected in writing within one (1) week after they are submitted. The Owner expressly agrees that it has no right, title or interest in or to the Trademarks and that it shall not acquire any interest in the Trademarks. In the event that it does acquire any interest, the Owner agrees to execute such documents and take such steps as are necessary, at no cost to NCU, to transfer any such interest to NCU.

(b) The Owner shall have the exclusive merchandising rights for all commercial marketing and merchandising of goods displaying or using the Centre Name or the Centre Logo/Signage (including any Trademarks) or image or both established under this Agreement (the "Merchandising Rights"). The Owner may license or permit the commercial marketing or merchandising of the same by others; provided, however, that the Owner shall require its licensees of the Merchandising Rights to be bound by the terms and conditions in this Agreement and to use the Centre and any portion thereof in a tasteful manner.

(c) NCU shall have the right to use the Centre's Name or Centre Logo in its advertisements and/or promotions, but only for the limited purpose of publicizing NCU's sponsorship of the Centre in connection with NCU's general marketing efforts. NCU shall further have the right to use the Centre's Name or Centre Logo on the following NCU channels:

(i) Website "TrueNorthStrong.ca" and "Northerncu.com";
(ii) Online Banking Site;
(iii) Small Business Banking Site;
(iv) New Mobile Banking Site;

(v) Social Media Strategy;
(vi) Full Public Relation Strategy to be launched through the NCU PR Firm;
(vii) Communication Strategy to be developed and launched in a campaign fashion building awareness in all twenty-three (23) communities, Credit Union System (Central 1); and
(viii) Spring 2014, Launch TV, Radio and Outdoor media channels.

8. NCU USE OF THE CENTRE DURING THE TERM.

The Owner shall give NCU exclusive, complimentary use of the Centre four (4) times per year for each year in the Term and the Renewal Term (if applicable), provided that the Centre is available for use during the times NCU wishes to use the Centre. All uses of the Centre by NCU must meet the Owner's policies and regulations related to the use of the Centre.

9. SIGNS, ADVERTISING AND ADDITIONAL RIGHTS.

(a) *Centre Advertising.* During the Term, the Owner shall endeavor to use the Centre's Name in all promotional materials it distributes to advertise events and programs held in the Centre.

(b) *Miscellaneous Centre Name.* During the Term the Owner shall have the Centre or Centre Logo/Signage identification included with all official Centre references. The Owner may also allow the names or logos of other companies as it relates to the event providers and sponsors of the event held at the Centre to appear on such items.

(c) *Signage Evolution.* NCU and the Owner acknowledge that signage and advertising opportunities in the Arena may evolve over the course of the Term, and the advertising and sponsorship elements described in this Section 9 may be changed only by the prior express written consent and agreement of the parties hereto.

10. LIMITATIONS ON RIGHTS.

(a) All rights not expressly granted to NCU herein are hereby reserved to the Owner and the Centre's various present and future tenants, licensees and users from time-to-time. NCU hereby acknowledges and agrees that Owner has retained the sole and exclusive right to enter into signage and advertising commitments with other parties and cause additional signage and advertising to be displayed throughout and with respect to the Centre.

(b) Signage of the Centre's present and future Tenants, licencees and users shall be permitted to be displayed in the Centre for events approved by the Owner and shall be removed forthwith upon conclusion of such events. Under no circumstances shall any signage of such Tenants, licencees and users be placed over or in any way obscure NCU's signage as set out in Schedule "A".

(c) Display and, if applicable, illumination of signage shall be limited to those events for which the Centre is open to the general public for a ticketed event, and illumination of signage shall further be limited to those events in which illumination is appropriate. Such display and illumination shall further be subject to any restrictions imposed by any third party event promoters. The parties hereto acknowledge and agree that this clause shall not apply to the main exterior digital sign to the Centre set out in Schedule "A" hereto. Under no circumstances shall any materials be placed over or in any way obscure NCU's main exterior digital sign to the Centre set out in Schedule "A" hereto.

11. RENAMING.

(a) In the event that NCU desires to rename the Centre, it shall do so only with the consent of Owner, noting it being in part the purpose of this Agreement to establish a long-term and continuous name for the Centre; provided, however, that, if the renaming occurs in connection with:

(i) the merger of NCU into a third party, or

(ii) the sale of all or substantially all of the stock or assets of NCU to a third party,

then NCU shall have the right to rename the Centre upon providing at least one hundred and eighty (180) days' prior written notice to the Owner, subject to the provisions of Section 14. NCU and the Owner shall coordinate the timing of the name change to minimize the costs associated therewith; it being understood that NCU shall reimburse the Owner for any out-of-pocket costs or expenses the Owner incurs as a result of such name change (including without limitation the cost or expense of removing existing signage referencing the Centre Name or Centre Logo/Signage, designing and producing new Logo/Signage (which shall be subject to the approval of Owner) and installing such new Logo/Signage in or at the Centre).

(b) Notwithstanding anything stated herein to the contrary,

(i) in no event may NCU rename the Centre more than once during the Term, and

(ii) NCU will not have the right to rename the Centre if any of the transactions described in clause (i) or (ii) of subsection (a) above, in Owner's sole and unfettered opinion, create or tend to create a negative connotation for, or impair, or tend to impair the good will of the Centre. If such an event happens, then Owner may, at its sole option, elect to terminate this Agreement upon giving prior written notice to NCU, with such termination to be effective as of the closing date of the above-referenced transaction. Upon any such termination, Owner shall, if applicable, provide NCU with a refund of any unearned portion of any Yearly Naming Rights Fee paid, based on the date of such closing.

12. DESTRUCTION OF CENTRE; CESSATION OR INTERRUPTION OF OPERATIONS; CLOSURE OF CENTRE.

(a) If the Centre is wholly or substantially destroyed or condemned, the Owner will determine whether or not it will rebuild the Centre within one hundred and eighty (180) days, and the Owner will promptly notify NCU of the Owner's intention in writing. If the Owner determines it will rebuild, then the Term shall be extended by an amount of time equal to the time that elapsed between the date the Centre closed and the date the Centre reopens subsequent thereto. If Owner determines it will not rebuild the Centre then this Agreement shall terminate as of the date the Owner makes such determination and the Owner shall refund to NCU any of the unearned portion of any Yearly Naming Rights Fee paid, based on the termination date.

(b) In addition, upon the cessation or material interruption of use or operation, for any other reason whatsoever or no reason (including but not limited due to a *force majeure* not described in Subsection 12(a) above, the Term of this Agreement shall be extended by an amount of time equal to the date the Centre closed and the date the Centre reopens subsequent thereto.

(c) The Centre retains the right, in its sole discretion, to permanently close or cease operations of the Centre. Any such closure or cessation of operations shall not be deemed a breach of this Agreement by the Owner, but the Owner shall, provide NCU with a refund of any unearned portion of any Naming Rights Fee paid, based on the actual closing date of the Centre.

13. EFFECT OF EARLY TERMINATION.

Upon termination of this Agreement for any reason prior to the end of the Term, the Owner shall, within ninety (90) days remove the Logo/Signage from the Centre. The Owner shall use commercially best efforts to remove or replace all other references to the Centre Name and Centre Logo contained in all other official Centre materials and items as soon as practicable; and remove and either destroy or make available to NCU for pick-up all other NCU signage then displayed throughout the Centre. Upon termination and refund of any unearned portion of any Naming Rights Fee paid, the Owner will be free to rename the Centre. In addition, upon any such termination and

refund, NCU will cease and desist from referring to the Centre by the Centre Name or using the Centre Logo or including such reference in any marketing literature or campaign.

14. ASSIGNABILITY AND TRANSFERABILITY; SALE OF RIGHTS.

(a) Except as otherwise provided in this Section 14, the rights and obligations created by this Agreement are exclusive to and shall not be transferred or assigned by NCU or the Owner, except by written agreement by both NCU and the Owner.

(b) The Owner may assign this Agreement and/or its rights or duties hereunder, in whole or in part, for administrative, operational and/or financing purposes to another entity, with the consent of NCU. The parties agree that the assignee of Owner, if such an assignment should be made, shall be able to enforce the provisions of this Agreement pursuant to such assignment.

(i) The parties acknowledge and agree that the Owner may delegate certain or all of its duties in connection with this Agreement.

(ii) If, during the Term of this Agreement, the Owner sells, transfers or conveys the Owner's interest in the Centre (including its right to name the Centre), such sale, transfer or conveyance shall be subject to the rights of NCU as contained in this Agreement, and the Owner shall provide as part of the said transaction to a third-party transferee that the transferee assumes the Owner's rights and obligations herein. Upon such transfer to a third-party transferee, NCU shall look to the transferee for performance of the Owner's duties and obligations under this Agreement, and the Owner shall be fully and completely released from liability to NCU under this Agreement.

(c) (i) NCU shall not assign or transfer this Agreement and/or its rights or duties hereunder (by operation of law or otherwise) without the prior written consent of the Owner.

(ii) NCU acknowledges and agrees that NCU does not have the right to sub-license any of its rights hereunder and, therefore, may not engage in any co-branding or partnering arrangement with any other advertiser or sponsor with respect to any of the rights or benefits granted hereunder without the prior written approval of the Owner, which approval may not be unreasonably withheld.

(d) NCU shall not solicit third parties with respect to the sale of any inventory provided to NCU hereunder without the Owner's prior consent, which consent may not be unreasonably withheld.

15. CONFIDENTIALITY/NON-DISCLOSURE.

All information provided by NCU to the Owner shall be held, retained, disclosed and destroyed, as the case may be in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act.*

16. REPRESENTATIONS AND WARRANTIES.

(a) The Owner hereby represents and warrants to NCU that the Owner is duly organized and validly existing as a municipal corporation under the laws of the Province of Ontario and has the requisite power and authority to own, lease and operate its assets and to carry on its activities as they are presently being, and as they continue to be, conducted.

(b) NCU hereby represents and warrants to the Owner as follows:

(i) NCU is duly organized and validly existing as a corporation under the laws of Ontario and has the requisite power and authority to own, lease and operate its assets and properties and to carry on its activities as they

are presently being, and as they continue to be, conducted.

(ii) The execution, delivery and performance of this Agreement by NCU does not and will not:

(1) violate any provision of its organizational documents;
(2) violate, conflict with, or result in the breach of any of the terms of any contract, mortgage, bond, indenture or other instrument, obligation, contract or agreement to which NCU is a party;
(3) violate or conflict with any writ, order, judgment, injunction, award or decree of any court, arbitrator or governmental or regulatory agency or body by which NCU is bound; or
(4) violate or conflict with any statute, law, regulation, rule or ordinance by which NCU is bound.

(iii) NCU has the full legal right and power and all authority and approval required to enter into, execute and deliver this Agreement and perform the transactions and obligations contemplated herein.

(iv) This Agreement has been duly executed and delivered and constitutes the legal, valid, and binding obligation of NCU, enforceable in accordance with its terms (assuming due execution, delivery and performance by or on behalf of Owner), subject, however, to general principles of equity and the rights of creditors generally.

17. TERMINATION UPON DEFAULT; REMEDIES.

A default shall be deemed to have occurred hereunder if:

(a) (i) NCU defaults in the making of the payments required to be made by it under Section 5 hereof after the Owner has given NCU at least thirty (30) days' written notice under this Agreement and the said thirty (30) days have elapsed and such payment is due and payable;

(ii) the Owner or NCU defaults in the performance or observance of any other term, covenant, condition or provision of this Agreement on its part to be performed, such default is of a kind which is curable or remediable within a sixty (60) day period, and such default continues for a period of sixty (60) days after service of written notice of default;

(iii) the Owner or NCU defaults in the performance or observance of any other term, covenant, condition or provision of the Agreement, where such default is of a kind which is curable or remediable and where the curing or remedying of such default requires the doing of work or the taking of action which cannot with due diligence be completed in a sixty (60) day period, such default continues beyond the end of the 60-day period after the service of a notice of default, and such amount of time as is reasonably necessary to cure or remedy such default, taking into account unavoidable delays to do the work required or to complete such other action as is required to cure or remedy the default in question;

(iv) There shall be filed against NCU or the Owner in any court pursuant to any statute either of Canada or any province, a petition in bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or substantially all of said party's property and within one hundred and twenty (120) days of such filing said party fails to secure a discharge of such petition or the dismissal of such proceedings, or said party files a voluntary petition in bankruptcy or insolvency or for such reorganization or for the appointment of such a receiver or trustee or makes an assignment for the benefit of creditors or petitions for or enters into an arrangement for the benefit of creditors;

(b) (i) Within a reasonable time after the occurrence of any default which is continuing, the non-defaulting party shall, if it so elects, have the right to

terminate the Agreement upon giving the defaulting party notice of intention to terminate the Agreement and all rights of the defaulting party thereunder and, upon the effective date of such termination specified in such notice (which shall be not less than 10 days after the giving of such notice), the Term shall end as fully and completely as if that were the date herein fixed for the expiration of the Term.

(ii) In the event of a breach or a threatened breach by either party of any of the terms, covenants, conditions or provisions hereof, the non-breaching party shall have the right to apply for an injunction to restrain the same or invoke any other remedy allowed by law or in equity, including, without limitation, the right to money damages, as if specific remedies, indemnity or reimbursement were not herein provided for.

(iii) The rights and remedies given to the non-defaulting party in this Agreement are distinct, separate and cumulative remedies, and no one of them, whether or not exercised by the non-defaulting party, shall be deemed to be in exclusion of any of the others provided herein or by equity.

18. INDEMNIFICATION.

(a) NCU agrees to and hereby indemnifies, defends and holds harmless the Owner and its shareholders, directors, officers, employees, and agents of and from any and all Losses resulting from:

(i) Any breach or failure of performance of its obligations under this Agreement;

(ii) Any negligent act or omission in connection with its respective utilization of the Centre; for NCU as contemplated by Section 8 above; and

(iii) The content and/or use of the advertising and/or other commercial material which NCU furnishes for use pursuant to this.

(b) In order to invoke this indemnity, the Owner must:

(i) Give NCU notice of the Loss giving rise to the liability as soon as reasonably practicable after becoming aware of the Loss or after receiving third party notice of the Loss, as the case may be (and in any event not more than thirty (30) days after any third party litigation is commenced asserting such claim); and

(ii) Cooperate with NCU in defending any third party claim, at the City's expense.

(c) The parties hereto acknowledge and agree that the provisions of this Section 18 shall survive any termination of this Agreement.

19. INSURANCE.

In connection with NCU's utilization of the Centre for various purposes, as contemplated by Section 8 above, NCU agrees to abide by any and all insurance requirements of the Centre made applicable to renters and other licensees of the Centre and that it will deliver a Certificate of Insurance or other suitable evidence of such coverage's to Owner upon request in connection with NCU's utilization of the Centre. The Owner requires the insurance for this purpose to be at least Two Million ($2,000,000.00 CDN) Dollars of General Comprehensive Liability coverage, further naming the Owner as an "Additional Insured".

20. MISCELLANEOUS.

(a) Governing Law; Jurisdiction. This Agreement and all matters or issues incident hereto shall be governed by and construed under and in accordance with the laws of the Province of Ontario. The parties hereto attorn to the jurisdiction of the Courts of Ontario. This Agreement shall be treated in all respects as an Ontario contract.

(b) Entire Agreement. This Agreement and its schedules constitute the final, complete and exclusive written expression of the intent of the parties with respect to the subject matter hereof, and supersedes all previous verbal and written communications, representations, agreements, promises or statements, including without limitation that certain Letter of Intent dated June 28, 2013 between NCU and the Owner, and all contemporaneous verbal communications, representations, agreements, promises or statements.

(c) Notices and Addresses. All notices required to be given under this Agreement shall be given by personal delivery or by certified or registered mail, or overnight mail, addressed to the proper party to the following addresses, or at such other address as may be subsequently given pursuant to this Section, and shall be deemed given (1) when delivered by personal delivery; (2) three (3) days after deposited in the Canadian mails, postage prepaid; (3) one (1) day after depositing, charges prepaid, with an overnight courier; or (4) on the same day if sent by email as follows:

IF TO NCU:

Northern Credit Union
280 McNabb Street, P.O. Box 2200
Sault Ste. Marie, Ontario Canada P6A 5N9

Attention: Mr. Richard Adam, Senior Vice President Finance and Administration
Tel: (705)253-9868 Ext. 4708; Fax: (705)705-949-1056
Email: Richard.Adam@NORTHERNCU.COM

IF TO THE OWNER:

Mr. Nicholas J. Apostle
Commissioner, Community Services
Civic Centre, 99 Foster Drive
Sault Ste. Marie, Ontario P6A 5X6

Tel: 705-759-5264
Fax: 705-759-6605

(d) Amendment, Modification, or Alteration. No amendment, modification or alteration of the terms of this Agreement shall be binding unless in writing, dated subsequent to the date hereon and duly executed by the parties hereto.

(e) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all such counterparts together shall constitute but one and the same instrument.

(f) Headings Only for Reference. The titles of sections of this Agreement are for reference purposes only, and shall be of no binding effect.

(g) Status of Parties. NCU and the Owner shall be deemed and construed as independent contractors with respect to one another for all purposes and nothing contained in this Agreement shall be determined to create a partnership or joint venture between NCU and the Owner.

(h) Waiver. The waiver by either NCU or Owner of any default or breach by the other party of any of the provisions of this Agreement shall not be deemed a continuing waiver or waiver of any other breach by the other party of the same or

another provision of this Agreement. In order to be binding, any waiver must be in writing and signed by the party against whom enforcement is sought.

(i) Binding Effect. This Agreement shall be binding upon and shall enure to the benefit of the parties hereto and their respective successors and assigns.

(j) Employee Status. It is understood and agreed that no agent, servant or employee of NCU or any of its agents or subcontractors shall be, under any circumstances, deemed an agent, servant or employee of the Owner and that no agent, servant or employee of the Owner or any of its agents or subcontractors shall be, under any circumstances, deemed an agent servant or employee of NCU.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

NORTHERN CREDIT UNION
Per:

Albert Suraci, President and CEO

Richard Adam, Senior Vice President
Finance and Administration

We have authority to bind the Corporation

THE CORPORATION OF THE CITY OF SAULT STE MARIE
Per:

Debbie Amaroso - Mayor

Malcolm White - City Clerk

Schedule "A"
of the
Naming, Advertising and Sponsorship Agreement
between
The Corporation of the City of Sault Ste. Marie, Owner,
and Northern Credit Union.

Pages 14 to 22 attached hereto.

NORTHERN CREDIT UNION
Per:

Albert Suraci, President and CEO

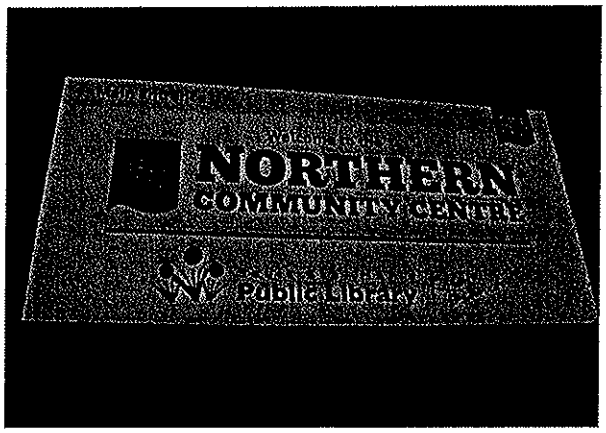
Richard Adam, Senior Vice President
Finance and Administration

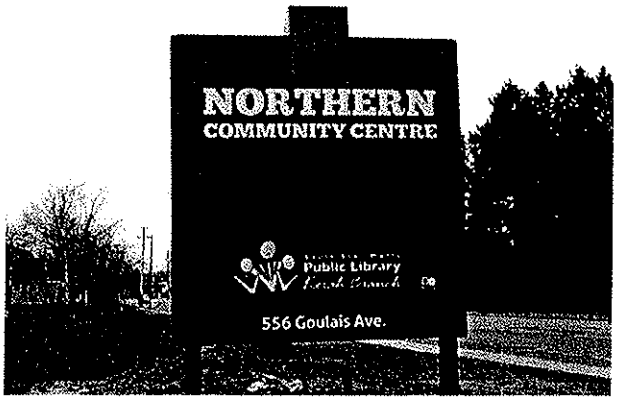
THE CORPORATION OF THE
CITY OF SAULT STE MARIE
Per:

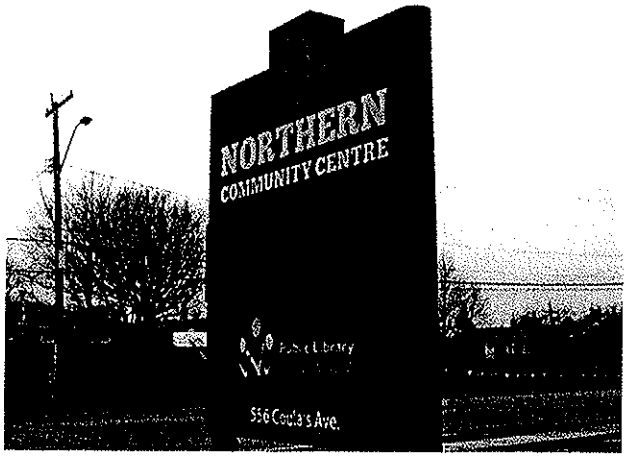
Debbie Amaroso – Mayor

Malcolm White - City Clerk

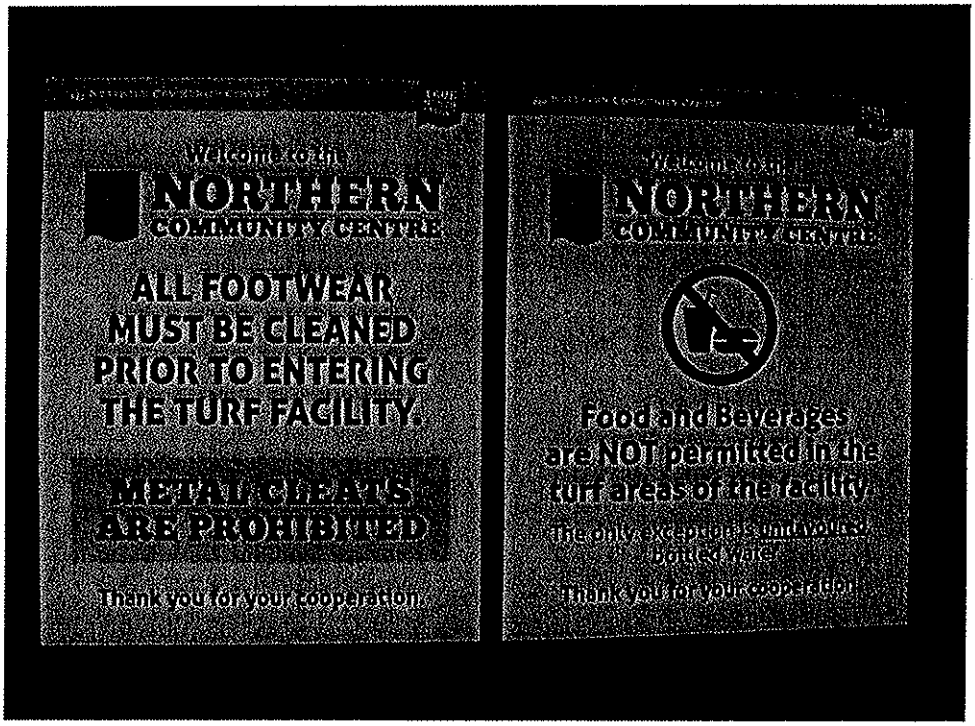
NCC Outdoor Signage



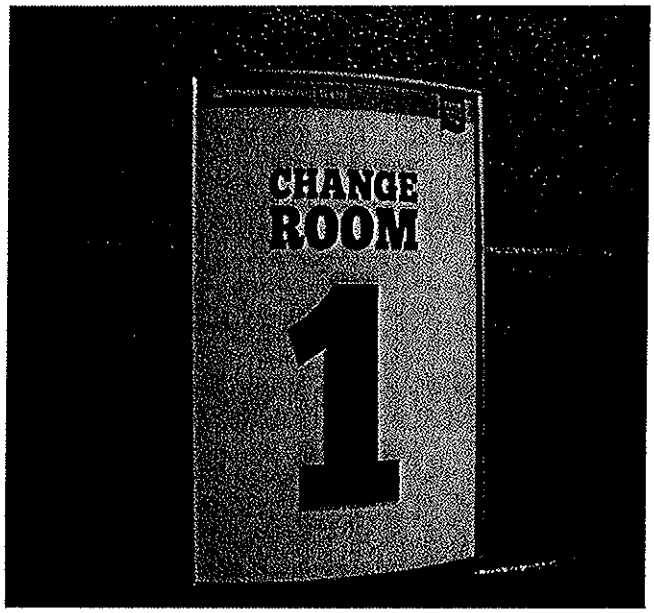


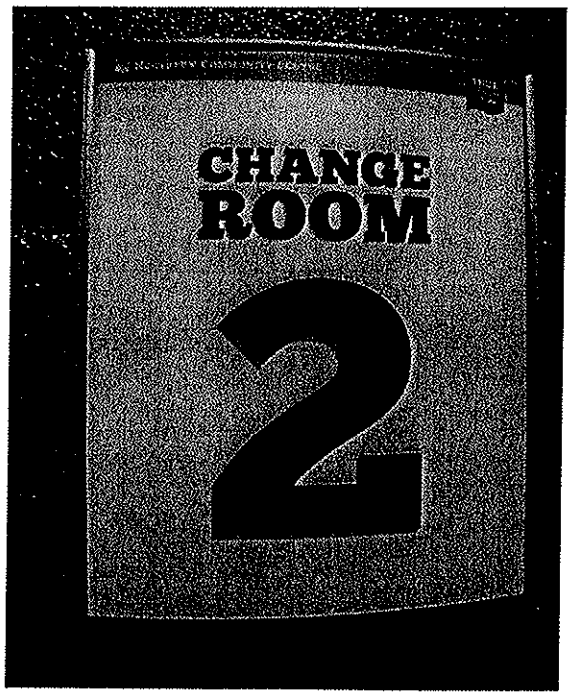


Outdoor Signage

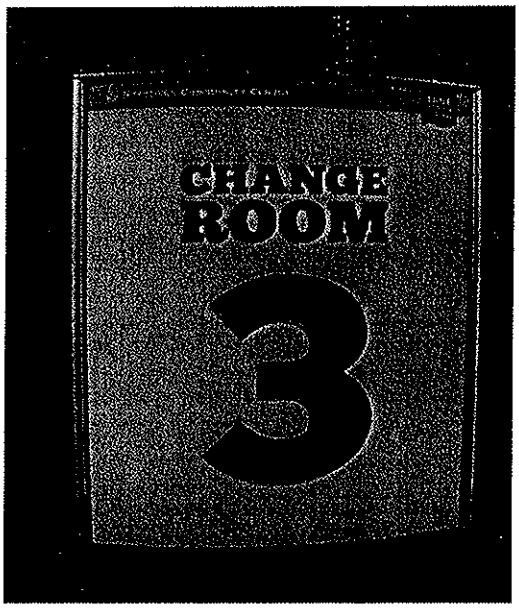


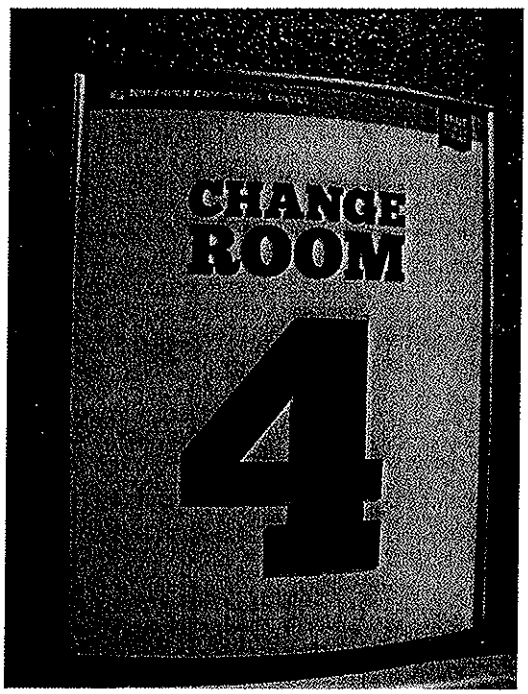
NCC Change Room Signage





NCC Change Room Signage





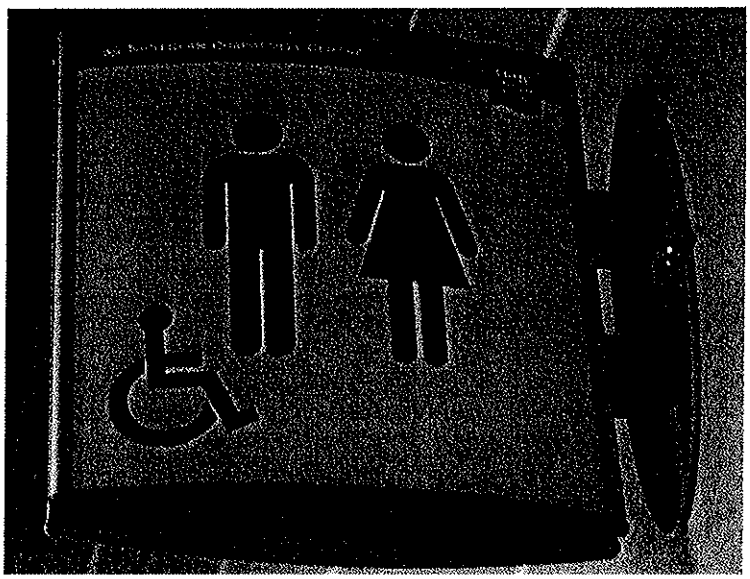
Bathroom Signage



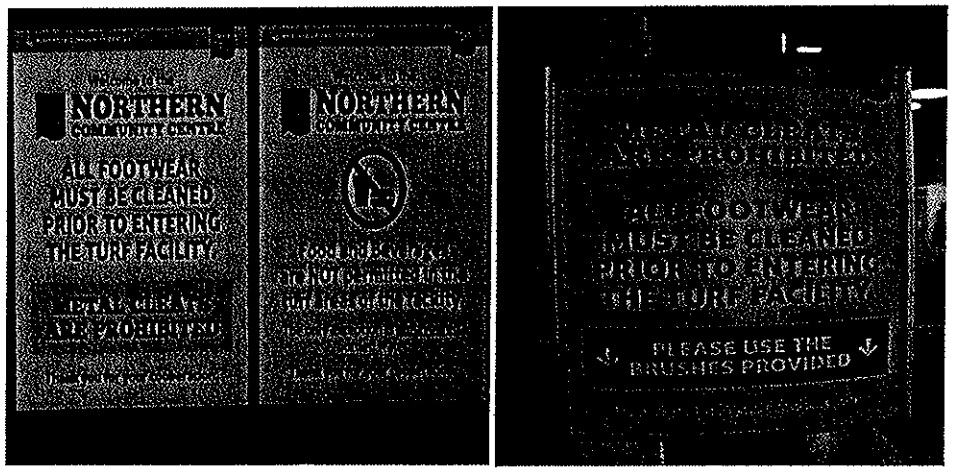


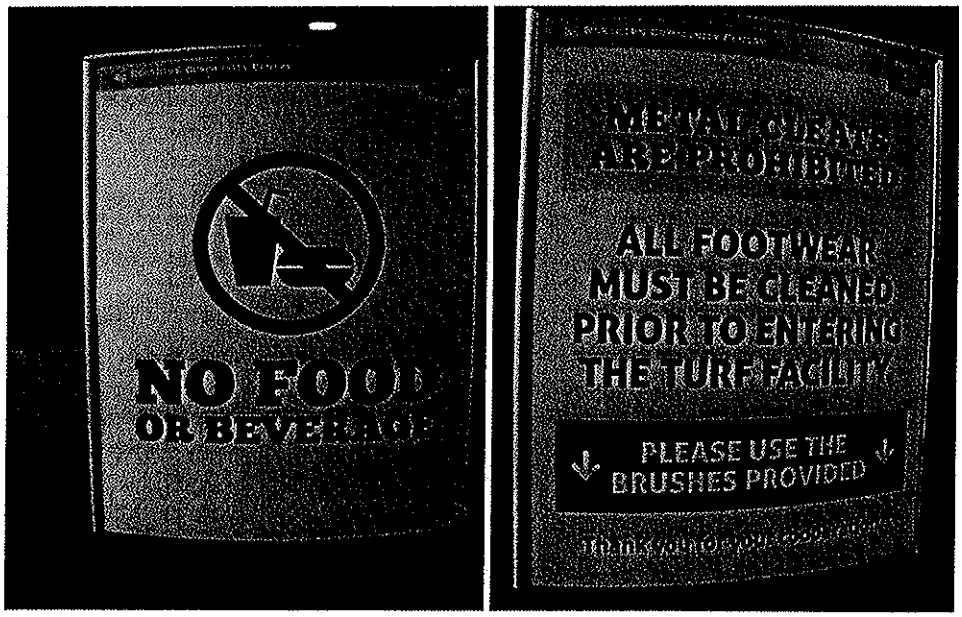
Bathroom Signage





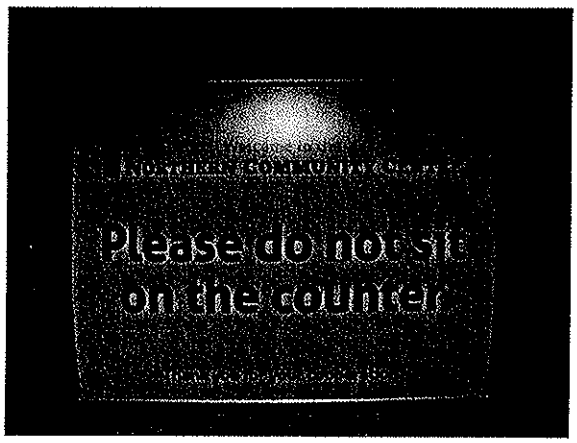
Turf Signage

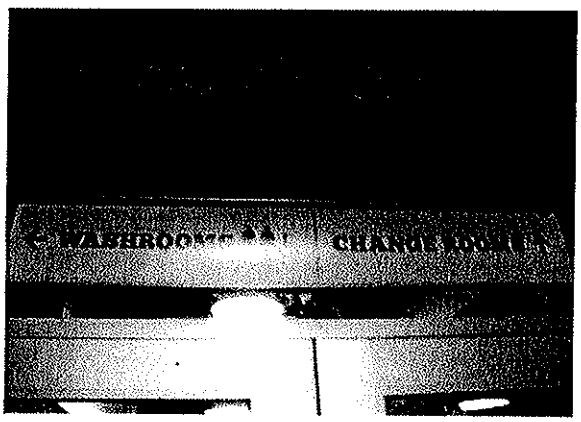




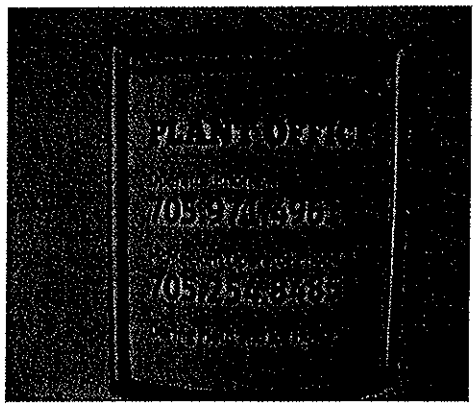
Lobby Signage

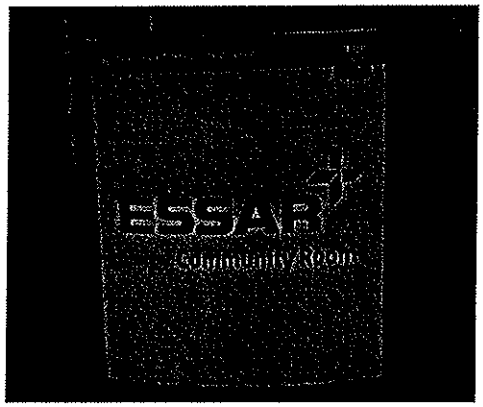


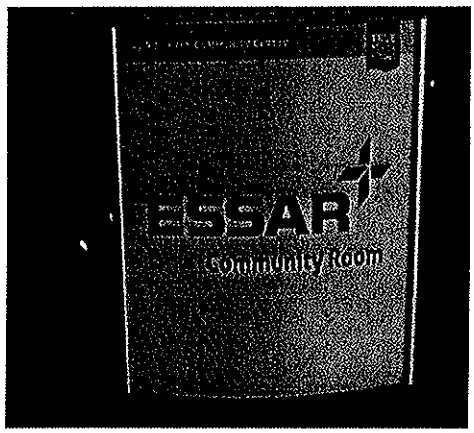


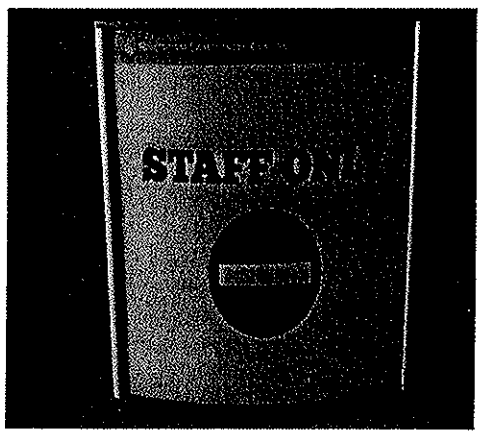


Office / Community Room / Concession









Schedule "B"
of the
Naming, Advertising and Sponsorship Agreement
between
The Corporation of the City of Sault Ste. Marie, Owner,
and Northern Credit Union.

LOGO/SIGNAGE ITEMIZED BREAKDOWN AND ACCOMPANYING RECEIPTS

1. DOI Dumanski Office Interiors

Invoice:	$50,574.76
HST:	6,574.72
Total:	$57,149.48
City Portion:	$32,105.29
NCU Portion:	$25,044.19

2. Cliffe Print Inc.

Invoice:	$ 3,176.40
HST:	$ 412.93
Total:	$ 3,589.33

3. DOI Office Interiors

Invoice:	$ 519.14
HST:	$ 67.49
Total:	$ 586.63

TOTAL LOGO/SIGNAGE COSTS PAID BY NCU $29,220.15

DUMANSKI OFFICE INTERIORS
www.doiweb.com
Mirtec
www.mirtec.com
Compass
Imaging group & sign solutions
www.compassimaging.com
71 Black Road, Unit 5 Sault Ste. Marie, ON P6B 0A3 • Tel: 705.946.4248 • Fax: 705.946.2478 • Toll free: 1.800.461.2139

Invoice

Date	Invoice #
3/31/2014	20226

Invoice To
Northern Credit Union
280 McNabb Street
PO Box 2200
Sault Ste. Marie, ON P6B 5N9

Ship To
Northern Community Centre

P.O. No.	Terms	Salesperson	Ship Via	Project	S.O. No.
	Net 10	Gary	deliver		

Qty	Item	Description	Price Each	Amount	Class
1	CI-Signs and Trade Display	Supply and installation of new site signs -Digital Display Dual Sided Full Colour	50,574.76	50,574.76	CI
1	CI-Signs and Trade Display	deposit cheque -24263 -12/10/13	-25,287.38	-25,287.38	CI
		HST (ON) on sales	13.00%	3,287.36	

NORTHERN CREDIT UNION LIMITED
APR 03 2014
RECEIVED
ACCOUNTS PAYABLE

Approved for payment
Apr 30/14
Northern Community Centre signage
part of proposal
to be offset by billing to City for
28411.74 plus HST

Subtotal	CAD 25,287.38
Sales Tax	CAD 3,287.36
Total	CAD 28,574.74
Payments/Credits	CAD 0.00
Balance Due	CAD 28,574.74

Please make cheques payable to Dumanski Office Interiors.
We also accept Visa, Mastercard, Amex and Debit.

Thank You! We appreciate your business.

CUSTOMER COPY | CONTROL COPY

GST/HST No. 139812275

- *Design*
- *Full Colour Printing*
- *Signage*
- *Photocopying*
- *Specialty Items*
- *Direct Mail*

Cliffe Printing Inc.
117 Spring Street, Sault Ste. Marie, ON P6A 3A2
Tel: (705) 945-8215 - Fax: (705) 942-6928 - Toll Free: 1-888-433-2139
e-mail: print@cliffeprinting.ca - www.cliffeprinting.ca
PLANT LOCATION:
118 Spring Street, Sault Ste. Marie, ON P6A 3A1

INVOICE #: 00116941
DATE: 04/14/2014

BILL TO:

NORTHERN CREDIT UNION
280 MCNABB STREET
SAULT STE. MARIE, ON P61 5N9

SHIP TO:

NORTHERN CREDIT UNION
280 MCNABB STREET
SAULT STE. MARIE, ON P61 5N9

DESCRIPTION	AMOUNT	TAXES
1 (48" X 48" X 24") MODULAR CABINET FOR ATM MACHINE -- WEST END COMMUNITY CENTRE 1 (11-5/8" X 36") NCU PRINT FOR VISTA PANEL -- INSTALLED ON CABINET AS PER BRANDI MELETIOU	$3,176.40	H

Approved for payment
Apr 23/14
Northern Community Centre
Signature

NORTHERN CREDIT UNION LIMITED
APR 23 2014
RECEIVED
ACCOUNTS PAYABLE

YOUR ORDER #						FREIGHT:	$0.00
SHIPPING DATE:			TERMS: NET 30			HST / GST:	$412.93
CODE	PST RATE	AMOUNT	GST RATE	AMOUNT	SALE AMOUNT	PST:	
						TOTAL AMOUNT:	$3,589.33
						AMOUNT APPLIED:	$0.00
						BALANCE DUE:	$3,589.33

2% (24% per annum) Interest On All Overdue Accounts.

MEMO:

HST #R101006484 Cliffe Printing Inc



Invoice

Date	Invoice #
1/10/2014	19738

Invoice To
Northern Credit Union
280 McNabb Street
PO Box 2200
Sault Ste. Marie, ON P6B 5N9

Ship To
Northern Community Centre

P.O. No.	Terms	Salesperson	Ship Via	Project	S.O. No.
	Net 10	Gary			est 7949

Qty	Item	Description	Price Each	Amount	Class
1	CI-Digital Printing	signs for Northern Centre	385.14	385.14	CI
1	CI-Installation	installation	134.00	134.00	CI
		HST (ON) on sales	13.00%	67.49	

NORTHERN CREDIT UNION LIMITED

JAN

Approved for payment
Colour proof

Subtotal	CAD 519.14
Sales Tax	CAD 67.49
Total	CAD 586.63
Payments/Credits	CAD 0.00
Balance Due	CAD 586.63

Please make cheques payable to Dumanski Office Interiors.
We also accept Visa, Mastercard, Amex and Debit.

Thank You! We appreciate your business.

CUSTOMER COPY | CONTROL COPY

GST/HST No. 139812275

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2014-155

STREET ASSUMPTION: (PR1.56) A by-law to assume for public use and establish as a public street, a street in the Cedar Heights Subdivision, Plan H-465

THE Council of the Corporation of the City of Sault Ste. Marie, pursuant to the *Municipal Act, 2001,* S.O. 2001, **ENACTS** as follows:

1. **STREET ESTABLISHED AND ASSUMED**

The Corporation of the City of Sault Ste. Marie hereby assumes for public use and establishes as a public street, the street more particularly described on Schedule "A" to this by-law.

2. **SCHEDULE "A"**

Schedule "A" forms a part of this by-law.

3. **EFFECTIVE DATE**

The by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____
MAYOR – DEBBIE AMAROSO

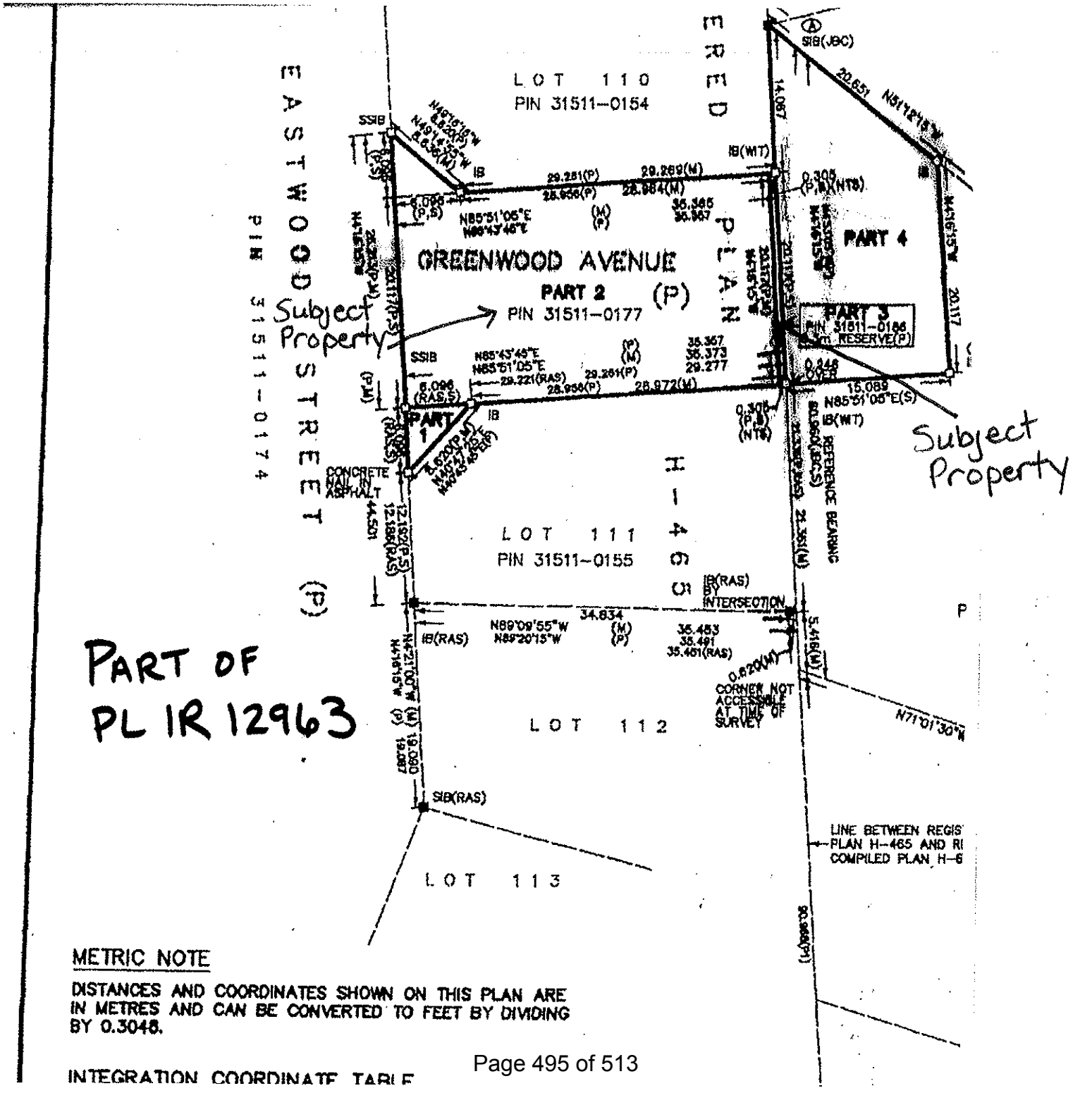
_____
CITY CLERK-MALCOLM WHITE

cf/\LEGAL\STAFF\BYLAWS\2014\2014-155 Street ASSUMP Cedar Heights

SCHEDULE "A" TO BY-LAW 2014-155 AND BY-LAW 2014-156

PIN 31511-0186 (LT)
1 FT RESERVE E LIMIT OF GREENWOOD AV PL H465 TARENTORUS; SAULT STE. MARIE

PIN 31511-0177 (LT)
GREENWOOD AV PL H465 TARENTORUS; SAULT STE. MARIE



PART OF PL IR 12963

METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION COORDINATE TABLE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO 2014-156

STREET CLOSING: (PR1.56) A by-law to stop up, close and authorize the conveyance of a street in the Cedar Heights Subdivision, Plan H-465.

WHEREAS the street more particularly described in Schedule “A” attached hereto was established as a public street and assumed for public use by By-law 2014-155;

NOW THEREFORE the Council of The Corporation of the City of Sault Ste. Marie, pursuant to *the Municipal Act, 2001*, S.O. 2001, **ENACTS** as follows:

1. **STREET CLOSED**

The street more particularly described in Schedule "A" to this by-law, having been assumed by the Corporation for public use, is hereby stopped up and closed.

2. **STREET DECLARED SURPLUS**

The street more particularly described in Schedule "A" to this by-law is surplus to the requirements of the municipality.

3. **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 all documents required to give effect to this by-law.

4. **EASEMENTS TO BE RETAINED**

The street is subject to the retention of easements if required. The Corporation shall stop up, close and authorize the conveyance of the street more particularly described in Schedule “A” to this by-law.

5. **SCHEDULE "A"**

Schedule "A" forms a part of this by-law.

6. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR – DEBBIE AMAROSO

_____

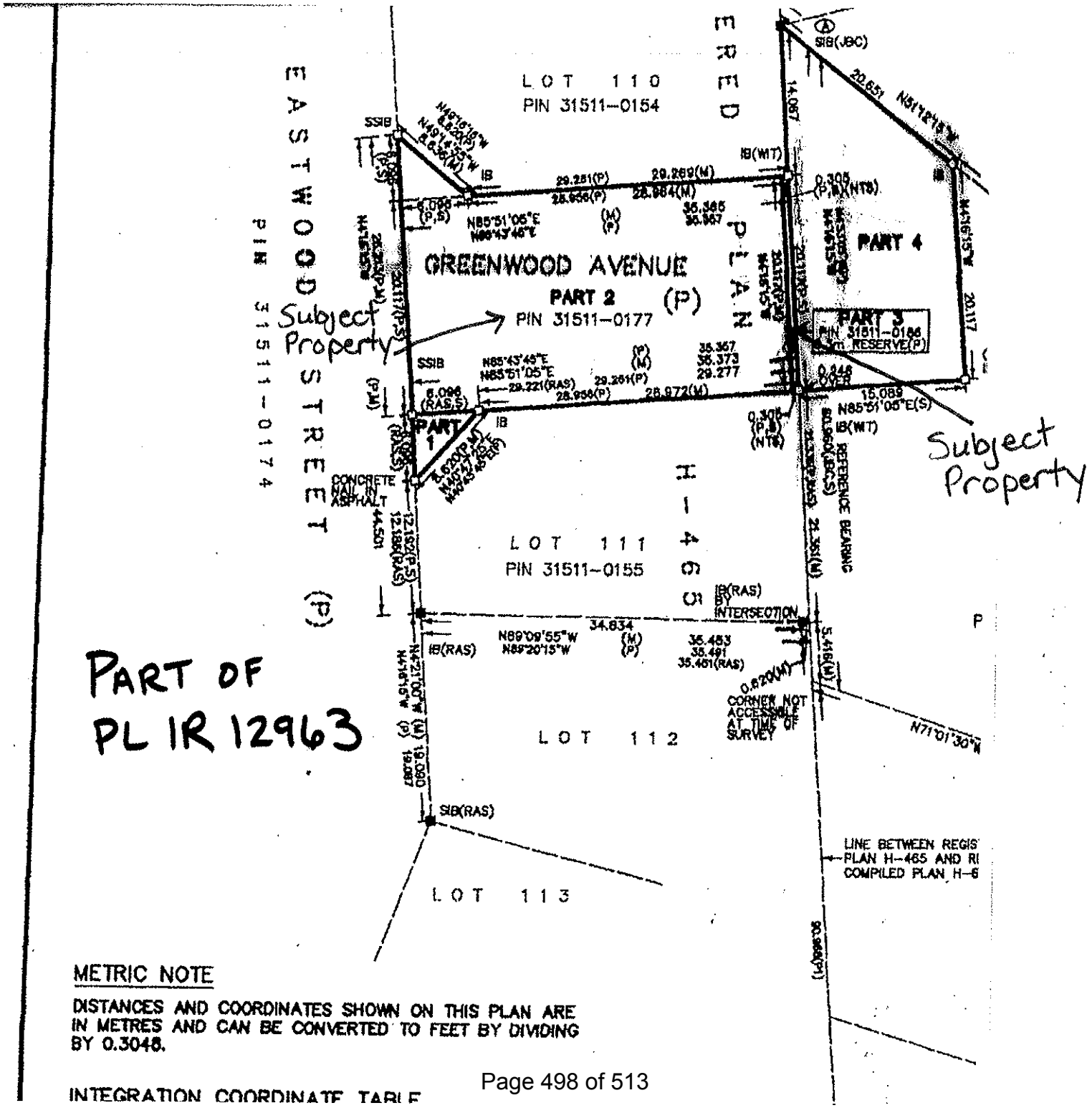
CITY CLERK-MALCOLM WHITE

cf/LEGAL\STAFF\BYLAWS\2014\2014-156 Cedar Heights Street Closing

SCHEDULE "A" TO BY-LAW 2014-155 AND BY-LAW 2014-156

PIN 31511-0186 (LT)
1 FT RESERVE E LIMIT OF GREENWOOD AV PL H465 TARENTORUS; SAULT STE. MARIE

PIN 31511-0177 (LT)
GREENWOOD AV PL H465 TARENTORUS; SAULT STE. MARIE



PART OF PL IR 12963

METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION COORDINATE TABLE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-157

AGREEMENT: (PR1.54) A by-law to authorize the execution of an Access Agreement between the City and Suncor Energy Inc. to permit the City to access and construct a sidewalk on a portion of 411 Great Northern Road.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and 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 dated July 14, 2014 between the City and Suncor Energy Inc., a copy of which is attached as Schedule "A" hereto. This agreement permits the City to access and construct a sidewalk on a portion of 411 Great Northern Road.

2. **SCHEDULE "A"**

Schedule "A" forms part of this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR - DEBBIE AMAROSO

_____

CITY CLERK - MALCOLM WHITE

da LEGAL\STAFF\BYLAWS\2014\2014-157 ACCESS AGREEMENT SUNCOR.DOC

Schedule "A"

ACCESS AGREEMENT

THIS AGREEMENT made this 14th day of July, 2014

BETWEEN:

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
hereinafter referred to as the "City"

- and -

SUNCOR ENERGY INC.
hereinafter referred to as the "Owner"

WHEREAS the Owner is the registered owner in fee simple in possession of lands known municipally as 411 Great Northern Road, Sault Ste. Marie, ON and legally described as Lt 48, RCP H744 Tarentorus, except Part 1 1R10588 T/W T437587; Sault Ste. Marie, District of Algoma, PIN 31561-0020 (LT) (the "Lands");

AND WHEREAS the City shall be completing certain works on a portion of Great Northern Road (the "Project"), which Project includes the installation of a new sidewalk on the west side on Great Northern Road from Second Line to Third Line;

AND WHEREAS a portion of the proposed new sidewalk shall be installed on the Lands, at the location marked on the AutoCAD drawing attached as Schedule "A" to this Agreement, specifically a 1.8 meter wide strip across the entire frontage of the aforesaid Lands (the "Subject Lands");

AND WHEREAS the City has expressed to the Owner its interest in purchasing the Subject Lands to facilitate the construction and ongoing maintenance of the sidewalk and has further requested access to the Subject Lands to construct the sidewalk pending the necessary appraisal and Reference Plan of the Subject Lands;

AND WHEREAS the Owner is prepared to grant such access, subject to the terms and conditions set forth herein;

NOW THEREFORE in consideration of the rents, covenants and agreements herein contained and hereby assumed, the parties for themselves and their respective successors and assigns do hereby covenant and agree with one another as follows:

1. The Owner hereby grants the City and its directors, officers, employees, consultants, contractors, subcontractors, agents or other persons for which it is responsible in law or

any of them permission to enter onto the Lands for the purpose of constructing the sidewalk on the Subject Lands in accordance with the AutoCAD Drawings appended as Schedule "A" hereto commencing July 15, 2014 and ending at such time as the land transfer of the Subject Lands is complete (the "Term").

2. Throughout the Term, the City shall, at its sole cost, liability and expense assume full responsibility for any and all matters related to the construction and installation of the aforesaid sidewalk on the Subject Lands.

3. The parties hereto acknowledge and agree that there are two areas of access/egress to the Lands. The construction of the sidewalk on the Subject Lands shall necessitate the interruption of access and egress to the Lands for one such area of access/egress for a period of time, namely that area of access/egress comprising a portion of the Subject Lands. The City acknowledges and agrees that during such construction on the Subject Lands, the City shall not cause any material interference with the Owner's second area of access/egress to the Lands, specifically meaning that at all material times, one area of access/egress to the Lands shall remain open and available to the Owner and the public.

4. At the conclusion of the Term, the City shall promptly return the Lands to a condition which is at least as good as on the date of the commencement of the Term at the City's sole liability and expense.

5. The City agrees to indemnify the Owner from any actions, causes of actions, claims, demands, interest, damages, expenses, liens, losses, costs, charges and other proceedings made or brought against or suffered by or imposed upon the Owner or their respective property in respect of any loss or damage to property, personal injury or death or any other losses of any nature or other relief to any person or property directly or indirectly arising out of or resulting from or sustained by reason of any act, error, default, failure, fault, neglect, negligence, omission or wrong doing of the City, its directors, officers, employees, consultants, contractors, subcontractors, agents or other persons for which it is responsible in law or any of them including but not limited the construction and installation of the sidewalk on the Subject Lands and any matters related directly or indirectly to this Agreement.

6. The parties shall not assign, transfer or make any other disposition of this Agreement or of the rights conferred thereby, without the prior written consent of the other party.

7. The City undertakes that following completion of the installation of the sidewalk, the City shall cause to have prepared and delivered to the Owner:

    a. a fair-market value appraisal of the Subject Lands; and
    b. a Reference Plan denoting the Subject Lands,

The City shall be responsible for the payment of all reasonable costs and expenses related directly and indirectly with the Appraisal, Reference Plan, and the registration of the Reference Plan on title to the Subject Lands, including but not limited to survey costs, legal fees and registration disbursements. The City shall thereafter prepare an Agreement of Purchase and Sale of the Subject Lands in accordance with the aforesaid fair market appraisal and Reference Plan for execution by both parties hereto. The parties hereto further acknowledge and agree that the consideration for the Subject Lands shall be as set out in the aforesaid fair market appraisal and that the Subject Lands to be acquired by the City shall be as set out in the Reference Plan. The parties further acknowledge and agree that the closing date for the transfer of the Subject Lands shall be as soon as practicable following the finalizing of the installation of the sidewalk, appraisal and Reference Plan.

8. The parties hereto acknowledge and agree that should the City require any of the Owner's structures to be relocated as a result of the construction of the sidewalk on the Subject Lands, the City shall reimburse the costs associated with having this work completed.

9. This Agreement constitutes the entire agreement of the parties and supercedes all prior representations, proposals, discussions, and communications, whether oral or in writing. This Agreement may be modified only by written instrument signed by both parties.

10. The provisions of this Agreement shall be binding upon, and enure to the benefit of the parties and their respective successors and (where applicable) permitted assigns.

11. This Agreement shall be exclusively governed by, and construed in accordance with, the laws of the Province of Ontario, and the federal laws of Canada applicable therein.

SIGNED, SEALED AND DELIVERED)

SUNCOR ENERGY INC.



NAME: Peter Morris
TITLE: Director, Asset Management

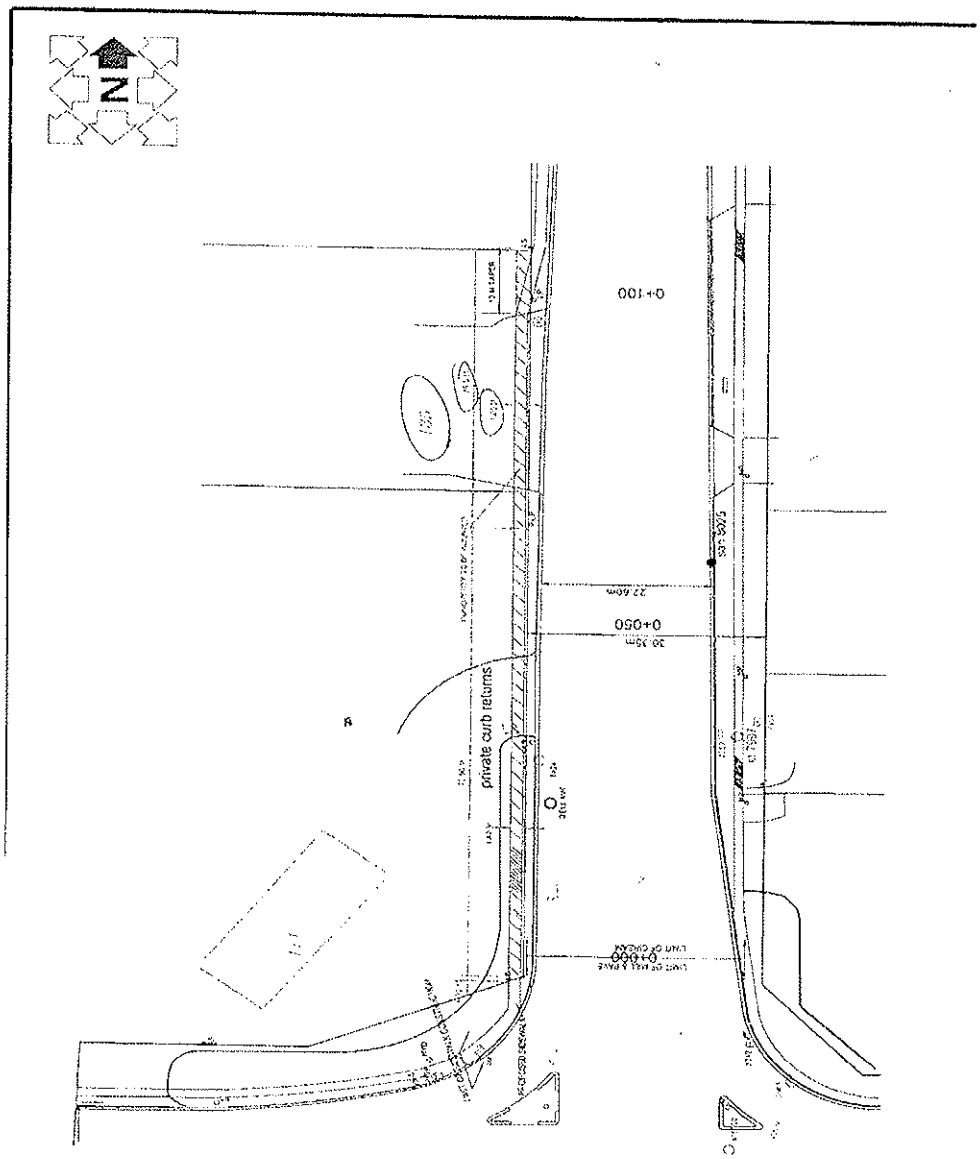
I have authority to bind the Corporation

THE CORPORATION OF THE CITY
OF SAULT STE. MARIE

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

Schedule "A"



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-158

AGREEMENT: (PR1.53) A by-law to authorize the execution of an Access Agreement between the City and 510127 Ontario Limited to permit the City to access and construct a sidewalk on a portion of 435 Great Northern Road.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and 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 dated July 14, 2014 between the City and 510127 Ontario Limited., a copy of which is attached as Schedule "A" hereto. This agreement permits the City to access and construct a sidewalk on a portion of 435 Great Northern Road.

2. **SCHEDULE "A"**

Schedule "A" forms part of this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR - DEBBIE AMAROSO

_____

CITY CLERK - MALCOLM WHITE

da LEGAL\STAFF\BYLAWS\2014\2014-158 ACCESS AGREEMENT 510127 ONT LTD.DOC

Schedule "A"

ACCESS AGREEMENT

THIS AGREEMENT made this 14th day of July, 2014

BETWEEN:

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
hereinafter referred to as the "City"

- and -

510127 ONTARIO LIMITED
hereinafter referred to as the "Owner"

WHEREAS the Owner is the registered owner in fee simple in possession of lands known municipally as 435 Great Northern Road, Sault Ste. Marie, ON and legally described as Lt 46, RCP H744 Tarentorus; Sault Ste. Marie, District of Algoma, PIN 31561-0023 (LT) Sault Ste. Marie (the "Lands");

AND WHEREAS the City shall be completing certain works on a portion of Great Northern Road (the "Project"), which Project includes the installation of a new sidewalk on the west side on Great Northern Road from Second Line to Third Line;

AND WHEREAS a portion of the proposed new sidewalk shall be installed on the Lands, at the location marked on the AutoCAD drawing attached as Schedule "A" to this Agreement, specifically a 1.8 meter wide strip across the entire frontage of the aforesaid Lands (the "Subject Lands");

AND WHEREAS the City has expressed to the Owner its interest in purchasing the Subject Lands to facilitate the construction and ongoing maintenance of the sidewalk and has further requested access to the Subject Lands to construct the sidewalk pending the necessary appraisal and Reference Plan of the Subject Lands;

AND WHEREAS the Owner is prepared to grant such access, subject to the terms and conditions set forth herein;

NOW THEREFORE in consideration of the rents, covenants and agreements herein contained and hereby assumed, the parties for themselves and their respective successors and assigns do hereby covenant and agree with one another as follows:

1. The Owner hereby grants the City and its directors, officers, employees, consultants, contractors, subcontractors, agents or other persons for which it is responsible in law or

any of them permission to enter onto the Lands for the purpose of constructing the sidewalk on the Subject Lands in accordance with the AutoCAD Drawings appended as Schedule "A" hereto commencing July 15, 2014 and ending at such time as the land transfer of the Subject Lands is complete (the "Term").

2. Throughout the Term, the City shall, at its sole cost, liability and expense assume full responsibility for any and all matters related to the construction and installation of the aforesaid sidewalk on the Subject Lands.

3. The parties hereto acknowledge and agree that there are two areas of access/egress to the Lands. The construction of the sidewalk on the Subject Lands shall necessitate the interruption of access and egress to the Lands for one such area of access/egress for a period of time, namely that area of access/egress comprising a portion of the Subject Lands. The City acknowledges and agrees that during such construction on the Subject Lands, the City shall not cause any material interference with the Owner's second area of access/egress to the Lands, specifically meaning that at all material times, one area of access/egress to the Lands shall remain open and available to the Owner and the public.

4. At the conclusion of the Term, the City shall promptly return the Lands to a condition which is at least as good as on the date of the commencement of the Term at the City's sole liability and expense.

5. The City agrees to indemnify the Owner from any actions, causes of actions, claims, demands, interest, damages, expenses, liens, losses, costs, charges and other proceedings made or brought against or suffered by or imposed upon the Owner or their respective property in respect of any loss or damage to property, personal injury or death or any other losses of any nature or other relief to any person or property directly or indirectly arising out of or resulting from or sustained by reason of any act, error, default, failure, fault, neglect, negligence, omission or wrong doing of the City, its directors, officers, employees, consultants, contractors, subcontractors, agents or other persons for which it is responsible in law or any of them including but not limited the construction and installation of the sidewalk on the Subject Lands and any matters related directly or indirectly to this Agreement.

6. The parties shall not assign, transfer or make any other disposition of this Agreement or of the rights conferred thereby, without the prior written consent of the other party.

7. The City undertakes that following completion of the installation of the sidewalk, the City shall cause to have prepared and delivered to the Owner:

    a. a fair-market value appraisal of the Subject Lands; and
    b. a Reference Plan denoting the Subject Lands,

The City shall be responsible for the payment of all reasonable costs and expenses related directly and indirectly with the Appraisal, Reference Plan, and the registration of the Reference Plan on title to the Subject Lands, including but not limited to survey costs, legal fees and registration disbursements. The City shall thereafter prepare an Agreement of Purchase and Sale of the Subject Lands in accordance with the aforesaid fair market appraisal and Reference Plan for execution by both parties hereto. The parties hereto further acknowledge and agree that the consideration for the Subject Lands shall be as set out in the aforesaid fair market appraisal and that the Subject Lands to be acquired by the City shall be as set out in the Reference Plan. The parties further acknowledge and agree that the closing date for the transfer of the Subject Lands shall be as soon as practicable following the finalizing of the installation of the sidewalk, appraisal and Reference Plan.

8. This Agreement constitutes the entire agreement of the parties and supercedes all prior representations, proposals, discussions, and communications, whether oral or in writing. This Agreement may be modified only by written instrument signed by both parties.

9. The provisions of this Agreement shall be binding upon, and enure to the benefit of the parties and their respective successors and (where applicable) permitted assigns.

10. This Agreement shall be exclusively governed by, and construed in accordance with, the laws of the Province of Ontario, and the federal laws of Canada applicable therein.

SIGNED, SEALED AND DELIVERED)

510127 ONTARIO LIMITED

[redacted]

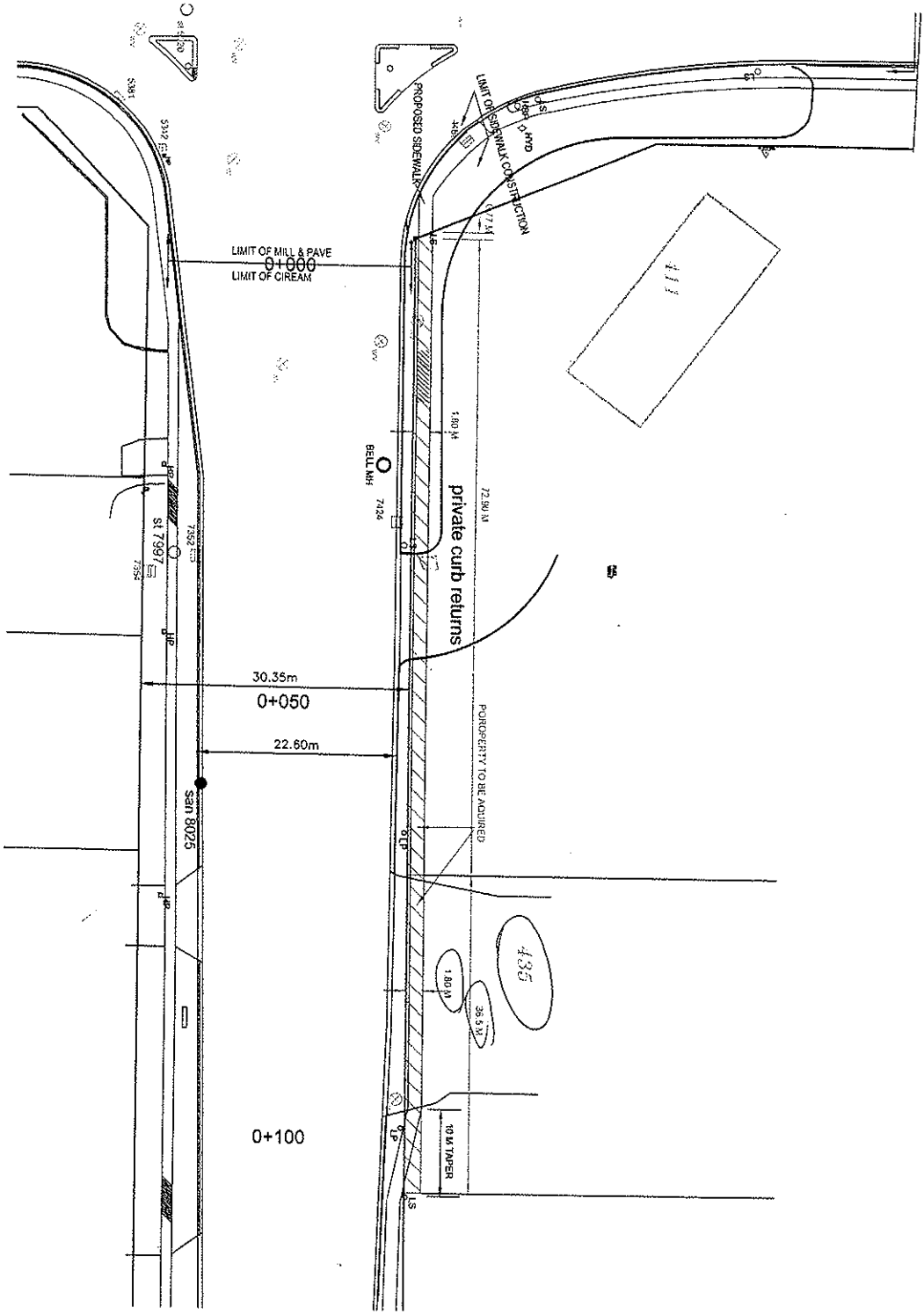
NAME: [redacted]
TITLE: PRESIDENT

I have authority to bind the Corporations and all Owners

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE


PROPOSED SIDEWALK
LIMIT OF SIDEWALK CONSTRUCTION
17.1M
LIMIT OF MILL & PAVE
0+000
LIMIT OF GIREAM
411
1.80 M
BELL MH
7424
72.90 M
private curb returns
St 7997
30.35m
0+050
22.60m
PORPOERTY TO BE ADJUSRED
ssm 8025
435
1.80 M
35.5 M
0+100
10 M TAPER
N

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-159

TRAFFIC: (P3.3) A by-law to amend Schedules "N and N-1" of Traffic By-law 77-200.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, pursuant to the provisions of section 10 of the *Municipal Act*, *2001*, S.O., 2001 c.25 and amendments thereto, **ENACTS** as follows:

1. SCHEDULE "N" OF BY-LAW 77-200 AMENDED AND SCHEDULE N-1 OF BY-LAW 77-200 ADDED

Schedule "N" of By-law 77-200 is amended by deleting the following:

STREET	FROM	TO	PROHIBITED TIMES OR DAYS
"Korah Road	Lyons Avenue	Second Line West	anytime"

Schedule "N" of By-law 77-200 is amended by adding the following:

"Korah Road	Lyons Avenue	Second Line West	0700 hrs. to 2000 hrs. Monday to Saturday"

By-law 77-200 is amended by adding Schedule N-1 dated July 2014. A copy of Schedule N-1 is attached to this by-law as Schedule "A".

2. SCHEDULE "A"

Schedule "A" forms part of this by-law.

3. EFFECTIVE DATE

This by-law is effective on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

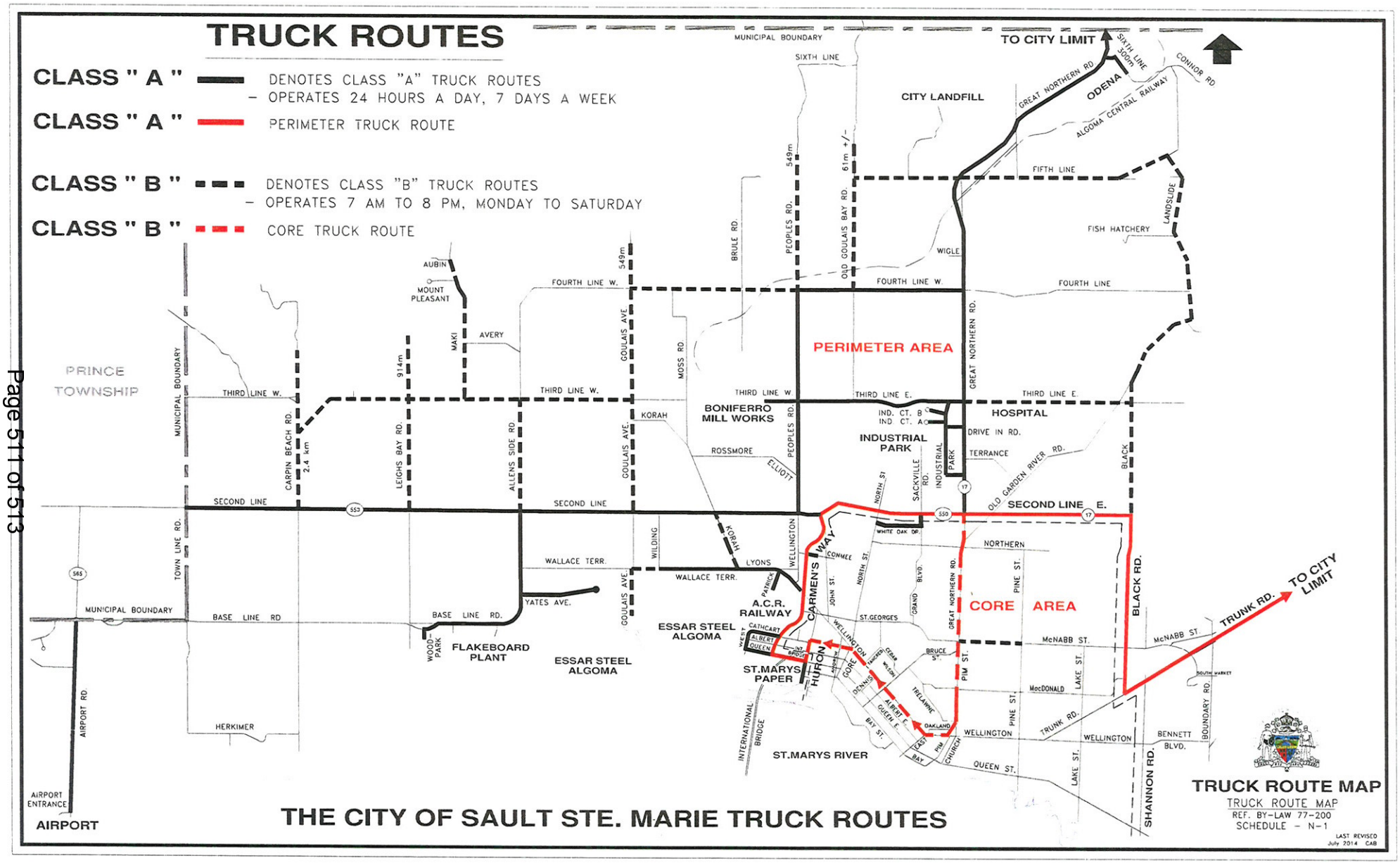
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MAYOR – DEBBIE AMAROSO

_____

CITY CLERK – MALCOLM WHITE

da LEGAL\STAFF\LEGAL\PUBLIC WORKS & TRANSPORTATION\P3.3 TRAFFIC\BY-LAWS\2014\2014-159 SCHEDULE N AND N-1 P3.3 .DOC


TRUCK ROUTES
CLASS " A " DENOTES CLASS "A" TRUCK ROUTES
– OPERATES 24 HOURS A DAY, 7 DAYS A WEEK
CLASS " A " PERIMETER TRUCK ROUTE
CLASS " B " DENOTES CLASS "B" TRUCK ROUTES
– OPERATES 7 AM TO 8 PM, MONDAY TO SATURDAY
CLASS " B " CORE TRUCK ROUTE
PERIMETER AREA
CORE AREA
TO CITY LIMIT
MUNICIPAL BOUNDARY
PRINCE TOWNSHIP
SIXTH LINE
FIFTH LINE
FOURTH LINE W.
FOURTH LINE
THIRD LINE W.
THIRD LINE E.
SECOND LINE
SECOND LINE E.
BASE LINE RD.
WALLACE TERR.
ODENA
CITY LANDFILL
GREAT NORTHERN RD.
ALGOMA CENTRAL RAILWAY
CONNOR RD
SIXTH LINE 300m
549m
61m +/-
BRULE RD.
PEOPLES RD.
OLD GOULAIS BAY RD.
WIGLE
FISH HATCHERY
LANDSLIDE
AUBIN
MOUNT PLEASANT
MAKI
AVERY
914m
GOULAIS AVE
MOSS RD.
BONIFERRO MILL WORKS
KORAH
ROSSMORE
ELLIOTT
INDUSTRIAL PARK
IND. CT. B
IND. CT. A
DRIVE IN RD.
TERRANCE
HOSPITAL
SACKVILLE RD.
INDUSTRIAL PARK
OLD GARDEN RIVER RD.
BLACK
NORTH ST.
WHITE OAK DR.
NORTHERN
CARPIN BEACH RD.
2.4 km
LEIGHS BAY RD.
ALLENS SIDE RD
TOWN LINE RD.
WILDING
LYONS
WELLINGTON
PATRICK
CONMEE
CARMEN'S WAY
A.C.R. RAILWAY
ESSAR STEEL ALGOMA
FLAKEBOARD PLANT
WOOD PARK
YATES AVE.
ST.GEORGES
GRAND BLVD.
PINE ST.
BLACK RD.
TRUNK RD.
TO CITY LIMIT
McNABB ST.
BRUCE ST.
MacDONALD
LAKE ST.
SOUTH MARKET
BOUNDARY RD.
BENNETT BLVD.
WELLINGTON
TRUNK RD.
ST.MARYS PAPER
HURON
CATHCART
ALBERT
QUEEN
CORE
DENNIS
TANCRED
GEAR
WILSON
IRELAND
OAKLAND
EAST BAY
CHURCH
QUEEN ST.
BAY ST.
ST.MARYS RIVER
INTERNATIONAL BRIDGE
SHANNON RD.
AIRPORT RD
AIRPORT ENTRANCE
AIRPORT
HERKIMER
565
552
17
THE CITY OF SAULT STE. MARIE TRUCK ROUTES
TRUCK ROUTE MAP
TRUCK ROUTE MAP
REF. BY-LAW 77-200
SCHEDULE – N-1
LAST REVISED
July 2014 CAB

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-160

TEMPORARY STREET CLOSING: (S4.1) A by-law to permit the temporary closing of Queen Street East from East Street to Brock Street to facilitate the "Emergency Music Festival".

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 10 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **TEMPORARY STREET CLOSING OF QUEEN STREET EAST**

   The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of Queen Street East from East Street to Brock Street from 9:00 a.m. to 12:00 a.m. on August 9, 2014 to facilitate the "Emergency Music Festival".

2. **EFFECTIVE DATE**

   This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR – DEBBIE AMAROSO

_____

CITY CLERK – MALCOLM WHITE

cf/staff/by-laws/2014/2014-160 Street Closing music festival

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-161

TEMPORARY STREET CLOSINGS: (S4.1) A by-law to permit the temporary closing of various streets to facilitate the filming scenes of "Remember" Atom Egoyan.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 10 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **TEMPORARY STREET CLOSINGS OF VARIOUS STREETS**

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of various streets to facilitate the filming scenes of "Remember" Atom Egoyan:

Closure of Albert Street from Andrew Street to Gore Street from 12:00 p.m. to 8:00 p.m. on August 7, 2014; and

Closure of Gore Street from Queen Street to Albert Street from 12:00 p.m. to 8:00 p.m. on August 7, 2014.

2. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 14th day of July, 2014.

_____

MAYOR – DEBBIE AMAROSO

_____

CITY CLERK – MALCOLM WHITE

wl/staff/by-laws/2014/2014-161 Temp Street Closing 'Remember' Film (Albert & Gore)