

REGULAR MEETING OF CITY COUNCIL REVISED AGENDA

Monday, April 13, 2015

4:30 p.m.

Council Chambers

	Pages
1. ADOPTION OF MINUTES	18 - 35
Mover : Councillor L. Turco Seconder : Councillor M. Shoemaker	
Resolved that the Minutes of the Regular Council Meeting of 2015 03 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 L. Turco Seconder : Councillor J. Hupponen	
Resolved that the Agenda for 2015 04 13 City Council Meeting as presented be approved.	
5. PROCLAMATIONS/DELEGATIONS	
5.1 Community Development Award	
George and Susan Koprash, Chippewa Trading Post and Frontier Village, 1332 Great Northern Road	
5.2 Departmental Presentation	36 - 58
Human Resources	
5.3 ORGANize for Life Donor Campaign	
Delores Cowan, Manager of Medical Affairs, Sault Area Hospital	

Dr. David Berry, Chief Nephrologist, Sault Area Hospital

will be in attendance concerning Agenda item 6.1.2.

5.4 Play Works Youth Friendly Recognition Program Platinum Designation

Councillor T. Sheehan will address Council concerning Agenda item 6.15.

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

Mover : Councillor L. Turco

Seconded : Councillor M. Shoemaker

Resolved that all the items listed under date 2015 04 13 – Part One –Consent Agenda be approved as recommended.

6.1 Correspondence

6.1.1 Township of Prince

59 - 59

Requesting support of an application to FedNor for a farmers' market and cultural centre.

Mover : Councillor J. Krmpotich

Seconded : Councillor M. Shoemaker

Resolved that Council of the City of Sault Ste. Marie support the Township of Prince's application to FedNor for funding to construct a farmers' market and cultural centre.

6.1.2 ORGANize for Life Donor Campaign

60 - 60

Correspondence from Councillor Steve Butland

Mover : Councillor S. Butland

Seconded : Councillor P. Christian

Whereas 1,500 people in Ontario are on a waiting list for an organ donor – 75 people reside in Northern Ontario – 72% of this group require a kidney transplant; and

Whereas 90% of Ontario citizens support organ transplantation – 60% are willing to donate their organs; however, only 22% are registered donors; and

Whereas one donor can save up to eight lives; and

Whereas skin, cornea, bone, and artery transplants can enhance the lives of 75 others; and

Whereas the organ and tissue donation registration rate for Sault Ste. Marie is currently 42% which is slightly below the average of many communities in Ontario; and

Whereas the opportunities for organ donation are relatively rare and the impact is life-saving; and

Whereas the City of Sault Ste. Marie along with the Sault Area Hospital, Fire Services, and Emergency Medical Services will participate in an employee BeADonor registration drive the week of April 13-17, 2015

Now Therefore Be It Resolved that City Council encourage employees and residents of Sault Ste. Marie to give serious thought to the importance of organ and tissue donation and consider the decision to register their consent.

6.2 Liquor Licence Extension Request

61 - 62

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

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

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 outdoor events on the following dates and times:

Waterfront Legend – 89 Foster Drive

- July 1 Canada Day – 12 noon to 2:00 a.m.
- July 2 – 12 noon to 2:00 a.m.
- July 3 – 12 noon to 2:00 a.m.
- July 4 Independence Day – 12 noon to 2:00 a.m.

6.3 Continued Operation of Passenger Rail Service from Sault Ste. Marie to Hearst

63 - 68

Mover : Councillor L. Turco

Seconder : Councillor J. Hupponen

Resolved that the report of the CAO and Chair, ACR Passenger Stakeholder Working Group dated 2015 04 13 concerning Continued Operation of Passenger Rail Service from Sault Ste. Marie to Hearst be received and that City Council approval in principle the following, with final approval and by-law to be presented at the April 27, 2015 Council meeting:

- The terms of the Contribution Agreement outlined in Transport Minister Raitt's March 31, 2015 letter to the Chair of the Working Group (note final bullet in letter is not applicable);
- The preparation of legal agreements between the City of Sault Ste. Marie and Transport Canada and a mirror agreement between the City and Railmark;
- The preparation of a legal agreement between the City and CN for the interim period (April 2015) until such time as Railmark assumes operations in May 2015;
- The recognition that the SSMEDC will incur incremental administrative costs related to this initiative.

6.3.1 Additional Information

69 - 78

6.4 Street Closing – Diversity Downtown / Passport to Unity 79 - 85

A letter of request for a temporary street closing in conjunction with "Diversity Downtown / Passport to Unity" is attached for the consideration of Council.

- Queen Street East from Spring Street to March Street – Friday, May 1, 2015 – from 11:45 a.m. to 1:15 p.m.

The relevant By-law 2015-67 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.5 Staff Travel 86 - 87

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

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that the report of the Chief Administrative Officer dated 2015 04 13 concerning Staff Travel be approved as requested.

6.6 RFP for Concert and Special Events Personnel Services 88 - 89

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

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that the report of the Manager of Purchasing dated 2015 04 13 be received and that the proposal submitted by Blue Diamond Cleaning to provide Concert and Special Event Personnel Services as required by the Community Services Department be approved. The contract will commence June 1, 2015 and continue for a period of three (3) years allowing for further one (1) year extensions by mutual agreement.

6.7 Tender of Partial Roof Replacement – Steelton Seniors Centre 90 - 92

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

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that the report of the Manager of Purchasing dated 2015 04 13 be received and that the tender for the Partial Roof Replacement at the Steelton Seniors Centre be awarded to 1372055 Ontario Limited (Pro North Roofing) at their low tendered price, meeting specifications, of \$64,400.00 plus HST;

Further that the City's Consultant, Stem Engineering Group, be authorized to provide a Letter of Intent formally authorizing 1372055 Ontario Limited to proceed with this project.

6.8 Status of City Reserves

93 - 99

A report of the Manager of Finance and Budgets is attached for the consideration of Council.

Mover : Councillor L. Turco

Seconder : Councillor J. Hupponen

Resolved that the report of the Manager of Finance and Budgets dated 2015 04 13 concerning the status of City reserves be received as information.

6.9 2015 Budget Input Consultation Process

100 - 170

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

Mover : Councillor L. Turco

Seconder : Councillor J. Hupponen

Resolved that the report of the Commissioner of Finance and Treasurer dated 2015 04 13 concerning the 2015 Budget Input consultation process by the Finance Committee be received as information;

Further that the following actions recommended by the Finance Committee concerning public input for the 2016 budget be approved:

1. That staff review the method of community engagement for the 2016 budget including surveys in the tax bill, input forms and other options to increase public participation in the budget process;
2. That staff review a community engagement tool for public input prior to the 2016 budget and the plan for such engagement tool to be in place for the fall of 2015.

6.10 2014 Municipal Election – Financial Statements

171 - 172

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

Mover : Councillor L. Turco

Seconder : Councillor J. Hupponen

Resolved that the report of the City Clerk dated 2015 04 13 concerning 2014 Municipal Election – Financial Statements be received as information.

6.11 Appointments to Boards and Committees

173 - 190

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

Mover : Councillor L. Turco

Seconder : Councillor J. Hupponen

Resolved that the report of the City Clerk dated 2015 04 13 concerning Appointments to Boards and Committees be received and the recommendations outlined in the report concerning appointments to PUC Inc, PUC Services Inc., the Public Utilities Commission (Water) the F.J. Davey Home and Algoma University be

approved.

6.12 Boards and Committee Application Form 191 - 193

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

Mover : Councillor L. Turco

Seconder : Councillor J. Hupponen

Resolved that the report of the City Clerk dated 2015 04 13 concerning Boards and Committee Application Form be received as information.

6.13 John Rhodes Community Centre – Request for Proposals to Operate the Restaurant Space 194 - 195

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

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that the report of the Commissioner of Community Services dated 2015 04 13 concerning Request For Proposals to Operate the John Rhodes Community Centre Restaurant Space be received and that staff be authorized to commence the process to enter into an agreement with Two Pizza and Wings Bar & Grill for the restaurant operations.

6.13.1 Additional Documentation 196 - 225

6.14 Accessible Playground Infrastructure – Grant Application 226 - 228

A report of the Supervisor of Recreation is attached for the consideration of Council.

Mover : Councillor L. Turco

Seconder : Councillor J. Hupponen

Resolved that the report of the Supervisor of Recreation dated 2015 04 13 concerning Enabling Accessibility in Communities Grant Funding be received and that staff be authorized to apply to the Employment and Social Development Canada – Enabling Accessibility in Communities funding program for the Interactive Outdoor Sensory Play Area project at Bellevue Park.

6.15 Play Works Youth Friendly Recognition Program Platinum Designation 229 - 231

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

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that the report of the Commissioner of Community Services dated 2015 04 13 concerning the Platinum Youth Friendly Community Builder designation be received as information.

Mover : Councillor T. Sheehan

Seconded : Councillor S. Myers

Whereas the City of Sault Ste. Marie has achieved Platinum in its quest to be a Youth Friendly community; and

Whereas Sault Ste. Marie is the only city in Northern Ontario, and one of six in Ontario, with a Platinum Youth Friendly award which was designated by Play Works – an independent third party organization; and

Whereas this Youth Friendly Platinum designation is in place for up to five years and is a great asset for marketing our community internally and externally;

Now Therefore Be It Resolved that City Council request that the Economic Development Corporation, City Departments, Physician Recruitment Committee, Destiny Sault Ste. Marie, Innovation Centre, YMCA, schools, Library Board, Arts Council and other private and public sector players in the community use the Youth Friendly Platinum designation (when appropriate) in their efforts to promote the City of Sault Ste. Marie.

6.16 Northern Community Centre 232 - 234

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

Mover : Councillor L. Turco

Seconded : Councillor J. Hupponen

Resolved that the report of the Commissioner of Community Services dated 2015 04 13 concerning the Northern Community Centre be received and that the financing of the components that were eliminated from the construction phase of the Northern Community Centre project be referred to the 2015 budget process.

6.17 Civic Centre – Cladding Refurbishment and Window Replacement Study 235 - 273

A report of the Commissioner of Engineering is attached for the consideration of Council.

Mover : Councillor L. Turco

Seconded : Councillor M. Shoemaker

Resolved that the report of the Commissioner of Engineering dated 2015 04 13 concerning Civic Centre – Cladding Refurbishment and Window Replacement Study be received as information.

6.18 Town of Bruce Mines – Request for Plans Review and Inspection Services 274 - 276

A report of the Chief Building Official is attached for the consideration of Council.

The relevant By-law 2015-66 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.19 Proposed Etienne Brulé Hub Trail Spoke 277 - 278

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

Mover : Councillor L. Turco
Seconder : Councillor M. Shoemaker

Resolved that the report of the Planning Division dated 2015 04 13 concerning Proposed Etienne Brulé Hub Trail Spoke be accepted as information and that staff be requested to identify possible funding for construction of the Hub Trail spoke through the Etienne Brulé school property.

6.20 Railway Crossing Upgrades – Wellington and John Street Crossing and the Lake Street Crossing 279 - 282

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

Mover : Councillor L. Turco
Seconder : Councillor M. Shoemaker

Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2015 04 13 concerning the proposed railway crossing projects at Wellington and John Street and Lake Street be accepted;

Further that the projects be referred to the 2015 budget (estimated total cost of \$140,000).

6.21 Pine Street/Pleasant Drive Intersection 283 - 285

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

Mover : Councillor L. Turco
Seconder : Councillor J. Hupponen

Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2015 04 13 concerning the intersection of Pine Street and Pleasant Drive be received as information;

Further that Council approve the temporary placement of a radar display board at this intersection.

6.22 CAO Selection Committee 286 - 290

A report of Mayor Provenzano, Chair, CAO Selection Committee, and Minutes of CAO Selection Committee (March 5, 2015 and March 19, 2015) are attached for the information of Council.

Mover : Councillor S. Myers
Seconder : Councillor M. Bruni

Resolved that the report of the Chair of the CAO Selection Committee dated 2015 04 13 concerning Consultant – CAO Recruitment be received as information and the retention of Organization Consulting Limited at the fixed fee of \$30,200 plus HST and disbursements be confirmed.

6.23 Board – Committee Appointment Review Committee 291 - 298

A report of the Board – Committee Appointment Review Committee is attached for the information of Council.

Mover : Councillor M. Shoemaker

Seconder : Councillor R. Romano

Resolved that the report of the Board – Committee Appointment Review Committee dated 2015 04 13 concerning a revised board and committee appointment policy be received and that Council approve the revised Appointments to Boards and Committees policy and direct staff to prepare an amendment to the Council Procedure by-law that would see the policy included as a schedule to the by-law and add to the by-law the necessary wording to allow for simultaneous recorded voting to be used as part of the board and committee appointment process; and

Further that the feasibility of requiring criminal record checks for persons appointed or nominated to boards and committees be referred to staff for review and report back to Council.

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-7-15-Z – 104 Rankin Road

299 - 321

A report of the Planner is attached for the consideration of Council.

Mover : Councillor L. Turco

Seconder : Councillor J. Hupponen

Resolved that the Report of the Planner dated 2015 04 13 be accepted and that Council rezone a portion of the subject property as shown on the attached map entitled '*Proposed Area to be Rezoned*' from "R2" (Single Detached Residential Zone) to "R2.S" (Single Detached Residential Zone with a Special Exception) outlining the following provisions:

1. To permit as an additional use, an apartment building consisting of not more than 20 dwelling units.
2. That the dwelling units be contained within the existing building. Any expansions to the building's footprint or height shall require a rezoning application.
3. That gymnasium rentals to sporting and cultural groups be permitted as an additional permitted use.

4. That the parking requirement in association with the gymnasium rental use be reduced to 19 spaces.
5. That the owner of the subject property grant the City a snow plow turnaround, constructed and maintained to the satisfaction of the Commissioner of Public Works and Traffic, or his designate.

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

7.6.1.1 Additional Correspondence

322 - 326

7.6.2 A-8-15-Z.OP – 235 Old Goulais Bay Road

327 - 345

A report of the Planner is attached for the consideration of Council.

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that the report of the Planner dated 2015 04 13 concerning Application A-8-15-Z.OP be accepted and that Council approve Official Plan Amendment 213 by way of a notwithstanding clause to the Rural Area Policies of the Official Plan to facilitate a severance application to the Committee of Adjustment to create not more than five (5) new rural residential lots, plus the remnant;

Further that Council rezone the eastern 91.44m of the subject property from “RA” (Rural Area Zone) to “R1.S” (Estate Residential Zone with a Special Exception which:

1. Reduces the required lot frontages from 45m to 30.48m and the required lot areas from 0.4ha to 0.28ha.
2. Requires the new lots to connect to city water and sewer services.

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

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 Vacancy Management Plan

Mover : Councillor M. Shoemaker

Seconder : Councillor S. Myers

Whereas the Mayor has stated he would like to commence a vacancy management plan for the Corporation of the City of Sault Ste. Marie; and

Whereas vacancy management plan would review every employment position that

becomes vacant by any means before re-hiring that employment position; and
Whereas such a policy has yet to be fully developed; and
Whereas the position of Manager of Finance and Budgets is currently vacant; and
Whereas it is in the interest of the City to undertake such a review of the position of Manager of Finance and Budgets by the incoming Commissioner of Finance;
Now Therefore Be It Resolved that the incoming Commissioner of Finance undertake a review and assessment of the position of Manager of Finance and Budgets within 30 days of her commencing in the position of Commissioner of Finance and report her findings to Council thereafter.

8.2 Sir William H. Hearst

346 - 348

Mover : Councillor M. Shoemaker
Seconder : Councillor S. Myers

Whereas Sir William H. Hearst served as the Member of Provincial Parliament for Sault Ste. Marie from 1909 to 1919; and

Whereas April 16th marks the 103rd birthday of the incorporation of the City of Sault Ste. Marie, an objective achieved during Sir William H. Hearst's term as the City's MPP; and

Whereas from 1914-1919 Sir William H. Hearst served as Premier of Ontario; and

Whereas Sir William H. Hearst was the first Premier of Ontario from Northern Ontario; and

Whereas Sir William H. Hearst served as Premier of Ontario during the First World War; and

Whereas during his term as Premier, Sir William H. Hearst passed ground-breaking legislation giving women the right to vote in Ontario;

Now Therefore Be It Resolved that a committee be struck to determine the appropriate recognition for the former Premier of Ontario, Sir William H. Hearst; and

Further Be It Resolved that the committee consist of two City Councillors, a member of the Municipal Heritage Committee as recommended by the Municipal Heritage Committee, and three high school students, being one student from each local school board, as recommended by the Director of Education of each board.

8.3 Access to Northern Avenue from P Patch

Mover : Councillor M. Shoemaker
Seconder : Councillor J. Hupponen

Whereas access into and out of the P-Patch from Pine Street is a concern for many residents in the area; and

Whereas the Traffic Division of the City of Sault Ste. Marie undertook a study of the intersection of Pine Street and Pleasant Drive; and

Whereas the traffic study determined that the said intersection did not warrant additional traffic control signals; and

Whereas the concern of residents over the issue of access into and out of the P-Patch remains; and

Whereas the Transportation Master Plan has a long-term goal of extending Northern Avenue to Black Road which would present opportunities for additional access points to the P-Patch;

Now Therefore Be It Resolved that the City of Sault Ste. Marie Engineering Department, in conjunction with any other municipal staff, department or third party required, undertake an environmental assessment to determine the most appropriate way for the P Patch's west, north and southbound traffic to access Northern Avenue.

8.4 Procurement Policies and Procedures

Mover : Councillor R. Romano

Seconder : Councillor S. Myers

Whereas By-law 2007-187 is a by-law that governs the City of Sault Ste. Marie's procurement policies and procedures is dated December 3, 2007 and has not been updated since; and

Whereas it is good practice to update City Council policies and procedures regularly in order to ensure that City Council is employing best practices;

Now Therefore Be It Resolved that a committee be struck consisting of two (2) City Councillors, the Commissioner of Finance/Treasurer; the Manager of Purchasing and appropriate City administrative staff to review procurement policies and procedures, research current and best practices and provide a report to City Council for consideration and approval of any potential changes or amendments to the policy in accordance with those current and best practices.

8.5 Notice of Motion – Four-laning Highway 17

Mover : Councillor T. Sheehan

Seconder : Councillor S. Myers

Whereas Sault Ste. Marie MPP David Oraziotti has been championing the creation of four lanes/twinning of the Trans-Canada Highway in Ontario; and

Whereas a 1949 agreement between the federal and provincial governments called on an equal funding partnership between the two levels of government to develop a national link through the province; and

Whereas a four lane highway has a number of advantages including but not limited to increased safety and economic advantages; and

Now Therefore Be It Resolved that City Council requests that the Federal Government enter into an agreement with the Provincial Government with an aim at creating four lanes/twinning of the Trans-Canada Highway in Ontario; and

Further that City Council requests the assistance of MPP David David Oraziottii, MP Bryan Hayes, the Association of Municipalities of Ontario, the Federation of Northern Ontario Municipalities, the Algoma District Municipal Association and any

other group or individual in achieving this goal.

8.6 Notice of Motion – M.S. Norgoma

Mover : Councillor S. Myers

Seconder : Councillor J. Hupponen

Whereas until the mid-20th century, the M.S. Norgoma transported passengers and goods to and from remote communities of the Upper Great Lakes and was critical in the development of the region, including the building of the Canadian Pacific Railway; and

Whereas the M.S. Norgoma was a key part of Canada's first transcontinental transportation system; and

Whereas Sault Ste. Marie is a critical port along the Great Lakes waterway still today and the M.S. Norgoma tells that heritage story; and

Whereas in 1960's, the City Council of the day purchased the M.S. Norgoma from the province of Ontario recognizing the heritage value with a view to develop a waterfront marine based park, which today stands as Roberta Bondar Park named for another voyageur in Canadian history; and

Whereas on September 16, 2011 the government of Canada erected a plaque adjacent to the M.S. Norgoma in Roberta Bondar Park to commemorate the national historic significance of the M.S. Norgoma in her role as a passenger and packet freighter on the Upper Great Lakes; and

Whereas the volunteer Board of the M.S. Norgoma has invested hundreds of hours and remains committed to refurbishing and operating the ship on a seasonal basis to promote tourism and present this important part of our community's history; and

Whereas the Board has provided City Council with a report of the 2014 performance and outlook for the 2015 season indicating an increase in demand, visitation and community value having been used as a set for movie shoots, weddings and soon to be open as a bed and breakfast; and

Whereas the Board is asking City Council to reinstate annual funding of \$15,000 to support the continuation of the M.S. Norgoma along with other funding partners and revenue generation activities; and

Whereas City Council did receive a staff report in 2014 indicating that should Council opt to cease funding and direct staff to commence dismantling and removal of the vessel the cost would be in the hundreds of thousands of dollars; and

Whereas City Council has not made the decision to commence dismantling and removal of the M.S. Norgoma nor budgeted any amount of monies to do so; and

Whereas while the volunteer Board remains active in donating their time to preserve and maintain some activity at the M.S. Norgoma each summer season it provides one more option for local citizens and visitors to visit and learn about our heritage and prevents severe decay and detracting to the vessel;

Now Therefore Be It Resolved that City Council reinstate the annual funding in the amount of \$15,000 for the operation of the M.S. Norgoma until such time as City

Council establishes a plan with funds to remove the vessel.

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 L. Turco

Seconder : Councillor M. Shoemaker

Resolved that all By-laws under item 11 of the Agenda under date 2015 04 13 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 2015-58 (Official Plan Amendment) Ideal Snowploughing Inc. o/a Ideal Landscaping 1066 Great Northern Road 349 - 351

Passed by Council Resolution on March 23, 2015

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that By-law 2015-58 being a by-law to adopt Amendment No. 211 to the Official Plan for the City of Sault Ste. Marie (Ideal Snowploughing Inc. o/a Ideal Landscaping 1066 Great Northern Road) be passed in open Council this 13th day of April, 2015.

11.1.2 By-law 2015-59 (Zoning) Ideal Snowploughing Inc. o/a Ideal Landscaping 1066 Great Northern Road 352 - 355

Passed by Council Resolution on March 23, 2015

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that By-law 2015-59 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 1066 Great Northern Road (Ideal Snowploughing Inc. o/a Ideal Landscaping) be passed in open Council this 13th day of April, 2015.

11.1.3 By-law 2015-60 (Development Control) Ideal Snowploughing Inc. o/a Ideal Landscaping 1066 Great Northern Road 356 - 358

Passed by Council Resolution on March 23, 2015

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that By-law 2015-60 being a by-law to designate the lands located at

1066 Great Northern Road an area of site plan control (Ideal Snowploughing Inc. o/a Ideal Landscaping) be passed in open Council this 13th day of April, 2015.

11.1.4 By-law 2015-61 (Temporary Street Closing) Rotaryfest 359 - 359

Mover : Councillor L. Turco
Seconder : Councillor M. Shoemaker

Resolved that By-law 2015-61 being a by-law to permit the temporary closing of various streets to facilitate Rotaryfest 2015 from July 16th until July 18th, 2015 be passed in open Council this 13th day of April, 2015.

11.1.5 By-law 2015-62 (Official Plan Amendment) Grammi Developments Ltd. 551 Korah Rd, 0 Prentice Avenue & 400 Second Line West 360 - 362

Passed by Council Resolution on March 23, 2015

Mover : Councillor L. Turco
Seconder : Councillor M. Shoemaker

Resolved that By-law 2015-62 being a by-law to adopt Amendment No. 212 to the Official Plan for the City of Sault Ste. Marie (Grammi Developments Ltd. 551 Korah Road, 0 Prentice Avenue and 400 Second Line West) be passed in open Council this 13th day of April, 2015.

11.1.6 By-law 2015-63 (Zoning) Grammi Developments Inc. 551 Korah Road, 0 Prentice Avenue & 400 Second Line West 363 - 366

Passed by Council Resolution on March 23, 2015

Mover : Councillor L. Turco
Seconder : Councillor M. Shoemaker

Resolved that By-law 2015-63 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 551 Korah Road, 0 Prentice Avenue and 400 Second Line West (Grammi Developments Ltd.) be passed in open Council this 13th day of April, 2015.

11.1.7 By-law 2015-64 (Development Control) Grammi Developments Inc. 551 Korah Rd, 0 Prentice Avenue & 400 Second Line West 367 - 369

Passed by Council Resolution on March 23, 2015

Mover : Councillor L. Turco
Seconder : Councillor M. Shoemaker

Resolved that By-law 2015-64 being a by-law to designate the lands located at 551 Korah Road, 0 Prentice Avenue and 400 Second Line West an area of site plan control (Grammi Developments Ltd.)

11.1.8 By-law 2015-66 (Agreement) Town of Bruce Mines 370 - 374

A report from Chief Building Official is on the Agenda.

Mover : Councillor L. Turco

Seconded : Councillor M. Shoemaker

Resolved that By-law 2015-66 being a by-law to authorize the execution of an agreement between the City and The Corporation of the Town of Bruce Mines for the provision of plans examination and building inspection services at the Bruce Mines and Plummer Additional Arena be passed in open Council this 13th day of April, 2015.

11.1.9 By-law 2015-67 (Temporary Street Closing) (Passport to Unity/Diversity Downtown Events) 375 - 375

Mover : Councillor L. Turco

Seconded : Councillor M. Shoemaker

Resolved that By-law 2015-67 being a by-law to permit the temporary closing of Queen Street East from Spring Street to March Street to facilitate the Passport to Unity/Diversity Downtown Event be passed in open Council this 13th day of April, 2015.

11.1.10 By-law 2015-68 (Licensing) Rotaryfest 376 - 378

Mover : Councillor L. Turco

Seconded : Councillor M. Shoemaker

Resolved that By-law 2015-68 being a by-law to prohibit vendors from locating on or near the grounds of Rotaryfest 2015 be passed in open Council this 13th day of April, 2015.

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

11.3.1 By-law 2015-22 (Local Improvement) Elizabeth Street 379 - 384

Mover : Councillor L. Turco

Seconded : Councillor M. Shoemaker

Resolved that By-law 2015-22 being a by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" pavement on Elizabeth Street from McMeeken Street to Queen Street East under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be read the THIRD time in open Council and finally passed this 13th day of April, 2015.

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

13. CLOSED SESSION

Mover : Councillor L. Turco

Seconded : Councillor J. Hupponen

Resolved that this Council proceed into closed session to discuss litigation affecting the municipality;

Further be it resolved that should the said closed session be adjourned, the Committee may reconvene in closed session to continue to discuss the same matter without the need for a further authorizing resolution.

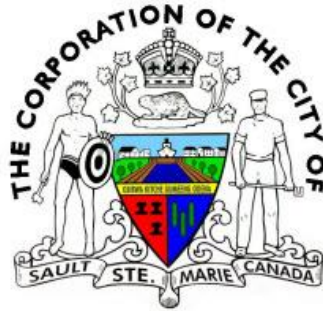
(Municipal Act R.S.O., 2002, Section 239(2)(e) – Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality)

14. ADJOURNMENT

Mover : Councillor L. Turco

Seconder : Councillor M. Shoemaker

Resolved that this Council now adjourn.



REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, March 23, 2015
4:30 p.m.
Council Chambers

Present: Mayor C. Provenzano, Councillor S. Butland, Councillor P. Christian, Councillor S. Myers, Councillor T. Sheehan, Councillor J. Hupponen, Councillor M. Shoemaker, Councillor L. Turco, Councillor R. Niro, Councillor M. Bruni, Councillor F. Fata, Councillor J. Krmpotich, Councillor R. Romano

Officials: N. Apostle, J. Dolcetti, B. Freiburger, L. Girardi, N. Kenny, M. Nadeau, D. McConnell, R. Tyczinski, F. Coccimiglio, T. Dodds, M. Figliola, C. Pascall, P. Tonazzo

1. ADOPTION OF MINUTES

Moved by: Councillor M. Shoemaker

Seconded by: Councillor L. Turco

Resolved that the Minutes of the Regular Council Meeting of 2015 03 09 be approved.

Carried

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

3. DECLARATION OF PECUNIARY INTEREST

3.1. Councillor M. Bruni – Sault Ste. Marie EDC – Memorandum of Understanding

Daughter employed by EDC

3.2. Councillor P. Christian – Sault Ste. Marie EDC – Memorandum of Understanding

Spouse employed by OLG

3.3. Councillor M. Bruni – Sault Ste. Marie EDC – Lottery and Gaming Update

Daughter employed by EDC; employed by OLG

3.4. Councillor P. Christian – Sault Ste. Marie EDC – Lottery and Gaming Update

Spouse employed by OLG

3.5. Councillor R. Niro – Sault Ste. Marie EDC – Lottery and Gaming Update

Son employed by OLG

3.6 Councillor R. Romano – Demolition of 23 Blake Street

Owner is a former client

3.7. Councillor M. Shoemaker – A-6-15-Z.OP – 400 Second Line West

Applicant is a client

3.8. Councillor L. Turco – By-law 2015-52 (Parking) Appointment Municipal Law Enforcement Officers

Spouse employed by Sault Ste. Marie Police Service

3.9. Councillor R. Romano – By-law 2015-55 (Temporary Street Closing) Queen Street East re Soo Greyhounds

Spouse is a member of the Downtown Association board

3.10. Councillor R. Romano – By-law 2015-56 (Agreement) Downtown Association and Stephen Alexander, operating as Loplop Lounge & Gallery

Spouse is a member of the Downtown Association board

4. APPROVE AGENDA AS PRESENTED

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that the Agenda and Addendum for 2015 03 23 City Council Meeting as presented be approved.

Carried

5. PROCLAMATIONS/DELEGATIONS

5.1. World Autism Awareness Day

Kim Seabrook, spokesperson Sault Ste. Marie Chapter, Autism Ontario was in attendance.

5.2. National Volunteer Week

Elsbeth Belair, Volunteer Appreciation planning committee representative was in attendance.

5.3. Change the World Youth Volunteer Challenge Campaign

Matthew Sparling, youth volunteer was in attendance.

5.4. Departmental Presentation – Sault Ste. Marie Region Conservation Authority

Rhonda Bateman, General Manager, Sault Ste. Marie Region Conservation Authority was in attendance.

5.5. Sault Ste. Marie EDC – Memorandum of Understanding

Councillor M. Bruni declared a conflict on this item. (Daughter employed by EDC)

Councillor P. Christian declared a conflict on this item. (Spouse employed by OLG)

Tom Dodds, CEO, Sault Ste. Marie Economic Development Corporation was in attendance regarding Agenda item 7.8.1.

5.6. Sault Ste. Marie EDC – Lottery and Gaming Update

Councillor M. Bruni declared a conflict on this item. (Daughter employed by EDC; employed by OLG)

Councillor P. Christian declared a conflict on this item. (Spouse employed by OLG)

Councillor R. Niro declared a conflict on this item. (Son employed by OLG)

Tom Dodds, CEO, Sault Ste. Marie Economic Development Corporation was in attendance regarding Agenda item 7.8.2.

5.7. Sault Ste. Marie Innovation Centre

Tom Vair, Executive Director, Sault Ste. Marie Innovation Centre was in attendance regarding Agenda item 7.8.3.

5.8. PUC Inc. and PUC Services Inc. 2014 Fourth Quarter Shareholder Report

Dominic Parrella, President and CEO, PUC Services Inc., was in attendance regarding Agenda item 7.8.4.

5.9 R. Dumanski and B. Wierzbicki were in attendance regarding Agenda item 7.6.1.

5.10 P. Cassan and T. Harmar were in attendance regarding Agenda item 7.6.2.

5.11 J. Boudreau (representing residents abutting on Second Line, Korah Road and Prentice Avenue) and M. MacDonald (Prentice Avenue) were in attendance regarding Agenda item 7.6.2.

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

Moved by: Councillor M. Shoemaker

Seconded by: Councillor R. Niro

Resolved that all the items listed under date 2015 03 23 – Part One – Consent Agenda be approved as recommended.

Carried

6.1. Correspondence

6.1.1. ACR Passenger Service

Correspondence to the Honourable Lisa Raitt, Minister of Transport (Canada) from the CAO was received by Council.

Correspondence from Chief Jason Gauthier, Missanabie Cree First Nation was received by Council.

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Whereas there are only days remaining before the Algoma Central Railway passenger service shuts down on March 31, 2015 and, therefore, now is the time for the Federal Government to confirm its commitment to this service in Northern Ontario; and

Whereas the Algoma Central Railway Passenger Service provides a significant return on Transport Canada's annual investment of \$2.2 million generating between \$142 million and \$268 million in annual economic benefits for the region; and

Whereas the total economic impact of the Algoma Central Railway Passenger Service, as determined by BDO Canada in a recent review and analysis, includes tax revenue which accrues to all levels of Government, estimated at between \$8.7 million and \$12.83 million annually, as well as generating employment opportunities estimated at approximately 30-40 direct jobs, 55-170 indirect jobs and 290 to 430 "induced" jobs; and

Whereas the discontinuance of the Algoma Central Railway Passenger Service will result in loss of these economic benefits, tax revenues and jobs noted, as well as an additional one-time economic impact on the values of properties located on, or in close proximity to the rail line, in an amount ranging between \$60 million and \$67 million; and

Whereas discontinuance of the passenger service will result in businesses, communities and residents being unable to access their properties, homes and cottages via public thoroughfares; and

Whereas Transport Canada Minister Raitt announced on April 14, 2014 that funding would be extended for another year to continue operation of ACR's passenger rail service between Sault Ste. Marie and Hearst. This funding was to allow local stakeholders time to explore long-term and sustainable options for the continuation of the ACR passenger rail service in the area; and

Whereas there has been a productive and collaborative effort of all affected stakeholders, including municipalities, First Nations, passengers, property owners, tourist operators and CN to develop a thoughtful, sustainable long-term solution for the ACR Passenger Service which will see an initial reduction in the Federal investment and a subsequent self-sustainability of the operation; and

Whereas Members of Parliament representing affected communities and First Nations have been kept fully informed throughout this process and their co-operation and positive engagement with the Working Group to-date have been greatly appreciated; and

Whereas after an Expression of Interest and Request for Proposals, Railmark Canada, a qualified rail operator has signed an agreement with CN to operate the Algoma Central Railway Passenger Service on a self-sustaining basis after five years; and

Whereas there is currently a request by the stakeholders and Railmark Canada of the Government of Canada to enter into a five-year, \$7 million contribution agreement (maximum) similar in design and structure to the annual contribution agreement Transport Canada has had with CN in the past; and

Whereas the proposed five-year contribution agreement includes a 45% net subsidy reduction for the agreement period and more importantly fully terminates at the conclusion of said agreement,

Now Therefore Be It Resolved that the City of Sault Ste. Marie re-confirms its support for this submission and requests that the Government of Canada urgently provides funding toward the Algoma Central Railway Passenger Service initiative, prior to March 31, 2015.

Carried

6.1.2. Request for Maintenance of Portion of Old Goulais Bay Road

Moved by: Councillor M. Bruni

Seconded by: Councillor F. Fata

Resolved that a petition from residents of Old Goulais Bay Road requesting maintenance of a portion of Old Goulais Bay Road be received and that appropriate City staff be requested to review and report back to Council.

Carried

6.2. Liquor Licence Extension Request

Correspondence requesting permission for private property liquor licence extension was received by Council.

Moved by: Councillor J. Hupponen

Seconded by: Councillor L. Turco

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 dates and times:

Soo Greyhound Playoffs Events – Loplops Gallery~Lounge – Three Tent Stations – Queen Street East between Bruce Street and Dennis Street

- March 26-28 – 3:30 p.m. to 8:00 p.m.
- April 8-11 – 3:30 p.m. to 8:00 p.m.
- April 22-25 – 3:30 p.m. to 8:00 p.m.
- May 6-9 – 3:30 p.m. to 8:00 p.m.

Carried

6.3. Street Closing – Soo Greyhound Playoff Events

The letter of request for temporary street closings in conjunction with Soo Greyhound Playoff Events is attached for the consideration of Council.

- two dates between March 26 – March 28, 2015
- two dates between April 8 – April 11, 2015
- two dates between April 22– April 25, 2015
- two dates between May 5 – May 9, 2015

*Exact dates to be those dates the First Round Season Playoff Games are being played by the Soo Greyhounds in Sault Ste. Marie, Ontario

The relevant By-law 2015-55 is list under item 11 of the Minutes.

6.4. Staff Travel

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

Moved by: Councillor M. Shoemaker

Seconded by: Councillor L. Turco

Resolved that the report of the Chief Administrative Officer dated 2015 03 23 concerning Staff Travel be approved as requested.

Carried

6.5. Council Travel

Moved by: Councillor M. Shoemaker

Seconded by: Councillor L. Turco

Resolved that Councillor Sheehan be authorized to travel to Collingwood to receive the Youth Friendly Recognition Award for 2 days in March at a cost to the City of approximately \$500.

Carried

Moved by: Councillor M. Shoemaker

Seconded by: Councillor R. Niro

Resolved that Councillor Turco be authorized to travel to Toronto for two days in March for the AMO Board of Directors' Meeting at cost to the City of approximately \$300.

Carried

6.6. 2014 Honoraria and Expenses – Mayor & Council and Board & Committee Members

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

Moved by: Councillor M. Shoemaker

Seconded by: Councillor R. Niro

Resolved that the report of the Commissioner of Finance and Treasurer dated 2015 03 23 concerning 2014 Honoraria and Expenses (Mayor, Council, Board and Committee Members) be received as information.

Carried

6.7. Public Sector Salary Disclosure Act

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

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that the report of the Manager of Accounting dated 2015 03 23 concerning Public Sector Salary Disclosure for 2014 be received as information.

Carried

6.8. 2015 Grants to Outside Agencies and Others

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

Moved by: Councillor J. Hupponen

Seconded by: Councillor L. Turco

Resolved that the report of the Commissioner of Finance and Treasurer dated 2015 03 23 concerning 2015 Grants to Outside Agencies and Others be received as information.

Carried

6.9. Repeal Existing Carbon Monoxide By-Law 2009-82

The report of the Assistant Fire Chief was received by Council.

The relevant By-law 2015-57 is listed under item 11 of the Minutes.

6.10. Acquisition of Property – Base Line

The report of the City Solicitor was received by Council.

The relevant By-law 2015-54 is listed under item 11 of the Minutes.

6.11. Request Deeming By-law Wilding Park Subdivision (Bishop/Mitchell)

The report of the City Solicitor was received by Council.

The relevant By-law 2015-53 is listed under item 11 of the Minutes.

6.12. Licence to Occupy City Property Agreement for the Greyhound Season Playoff Events

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

The relevant By-law 2015-56 is listed under item 11 of the Minutes.

6.13. Demolition of 23 Blake Street

Councillor R. Romano declared a conflict on this item. (Owner is a former client)

The report of the Chief Building Official was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor R. Niro

Resolved that the report of the Chief Building Official dated 2015 03 23 be received, and the recommendation to obtain quotes to demolish the unsafe structure located at 23 Blake Street at an approximate cost of \$18,000 to be recovered through taxes, be approved.

Carried

6.14. Mayor James L. McIntyre

Moved by: Councillor T. Sheehan

Seconded by: Councillor M. Shoemaker

Whereas James L. McIntyre served the City of Sault Ste. Marie as Mayor from 1960-1964; and
Whereas Mayor McIntyre's vision for Sault Ste. Marie is still being implemented to this day;
and

Whereas Mayor McIntyre's term in office saw the opening of the Sault Ste. Marie International Bridge; and

Whereas Mayor McIntyre served on the Sault Ste. Marie Bridge Authority for over 50 years;
and

Whereas Mayor McIntyre also served as Chair of the Police Commission, the Board of the Sault General Hospital and the District Health Council; and

Whereas Mayor McIntyre died tragically on February 11, 2015; and

Whereas it is proper and fitting for the City to consider an appropriate commemoration for Mayor McIntyre;

Now Therefore Be It Resolved that a Committee of Council consisting of the Mayor, two councillors, and family members of Mayor McIntyre be established to determine the appropriate way for the City of Sault Ste. Marie to commemorate Mayor McIntyre's service to his community.

Carried

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-5-15-Z.OP – 1066 Great Northern Road

The report of the Planning Division was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor L. Turco

Resolved that the report of the Planning Division dated 2015 03 23 be accepted and that Council approve OPA 211 re-designating the westerly portion of the subject property from Rural Area to Commercial, and rezoning the westerly portion of the subject property from Rural Area, S.208 to Highway Zone, with a special exception, with the following conditions:

1. That the following is added as a permitted use:
 - a. Landscape contractor
2. That the above noted use be subject to the following provisions:
 - a. That the operation be fenced, with a minimum 1.8m high, 100% visually solid fence along the westerly and southerly boundary of the subject area;
 - b. That a 4.0m vegetative buffer be implemented along the easterly boundary between the Landscape Contractor operation and the residential dwelling;
 - c. That a row of trees be planted along the westerly boundary between the Landscape Contractor operation and the existing commercial use;
 - d. That the screening (processing) of landscape material be limited to topsoil, and that the screening of aggregate materials (i.e. sand, gravel, etc.) and wood products (i.e. mulch) is prohibited;
 - e. That the storage of materials and heavy equipment be within the fenced Landscape Contractor operation, and that no storage is permitted along the access drive portion of the property;
 - f. That the storage of landscape materials be 100% visually screened from the street (Great Northern Road)
3. That the subject area be designated as an area of site plan control.

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

Carried

7.6.2. A-6-15-Z.OP – 400 Second Line West

Councillor M. Shoemaker declared a conflict on this item. (Applicant is a client)

The report of the Planner was received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor L. Turco

That the main motion be amended by adding the following to section 4 after section a. and before section b.

“That no structure exceed three storeys in height on Lots 2 and 3”; and
and that the existing section b. be re-numbered as "c".

Carried

Moved by: Councillor J. Hupponen

Seconded by: Councillor L. Turco

Resolved that the report of the Planner dated 2015 03 23 be accepted and that Council approve Applications A6-15-Z.OP and 57T-15-501 in the following manner:

1. That Council approves Official Plan Amendment 212 by way of a map change to re-designate the southern portion of the subject property from ‘Commercial’ to ‘Residential’ on Land Use Schedule ‘C’ of the Official Plan, as shown on the Official Plan Amendment map attached.
2. That Council approves the Draft Plan of Subdivision in accordance with the attached subdivision layout plan.
3. That the applicants must enter into a subdivision agreement prior to development or site alteration. The following items shall be addressed and/or included in the final agreement:
 - a) That the proponents enter into a ***servicing agreement with the PUC***:
 - i. that the water service and electrical distribution system be looped through the development from Second Line West to Korah Road
 - b) Plans and specifications showing ***final presale grades*** must be submitted to and approved by the Commissioner of Engineering and Planning or his designate. Lot grading plans must show existing contours, proposed grades, and buildable areas for each lot. As constructed drawings must be modified to show only final grades;
 - c) A ***stormwater management plan*** and sediment control plan must be submitted to the satisfaction of the Commissioner of Engineering and Planning or his designate, and the Sault Ste. Marie Region Conservation Authority. 70% total suspended solids removal is required for the subject lands. Post-development

- flows shall not exceed pre-development flows for storm events up to and including the 100 year storm and the regional storm;
- d) A **soils report**, prepared by a qualified professional, must be submitted to the satisfaction of the Commissioner of Engineering and Planning or his designate.
 - i. The soils report must provide comment in relation to the stability of the soil and its ability to sustain superimposed loads from building and filling operations;
 - ii. The soils report must include soil tests within the road allowance, including recommendations on the road base and pavement design
 - e) That the proponents verify the **downstream capacity** of sanitary and storm sewers to ensure that the flows from the proposed development can be accommodated.
 - f) That Block 6 (**stormwater management pond**) be designed in accordance with Ministry of the Environment and Climate Change Guidelines and transferred to the City;
 - g) That **no winter parking** be permitted upon the proposed roadway, both day and night;
 - h) That a **sidewalk**, built to city standards, be located on at least one side of the proposed roadway, with the exact location and extent to be determined.
 - i) That the proponents provide **5% cash in lieu of parkland**.
4. That Council rezones the subject properties from "C4" (General Commercial Zone) and "R2" (Single Detached Residential Zone) to "R4" (Medium Density Residential Zone) subject to the following special provisions:
- a) That the front yard setbacks from Draft Approved Lots 1, 2 and 3 be reduced from 7.5 m to 5 m.;
 - b) That Lots 2 and 3 be subject to a Holding Provision pursuant to section 36 of the *Planning Act* which will require proponents to:
 - i. Hire a qualified professional to develop an overall landscape plan for Lots 2 and 3 which shall include a tree retention strategy, as well as a buffering plan, including tree species, callipers and heights upon planting, as well as any fencing locations;
 - ii. Submit a site plan for Lots 2 and 3, showing building and parking lot locations, building envelopes, elevations and heights, parking locations, and any other design details intended to minimize offsite impacts to abutting residential neighbours;
 - iii. Council will only remove the Holding Provision once it is satisfied that appropriate measures will be put in place to adequately mitigate offsite impacts associated with the proposed development of Lots 2 and 3.
5. That the subject area be designated as an area of Site Plan Control under section 41 of the *Planning Act*.

and that the Legal Department be directed to prepare the necessary by-laws to effect these approvals.

Carried as amended

Recorded	For	Against	Absent/Pecuniary
Mayor C. Provenzano	X		
Councillor S. Butland	X		
Councillor F. Fata	X		
Councillor S. Myers	X		
Councillor J. Krmpotich		X	
Councillor R. Niro	X		
Councillor M. Shoemaker			X
Councillor R. Romano		X	
Councillor J. Hupponen		X	
Councillor P. Christian	X		
Councillor M. Bruni	X		
Councillor T. Sheehan	X		
Councillor L. Turco	X		

7.7. PUBLIC WORKS AND TRANSPORTATION

7.8. BOARDS AND COMMITTEES

7.8.1. Sault Ste. Marie EDC – Memorandum of Understanding

Councillor M. Bruni declared a conflict on this item. (Daughter employed by EDC)

Councillor P. Christian declared a conflict on this item. (Spouse employed by OLG)

The report of the CEO, Sault Ste. Marie Economic Development Corporation (EDC) was received by Council.

Moved by: Councillor J. Hupponen

Seconded by: Councillor L. Turco

Resolved that the report of the CEO, Sault Ste. Marie Economic Development Corporation dated 2015 03 23 regarding 2015 Memorandum of Understanding between the City and the EDC be received as information.

Carried

7.8.2. Sault Ste. Marie EDC – Lottery and Gaming Update

Councillor M. Bruni declared a conflict on this item. (Daughter employed by EDC; employed by OLG)

Councillor P. Christian declared a conflict on this item. (Spouse employed by OLG)

Councillor R. Niro declared a conflict on this item. (Son employed by OLG)

The report of the CEO, Sault Ste. Marie Economic Development Corporation was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor L. Turco

Resolved that the report of the CEO, Sault Ste. Marie EDC dated March 23, 2015 concerning Lottery and Gaming update be received as information.

Carried

7.8.3. Sault Ste. Marie Innovation Centre – Accountability Agreement

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that the report of the Sault Ste. Marie Innovation Centre and supporting documents regarding fourth report under its Accountability Agreement with the City of Sault Ste. Marie be received as information.

Carried

7.8.4. 2014 Q4 Shareholder Quarterly Report

The report of the President and CEO, PUC Services Inc. was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor R. Niro

Resolved that the PUC 2014 Fourth Quarter Shareholder Report be received as information.

Carried

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

8.1. 2015 Budget

Moved by: Councillor T. Sheehan

Seconded by: Councillor S. Myers

Whereas City Council will be receiving the 2015 City budget from staff on April 20; and

Whereas City Council wants the budget set with the lowest possible levy or no increase at all;

Now Therefore Be It Resolved that staff be requested to provide a report to Council with three tax levy increase scenarios: 0%, 1% and 1.75%, outlining the spending and/or revenue implications that would be required to deliver each scenario.

Carried

8.2. Ron Francis

Moved by: Councillor P. Christian

Seconded by: Councillor R. Niro

Whereas Ron Francis was born and raised in Sault Ste. Marie; and

Whereas Ron Francis played his minor hockey in Sault Ste. Marie; and

Whereas Ron played two seasons with the Soo Greyhounds before being drafted fourth overall in the 1981 NHL entry draft; and

Whereas Ron Francis had an outstanding 23-year NHL career, playing for such teams as the Hartford Whalers, Carolina Hurricanes, and the Pittsburgh Penguins; and

Whereas Ron ended his playing career by announcing his retirement in 2005. During his career Ron won three Lady Byng Trophies, one Frank J. Selke trophy, one King Clancy trophy and two Stanley Cups; and

Whereas in addition to the these awards, Ron reached other major milestones which include having played in 1,731 games – 3rd all-time behind Gordie Howe and Mark Messier, 2nd all time in assists (1,294) behind only Wayne Gretzky, and fourth all-time in total points(1,798); and

Whereas Ron Francis was formally inducted into the Hockey Hall of Fame in 2007, being recognized as a gentleman, sportsman, and quiet superstar; and

Whereas Ron is recognized for his community involvement as a volunteer with the Special Olympics, as a philanthropist, and as a business person;

Now Therefore Be It Resolved that Council request appropriate staff to consider and recommend a suitable naming opportunity in honour of Ron Francis in recognition of his professional achievements, and as a person who exemplifies what it means to be a truly outstanding citizen of our community.

Carried

8.3. Prioritization of Supplementary Budget Items

Moved by: Councillor P. Christian

Seconded by: Councillor M. Shoemaker

Whereas each year City Council must review a list of supplementary expenditures as part of its annual budget deliberations; and

Whereas the cost to implement these items, if approved, is added to the year's levy and;

Whereas Sault Ste. Marie taxpayers expect an increased level of transparency and accountability with all Council decisions and;

Whereas currently there is no system in place which Council uses to assign priorities to supplementary spending items and;

Whereas systems that are designed to prioritize competing organizational projects and expenditures are commonly used in a wide variety of organizational settings and;

Whereas the City's Finance Committee recognizes the need to prioritize supplementary spending items;

Now Therefore Be It Resolved that Council request the Finance Committee to work with senior staff to develop a criteria-based priority system to assist Council in its supplementary spending deliberations.

Carried

8.4. Grants to Outside Agencies

Moved by: Councillor S. Myers

Seconded by: Councillor T. Sheehan

Whereas there are a few outside agencies that receive an annual municipal grant; and

Whereas some of those agencies have agreements in place stating any reduction in their municipal funding grant must be done with sufficient notice given prior to the start of the budget year;

Now Therefore Be It Resolved that no budget reduction to the grants for outside agencies be considered in 2015; and

Further be it resolved that should City Council wish to reduce any grant to any outside agency in future years:

1. The amount of the reduction be identified immediately following completion of the current budget process; and
2. Written notice be given as to that possible reduction; and
3. A report be provided to City Council from the individual outside agencies describing specifically what impact (if any) such a reduction would have on their agency.

Defeated

8.5. Soo Greyhounds

Moved by: Councillor S. Myers

Seconded by: Councillor T. Sheehan

Whereas for the first time in thirty years the Soo Greyhounds have secured the number one spot in the regular season for their division; and

Whereas they will receive the Hamilton Spectator Trophy, presented to the Ontario Hockey League team that places first in their division; and

Whereas on Friday, March 27 and Saturday, March 28 the playoffs begin with home ice advantage in Sault Ste. Marie as the Soo Greyhounds play the Saginaw Spirit;

Now Therefore Be It Resolved that the Mayor send a letter to the Soo Greyhounds expressing our congratulations on their success in the regular season and continued best wishes throughout the playoff schedule from City Council and assure them of the support of the community; and

Further Be It Resolved that all businesses and Saultites be encouraged to wear or display the colours of red and white to show our support to the team throughout the playoff season.

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. Hupponen

Seconded by: Councillor R. Niro

Resolved that all by-laws under Item 11 of the Agenda under date 2015 03 23 be approved save and except By-laws 2015-52, 2015-55 and 2015-56.

Carried

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

11.1.2. By-law 2015-53 (Subdivision Control) Deeming Part Wilding Park Subdivision

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that By-law 2015-53 being a by-law to deem not registered for purposes of subdivision control certain lots in the Wilding Park Subdivision, pursuant to section 50(4) of the *Planning Act*, be passed in open Council this 23rd day of March, 2015.

Carried

11.1.3. By-law 2015-54 (Property Acquisition) Part 1915 Base Line (Caron)

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that By-law 2015-54 being a by-law to authorize the City's purchase of a portion of property located at 1915 Base Line (Caron) for the improvements needed to Base Line be passed in open Council this 23rd day of March, 2015.

Carried

11.1.6. By-law 2015-57 (Regulations) Repeal By-law 2009-82

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that By-law 2015-57 being a by-law to repeal By-law 2009-82 (a by-law to require the installation and maintenance of carbon monoxide alarms in all residential occupancies containing fuel fired appliances and/or attached garages) be passed in open Council this 23rd day of March, 2015.

Carried

11.1.1. By-law 2015-52 (Parking) Appointment Municipal Law Enforcement Officers

Councillor L. Turco declared a conflict on this item. (Spouse employed by Sault Ste. Marie Police Service)

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that By-law 2015-52 being a by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various private properties and to amend Schedule "A" to By-law 90-305 be passed in open Council this 23rd day of March, 2015.

Carried

11.1.4. By-law 2015-55 (Temporary Street Closing) Queen Street East re Soo Greyhounds

Councillor R. Romano declared a conflict on this item. (Spouse is a member of the Downtown Association board)

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that By-law 2015-55 being a by-law to permit the temporary closing of Queen Street East from Bruce Street to Dennis Street to facilitate the Soo Greyhounds First Round Season Playoff Home Game Events organized by the Downtown Association in association with Loplop Lounge & Gallery be passed in open Council this 23rd day of March, 2015.

Carried

11.1.5. By-law 2015-56 (Agreement) Downtown Association and Stephen Alexander, operating as Loplop Lounge & Gallery

Councillor R. Romano declared a conflict on this item. (Spouse is a member of the Downtown Association board)

Moved by: Councillor J. Hupponen

Seconded by: Councillor R. Niro

Resolved that By-law 2015-56 being a by-law to authorize the execution of an agreement between the City and Downtown Association and Stephen Alexander, operating as Loplop Lounge & Gallery the right to occupy the property of the City identified as a section of Queen Street East from Bruce Street to Dennis Street be passed in open Council this 23rd day of March, 2015.

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**
- 12. **QUESTIONS BY, NEW BUSINESS FROM, OR ADDRESSES BY MEMBERS OF COUNCIL CONCERNING MATTERS NOT OTHERWISE ON THE AGENDA**
- 13. **CLOSED SESSION**
- 13.1. **Human Resources**

Moved by: Councillor M. Shoemaker

Seconded by: Councillor R. Romano

Resolved that this Council proceed into closed session to discuss personal matters about identifiable individuals (human resources requirements post April 30, 2015);

Further be it resolved that should the said closed session be adjourned, the Committee may reconvene in closed session to continue to discuss the same matter without the need for a further authorizing resolution. (*Personal matters about identifiable individuals – section 239(2)(b)*)

Carried

14. ADJOURNMENT

Moved by: Councillor M. Shoemaker

Seconded by: Councillor L. Turco

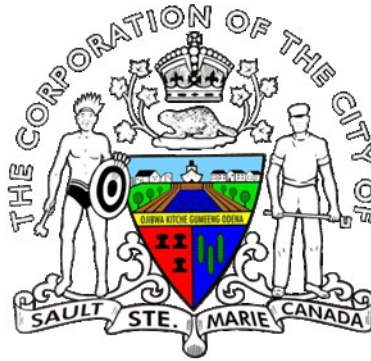
Resolved that this Council now adjourn.

Carried

Mayor

Deputy City Clerk

Human Resources



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

KEY CORPORATE AREAS OF RESPONSIBILITY

- **Labour & Employee Relations**
- **Labour Negotiations & Collective Agreement Administration**
- **Human Resources Administration**
- **Return to Work Management**
- **Health & Safety**
- **Legislative Compliance**

NEGOTIATIONS & ADMINISTRATION OF COLLECTIVE AGREEMENTS

- **Total City Employees - 751**
- **Total Employees Including External Groups (I.E. Police, & Library) – 964**
- **Part -Time, Temporary, Casual - 432** (Recreation, Facilities, Temporary)
- **Summer Students - 164**

Total - 1590

LABOUR & EMPLOYEE RELATIONS

- **Non-union Group - 135 Employees**
- **CUPE Local 3 Public Works & Transportation - 165 Employees**
- **CUPE Local 3 Community Services (Parks, Arenas, Pools) - 49 Employees**

LABOUR & EMPLOYEE RELATIONS

- **CUPE Local 67 Civic Centre** (Clerical; Administrative; Technical Staff) - **199 Employees**
- **CUPE Local 67 Day Care** - **30 Employees**
- **CUPE Local 67 Library** - **21 Employees**
- **Amalgamated Transportation Union Local 1767 Transit Drivers** - **80 Employees**

LABOUR & EMPLOYEE RELATIONS

- **United Steelworkers Local 2251 - Transit Mechanics - 14 Employees**
- **Professional Firefighters Association - 99 Employees**
- **Emergency Medical Services - (UNIFOR) 39 Employees**

NEGOTIATIONS & ADMINISTRATION OF COLLECTIVE AGREEMENTS

- **Construction Trades (ICI & Non ICI Sectors)**
 - **Labourers' International Union**
 - **United Brotherhood Of Carpenters & Joiners**

LABOUR NEGOTIATIONS & ADMINISTRATION OF COLLECTIVE AGREEMENTS

- **Corporate Policy Development & Implementation**
- **Collective Bargaining**
- **Labour Relations & Employment Law Advice & Direction**
- **Labour Arbitration & Dispute Resolution**

HUMAN RESOURCES ADMINISTRATION

- **Recruitment & Selection**
- **Job Posting & Advertising**
- **Administration Of Employee Benefits**
e.g. Payment of premiums, enrollment,
interpretation of benefit coverage, implementing
changes

HUMAN RESOURCES ADMINISTRATION

- **Administration Of Retirements & OMERS**
- **Employee Training & Development**
- **Job Evaluation & Pay Equity Programs**

Non Union Supervisory & Local 67 Civic Centre

RETURN TO WORK MANAGEMENT

- **Early & Safe Return To Work** (Occupational And Non Occupational Injury/Illness)
- **Policy Development & Administration**
- **WSIB Appeals**
- **Ongoing Requirement Both Legislatively And Financially To Minimize WSIB & Absence Costs**

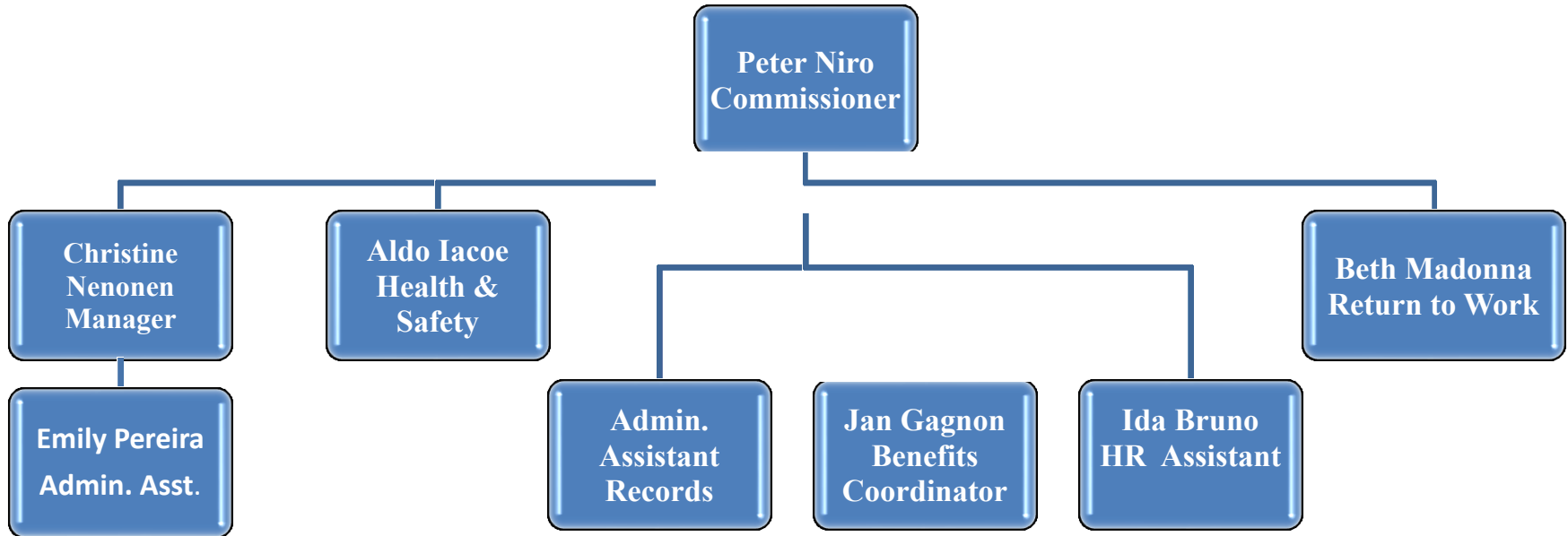
HEALTH & SAFETY

- **Accident Prevention - Policy & Programs**
e.g. Safety News Bulletins
- **Accident Investigation**
- **Inspection / Compliance**
- **Joint Health & Safety Committees**
- **Ongoing Requirement Both Legislatively And Financially To Prevent Workplace Accidents**

LEGISLATIVE COMPLIANCE

- **Labour Relations Act**
- **Employment Standards Act**
- **Pay Equity Act**
- **Workplace Safety & Insurance Act**
- **Occupational Health & Safety Act**
- **Human Rights Code**

HUMAN RESOURCES STAFF



HUMAN RESOURCES DEPARTMENT

STAFF

- **Peter Niro - Commissioner**
 - Negotiations & Labour Relations
 - Departmental Management
 - Policy Development & Implementation

HUMAN RESOURCES DEPARTMENT

STAFF

- **Christine Nenonen, Manager**
 - Human Resources Administration
 - Recruitment
 - Training & Development
 - Job Evaluation/Pay Equity – B.U. Employees

HUMAN RESOURCES DEPARTMENT

STAFF

- **Beth Madonna – Return to Work Coordinator**
 - Early and safe return to work of occupational & non-occupational injured/ill employees.
 - WSIB Claims
 - WSIB Appeals

HUMAN RESOURCES DEPARTMENT

STAFF

- **Aldo Iacoe - Health & Safety Coordinator**
 - Accident Prevention
 - Accident Investigation
 - Inspection & Compliance
 - Joint Health & Safety Committees
 - Employee Assistance Program

HUMAN RESOURCES DEPARTMENT

STAFF

- **Emily Pereira – Admin. Assistant - Employment**
 - Employee Statistics
 - Job Postings & Student Hiring
 - Customer Service

Human Resources Department

STAFF

- Ida Bruno – H.R. Assistant
 - New Employee Orientation
 - Assist with Recruitment Selection and Training
 - Assist with Labour Relations
 - Assist Investigations

HUMAN RESOURCES DEPARTMENT

STAFF

- **Edna Farrell – Admin. Assistant - Records**
 - Secretary to Commissioner
 - Health Care Benefits Administration
 - Employee Records

HUMAN RESOURCES DEPARTMENT

STAFF

- **Jan Gagnon - Benefits Co-ordinator**
 - OMERS Administration
 - Long Term Disability Administration
 - Retirement Administration

QUESTIONS ?

HUMAN RESOURCES DEPARTMENT

4th Level - Civic Centre

Contact:

- | | |
|---------------------|----------|
| ➤ Peter Niro | 759-5366 |
| ➤ Christine Nenonen | 759-5365 |
| ➤ Aldo Iacoe | 759-5367 |
| ➤ Beth Madonna | 759-5370 |
| ➤ Ida Bruno | 759-5449 |
| ➤ Edna Farrell | 759-5362 |
| ➤ Jan Gagnon | 759-5363 |
| ➤ Emily Periera | 759-5450 |

Rachel Tyczinski

Subject: FW: Support letter

From: Joe Krmpotich
Sent: Tuesday, April 07, 2015 1:17 PM
To: Malcolm White
Subject: FW: Support letter

Hi Malcolm, I received the following letter from Mayor Lamming of Prince Township. Could you review this request with Mayor Provenzano.

Sincerely,

Joe Krmpotich
Councillor Ward 6
City of Sault Ste. Marie
Home: 705-949-1321
Cell: 705-542-6835

From: Ken Lamming [klamming@princetwp.ca]
Sent: April 6, 2015 3:46 PM
To: Joe Krmpotich
Subject: Support letter

Hi Joe

As we talk here is what I would like from the city Council . Prince Township is applying for a Fednor Grant to build a Cement pad and in closer for a building 60x120 .This building will house a farmers market with crafts which will work around the farmers market in town .I am also working on getting different cultures to show off there heritage and maybe have different festival's . In the winter months it could be used as a skating rink for all to use .

Our out door rink right now is used by both Sault Ste Marie and Prince and that is great because the more people use it the better .This endeavor will benefit both ward six and Prince Township because of the many small garden farmers we both have .

I am hoping the Sault council will pass a resolution of support , to write the Township a letter of support for our Farmers Market and Cultural Centre

Thanks Ken

2015 04 13

Mayor Provenzano and Members of Council:

RE: Organ Donor Registration

Most people believe that organ donor registration is a good thing; however, only a quarter of us are actually registered as donors. One donor can save up to eight lives through organ donation and enhance as many as 75 through the gift of tissue donation.

In an effort to increase the number of local registered donors, the City of Sault Ste. Marie along with the Sault Area Hospital, Fire Services, and Emergency Medical Services group will participate in an employee BeADonor registration drive the week of April 13-17, 2015.

A delegation will appear before Council April 13 to kick-off the City's ORGANize for Life donor campaign.

To help inspire employee participation in the BeADonor campaign, the City will host a Jean Day and Coffee Break April 15 with proceeds supporting the Kidney Foundation. A BeADonor employee presentation will take place 10:15 a.m. in the Civic Centre main lobby.

Organ Donation Facts:

- 1500 people in Ontario are on a waiting list for an organ donor – 75 people reside in Northern Ontario – 72% of this group requires a kidney transplant
- 90% of Ontario citizens support organ transplantation – 60 % are willing to donate their organs; however, only 22% are registered donors
- One donor can save up to 8 lives. Skin, cornea, bone, and artery transplants can enhance the lives of 75 others.

The organ and tissue donation registration rate for Sault Ste. Marie is currently 42% which is slightly below the average of many communities in Ontario.

The opportunities for organ donation are relatively rare and the impact is life-saving. I encourage City Council, City employees and the residents of Sault Ste. Marie to give serious thought to the importance of organ and tissue donation and consider the decision to register their consent. More information is available at BeADonor.ca.

I ask that you support the resolution endorsing a city-wide organ donor awareness, promotion and registration campaign during the week of April 13-17.

Respectfully submitted,

Steve Butland

Waterfront Legend (former Docks)
89 Foster Drive
Sault Ste Marie, Ontario
P6A 5

March 25, 2015

Attention: SAULT STE MARIE MUNICIPAL CLERK:

In Accordance with the Requirements of the Alcohol Gaming Commission of Ontario, We at Waterfront Legend license # 40096 (former Docks) have applied for a temporary extension of our LCBO license. The extension is for the four (4) special events during the summer months. The special events will take place at Waterfront Legend's waterside location. In order for us to get the required approval, we are notifying you in advance and we are hoping that you would give us a favourable consideration as you have done in the past 14 years for Docks.

The events are :

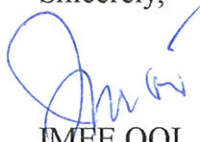
July 1 Canada Day -----from 12 noon to 2 am
July 2 ----- from 12 noon to 2 am
July 3 ----- from 12 noon to 2 am
July 4 Independence Day----- from 12 noon to 2 am

Your assistance is greatly appreciated to make these events a great success. I'm asking if you could respond to us by sending a letter of No Objection so that we could show it to the Alcohol Gaming Commission of Ontario or just sign below and give us a copy of the letter.

NO OBJECTION (SAULT STE MARIE MUNICIPAL CLERK) _____

We hope to hear from you. Thank you for your time.

Sincerely,



IMEE OOI

Owner/Operator

RIVER

CITY WALK WAY

137'4"

Fence



EXIT

Fence 4'8" Snow Fence

Grass Area
with Tables

Extension to
Existing Patio

60'

Portable
Bar
(Plastic cups)

White

Existing
Patio

Waterfront
Building
Legends

Food to Come
From

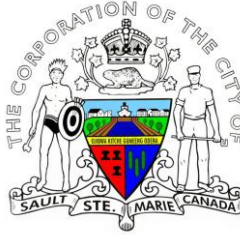
Waterfront's Kitchen

EXIT

137'4" By 60'

Fence 4'8"
Snow Fence Posts every 4

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

2015 04 13

TO: Mayor Christian Provenzano and Members of City Council

**FROM: Joseph M. Fratesi, Chief Administrative Officer and
Chair, ACR Passenger Service Stakeholder Working Group**

**RE: Continued Operation of the Passenger Rail Service from
Sault Ste. Marie to Hearst**

PURPOSE

This report is provided to City Council to:

- Request approval – in-principle for the City to enter into Contribution Agreements with Transport Canada and a third-party railway operator, Railmark Canada Inc., that will enable the passenger service between Sault Ste. Marie and Hearst to continue to operate and develop, both as a sustainable passenger service and tourism attraction;
- Recommend a series of actions that will help support the success of this undertaking.

BACKGROUND

On Friday, January 24, 2014 the Mayors of those communities between and including Sault Ste. Marie and Hearst were advised by officials of CN Rail that Federal remote rail passenger program funding for passenger service from Sault Ste. Marie to Hearst had been terminated and that as a result the service provided by Algoma Central Railway between these two locations would cease to operate as of March 31, 2014.

This service had been in operation for several generations and has provided transportation to a number of communities as well as a number of properties, including private cottages, hunting and fishing lodges and other tourist destinations. Most of these locations can only be accessed by way of rail. CN indicated at that time that without the full funding of approximately \$2.2 million a year, it would not operate this service.

In response to this circumstance, City Council supported City staff in undertaking a leadership role in addressing the situation, on behalf of the community and region, supported by the Sault Ste. Marie Economic Development Corporation and a passenger service stakeholder Working Group, undertook to represent the broad range of interests in the continued operation of this passenger service.

Collectively, the City and Working Group, and individual stakeholder efforts, including municipalities along the railway, First Nations, CAPT (Coalition for Algoma Passenger Trains), property owners and businesses played an important role in successfully achieving the following:

- **February 2014:** the commencement of a series of meetings with stakeholders, which led to the establishment of the ACR Passenger Service Stakeholder Working Group representing key stakeholder groups including local municipalities and first nations;
- **March 2014:**
 - the website, www.algomapassengerrail.com to keep stakeholders and the public informed on the progress of this undertaking;
 - The preparation of an economic impact assessment of the current ACR Passenger Service Rail operations , identifying its significant benefits to the community and region's economy;
 - a \$50,000 contribution through the City's Economic Development Fund to support the activities of the Working Group, including the hiring of consultants specializing in railway operations, project management and procurement processes;
 - Financial commitments of support from organizations represented on the Working Group, including cottage owners, municipalities and tourism organizations. Funding applications were also submitted to the NOHFC for support
- **April 2014:** Announcement by Transport Canada Minister Raitt in City Hall of a year-long extension of the remote rail passenger program funding provided by Transport Canada to CN for the operation of the passenger service, to "... give local stakeholders time to explore long-term solutions for passenger rail service in the area" – Transport Minister Raitt;
- **Summer 2014:** a procurement process that resulted in the identification of four interested third party operators of the passenger service. One party withdrew after the expression of interest stage and three parties were requested to provide detailed proposals. CN conducted a parallel procurement process for the operation of the tour train.
- **Fall 2014:** Railmark Canada Ltd. selected by CN as the successful third party operator for both the tour train and Sault Ste. Marie to Hearst Passenger Service.

- **November 2014:** Updated Transport Minister Raitt on the Stakeholder Working Group progress and advised that a funding request and proposal would be forthcoming.
- **December 2014:** Stakeholder Working Group submitted funding proposal to Minister Raitt and provided follow-up letter on the same matter in January 2015
- **February 2015:** Minister directed Transport Canada staff engage Working Group representatives and post a series of detailed questions concerning the funding proposal, economic impacts, origin destination information and related railway information.
- **March 31, 2015:** Received letter from the Minister (**Attachment A**)

Throughout this process, City Council was kept regularly informed on progress, it passed resolutions in support of letters that went forward to the Minister and as well approved the direction that the working group was proceeding.

CURRENT STATUS

- CN is currently operating the passenger service on behalf of Railmark Canada for an interim period (April), until as such time as Railmark assumes operations in May.
- Throughout March and April, the SSMECD and City representing the Working Group have been regularly discussing the passenger operations with CN, Railmark, Transport Canada and Working Group members.
- The Working Group has retained Wishart and Partners, who are reviewing the draft Contribution Agreement and preparing mirror Contribution Agreements for third party operators of the railway, in this case CN and Railmark. These Agreements are linked and each will reflect the obligations of the other and mitigate as much as possible the risk that the City is being ask to take on.

ANALYSIS

With respect to financial risk assessment, it is important to note that the process described in the Contribution Agreements limits the level of financial risk to the City of Sault Ste. Marie. In the review of the preliminary draft Agreement with Transport Canada officials, City and SSMECD staff officials focused on and will continue to focus on ensuring that the processing of payments is expeditious and the financial risk is minimized. As noted in the Minister's letter, there is a Funding Oversight Committee that will include members from Transport Canada and the City's Finance Commissioner. A mirror committee structure will be established in the Contribution Agreement between the third-party operator and the City. As well, the Working Group will have a role formalized in the new relationship with Railmark to ensure its future success and sustainability.

The Sault Ste. Marie Economic Development Corporation has been managing this project on behalf of the Working Group. SSMEDC is prepared to continue this role, on behalf of the Working Group to ensure an orderly transition from a CN operation to a third-party operator operation. Any incremental administrative costs for this role will be covered by the Agreement and if necessary, by other Working Group representatives.

RECOMMENDATION

The ACR Passenger Service Working Group and Sault Ste. Marie Economic Development Corporation request City Council's approval in principle of the following, with final approval and bylaw to be presented at the April 28, 2015 Council meeting:

- The terms of the Contribution Agreement outlined in Transport Minister Raitt's March 31, 2015 letter to the Chair of the Working Group (note final bullet in letter is not applicable)
- The preparation of legal agreements between the City of Sault Ste. Marie and Transport Canada and a mirror agreement between the City and Railmark.
- The preparation of a legal agreement between the City and CN for the interim period (April 2015) until such time as Railmark assumes operations in May 2015.
- The recognition that the SSMEDC will incur incremental administrative costs related to this initiative.

Yours truly,



JMF:ab

Chief Administrative Officer and
Chair, ACR Passenger Service Stakeholder
Working Group



Ottawa, Canada K1A 0N5

MAR 3 1 2015

Joseph M. Fratesi
Chief Administrative Officer,
City of Sault Ste. Marie
Chair, Algoma Central Railway Passenger
Service Working Group
99 Foster Drive
P.O. Box 580, Civic Centre
Sault Ste. Marie, ON P6A 5N1

Dear Mr. Fratesi,

I am pleased to inform you of the Government of Canada's approval-in-principle of funding to support operating expenditures for the passenger rail service between Sault Ste. Marie and Hearst, Ontario for three years beginning April 1, 2015.

With this approval-in-principle, eligible costs, as determined under the terms and conditions of the Remote Passenger Rail program incurred as of April 1, 2015, will be eligible for reimbursement, subject to the timely execution of a contribution agreement. If a contribution agreement is not signed, the Government of Canada will not reimburse any costs incurred.

As we move to the contribution agreement stage, the following conditions will also apply:

- Funding over the three years will be provided on a declining basis (\$2,200,000 in 2015/16, \$1,725,000 in 2016/17 and \$1,358,000 in 2017/18)
- Canada will reimburse eligible costs incurred and paid; no advance payments will be made;
- Funding will be provided on a monthly basis for up to one-twelfth of the total yearly maximum contribution for the respective fiscal year;
- The City of Sault Ste. Marie will be responsible for all ineligible operating costs as well as incurred operating expenses above the federal contribution;
- Any costs incurred prior to April 1, 2015 are ineligible for reimbursement;
- A funding oversight committee will be established within 30 days of the date of this letter, and this committee will ensure that information on operation of the passenger rail service is shared regularly, and that the federal funding conditions outlined in this letter are respected, until such time that a contribution agreement is finalized;
- The City of Sault Ste. Marie will satisfy the Government of Canada that the operator of holds all necessary authorizations required to operate the passenger rail service between Sault Ste. Marie and Hearst, ON.

- The City of Sault Ste. Marie will fulfill, where applicable, the requirements of the *Canadian Environmental Assessment Act* and any legal obligations

I note that the project business case that you have submitted implies that the passenger rail service will continue with no interruption to service as a result of changes in ownership and operator. As your project is being approved-in-principle on the basis of this information, please notify me, in writing, should anything change from the proposed passenger rail operations.

Yours Sincerely,



The Honourable Lisa Raitt, P.C., M.P.
Minister of Transport

Malcolm White

From: Tom Dodds
Sent: Monday, April 13, 2015 12:12 PM
To: Mayor Provenzano; City Councillors
Cc: j.fratesi (Internet); 'Dave Murphy'; Bill Freiburger; Nuala Kenny; Malcolm White; Tom Dodds; Angela Bruni
Subject: Additional Information: Algoma Central Railway Passenger Service
Attachments: ACR - Update to City Council - April 13 2015.pdf

Importance: High

Dear Mayor and Council,

The purpose of this information is to provide new information and a fuller analysis of the contribution agreement and the role of the City in this regard. This hopefully addresses a number of the questions raised.

There appears to be five key considerations regarding City Council's decision to support-in-principle the resolution for the continued operation of the passenger rail service from Sault Ste. Marie to Hearst:

- The terms of the contribution agreement, the role of the City and its implementation;
- Potential legal and financial risk to the City as the contribution agreement Recipient;
- The relationship with the third-party operator, Railmark Canada Inc. and the City of Sault Ste. Marie;
- The ability of the third-party operator to undertake the Agreement's terms and condition;
- The **impacts** resulting from a decision by **City Council not to support** the resolution requesting support-in-principle to proceed with a contribution agreement as proposed by Transport Canada.

I appreciate this is coming to you late, however, we have been undertaking a considerable effort to address this matter.

Please do not hesitate to contact me should you have any questions.

Thank you,
Tom

Tom Dodds
Chief Executive Officer
Sault Ste. Marie Economic Development Corporation
99 Foster Drive, Level 3
Sault Ste. Marie, Ontario,
Canada, P6A 5X6

O: 705-759-5432
Toll-free 1-866-558-5144
Fax: 705-759-2185

Email: t.dodds@ssmedc.ca
www.sault-canada.com

CITY ENGAGEMENT TO ENABLE THE CONTINUED OPERATION OF THE SAULT STE. MARIE TO HEARST PASSENGER RAIL SERVICE

I. SUMMARY:

There appears to be five key considerations regarding City Council's decision to support-in-principle to undertake a contribution agreement that provides the continued operation for the passenger rail between Sault Ste. Marie and Hearst:

1. The terms of the contribution agreement, the role of the City and its implementation;
2. Potential legal and financial risk to the City as the contribution agreement Recipient;
3. The relationship with the third-party operator, Railmark Canada Inc. and the City of Sault Ste. Marie;
4. The ability of the third-party operator to undertake the Agreement's terms and condition;
5. The **impacts** resulting from a decision by **City Council not to support** the resolution requesting support-in-principle to proceed with a contribution agreement as proposed by Transport Canada.

1 & 3. Contribution Agreement

The City of Sault Ste. Marie has been identified as the Recipient for the contribution agreement. In the past the City of Sault Ste. Marie has undertaken similar types of contribution agreements with the Federal and Provincial governments for infrastructure and economic development projects.

The role of the City as contribution agreement "Recipient" is not materially different in the agreements than with previous projects. Examples include: the Port Project, Huron Central Railway Project, previous Building Canada Fund and FedNor economic development projects. The primary difference with this one is the City is primarily responsible for operating costs for the agreement. In this respect, management for this type of project provides a greater capacity control.

On behalf of the ACR Working Group, the Sault Ste. Marie Economic Development Corporation (SSMEDC) requested its legal counsel to provide an opinion concerning this contribution agreement for the purposes of an initial assessment and to confirm the Working Group's understanding of the obligations that may be required on the part of the City, Third-Party Operator and Working Group members themselves. In addition, a preliminary draft contribution agreement was also provided to legal counsel for the purposes of assessing potential risk to the Corporation and measures to mitigate such risk.

SSMEDC legal counsel concluded in its review of the preliminary draft agreement that the legal and financial risks associated with this agreement can be mitigated with appropriate legal measures, well-structured sub-agreements with the **Ultimate Recipient** (SSM to Hearst Rail Passenger Service Operator), solid oversight and management of all agreements.

Details of these arrangements will be contained in the final agreements and will be reviewed by the City's legal counsel and Finance Department, once Council has provided approved-in-

principle and a suitable draft contribution agreement has been provided to the City from Transport Canada.

2 & 3. Legal and Financial Risk Management

Some of the key tools used to effectively manage and mitigate City risk include the following:

- **Appropriate terms and conditions in the (sub) agreement between the City of Sault Ste. Marie and the Ultimate Recipient** in this case either CN or Railmark Canada Ltd. Transport Canada's agreement with the City of Sault Ste. Marie describes how such a sub-agreement should be structured and what it should contain in its terms and conditions. As noted, this agreement provides for the legal and financial risks and indemnities to be assumed by the ultimate recipient. This sub-agreement will be finalized, pending approval-in-principle from City Council to proceed
- **Agreement Monitoring Committees** with terms of reference described in each agreement and currently described in the preliminary draft agreement provided by Transport Canada. There will be two committees. One committee will be responsible for oversight of the contribution agreement between Canada and Sault Ste. Marie. This agreement will have, at a minimum, representation from Transport Canada and the City Finance Department with support from the Sault Ste. Marie Economic Development Corporation. The other contribution agreement will be between Sault Ste. Marie and the Ultimate Recipient. It will include representation from City Finance, SSMEDC, the Ultimate Recipient and others as required. One of the critical roles that these committees will undertake is to ensure that the accountability and financial monitoring processes are in place to avoid and mitigate the risks noted.
- **A financial claims process** that will involve a pre-approval procedure to ensure that the ultimate recipients costs are all eligible, appropriately documented, recorded and acceptable to Transport Canada, as presented. This pre-approval process will ensure that claims are correctly approved, ineligible costs are not included and eligible costs are properly submitted.

It is important to note that the actual level of financial risk in terms of dollars is limited to the equivalent of 1/12th or one month of the annual contribution or a maximum of \$183,333.00. With proper monitoring, procedures and with commitment to the terms and conditions by all parties involved, this risk will be mitigated.

4. Railmark Canada Ltd.

Railmark Canada Limited (RCL) is a Canadian subsidiary of Railmark Holdings Incorporated. It has finalized a set of agreements with CN to acquire the assets and take over the SSM to Hearst Passenger Service and the Agawa Canyon Tour Train. RCL has received a railway operating certificate (ROC) from Transport Canada. Similarly, RCL has secured appropriate insurance required by Transport Canada and provincial regulations to operate a railway.

There has been due diligence undertaken on the part of ACR Passenger Service Working Group, CN and Transport Canada. While the company may not be known to City Council, it is known to members of the Working Group, CN and Transport Canada who have been engaged with Railmark and subsidiary Railmark Canada Ltd. for the last six months. During this time, BDO and

CN independently undertook due diligence reviews of these companies, its senior management and investors.

Furthermore, CN has a separate legal agreement with RML on the purchase of assets and running rights on the railway involving considerably more money, and by extension, risk.

Similarly, Transport Canada has undertaken a process to provide a railway operating certificate ROC to RML. I draw your attention to the attached website reference <http://gazette.gc.ca/rp-pr/p2/2014/2014-11-19/html/sor-dors258-eng.php>.

One of the conditions of issuance of the local railway company is that “the applicant has the human and financial resources to operate and maintain its railway at the highest level of safety”.

Railmark Canada Ltd. is the first railway company to receive the new ROC, since new regulations came into effect based on recommendations from the 2008 Railway Safety Act Review. The Railway Safety Act was amended on May 1, 2013, to improve rail safety in Canada. The amended Act includes several new powers of authority to further strengthen Transport Canada’s rail safety oversight and enforcement regime.

The ROC is a legal requirement and prerequisite for a railway company to operate and maintain a railway and for a local railway company that operates the equipment on a railway. The Act also provides the Minister with the authority to suspend or cancel the ROC if the prescribed conditions of issuance ceases to be met, or if any provision of the Act or its instruments is contravened by a company.

There have been some specific instances, noted in the media and through conversations with Columbia, Missouri officials, where the company had a financial disagreement. RML’s CEO Mr. Allen Brown is providing a response to the SSMEDC on this matter and it will be forwarded to you shortly. As stated previously, neither BDO nor CN investigations identified instances of fraud, criminal activities, or other related business practices that would lead them to include that it would be inappropriate to conduct business with this company.

5. Consequences and Impacts of Council Decision

The following are the likely consequences and economic impacts that would result if the Sault Ste. Marie City Council does not agree in principle to be the legal recipient for this contribution arrangement.

CN will immediately halt ACR rail passenger service.

According to an economic impact assessment conducted by BDO Canada in 2014 specifically for this situation and using Ontario's Tourism Regional Economic Impact Model (TREIM) :

- **the current ACR passenger service generates between \$38 and \$48 million in annual economic activity;**
- **supports up to 220 direct and indirect jobs; and,**
- **helps deliver more than \$5 million in tax revenue to government every year.**

It is estimated that loss of the train service would have the above-noted impacts as well as one-time loss of **approximately \$60-65 million in property value along the railway.**

The additional incremental loss of new economic and employment opportunities, based on RailMark Canada Limited's business plan based on an average scenario would be:

- **approximately \$50 million/year and \$150 million year over the term of the three year agreement.**

The "induced impact" above includes significant tax revenue (estimated using TREIM), which accrues to all levels of Government (estimated at between \$3.66M and \$6.38M), as well as generating considerable employment opportunities to its taxpayers (estimated using TREIM at approximately 120 to 210 additional jobs/ year).

In terms of direct impacts to Sault Ste. Marie, it is reasonable to make estimates on the impacts based on the following considerations:

- Sault Ste. Marie represents 84% of the population directly impacted by the ACR passenger service. The remaining 16% of the impacted population (2011 census) includes the unincorporated areas of North Algoma (5,518), Wawa (2,975), Dubrielleville (635) and Hearst (5,090)
- Approximately 60% of ACR passenger trips either originate or are destined for Sault Ste. Marie.

It is reasonable to conclude that the majority of the projected losses would accrue to Sault Ste. Marie.

II. CONTEXT:

- In the Fall of 2013, the Government of Canada made a decision to cancel Transport Canada's Remote Rail Passenger Program (RRPP) financial assistance to CN for the operation of the ACR Sault Ste. Marie to Hearst Passenger Service. CN was advised of this decision by Transport Canada staff on November 18, 2013. According to Transport Canada officials, economic impacts were not considered in their decision to terminate the service.
- No prior consultation or forewarning by the Government of Canada was ever directly provided to affected stakeholders prior to, or after, the decision was made. The Government of Canada did not provide any communications advisory or media release associated with the termination of the passenger service until Minister Raitt's announcement of the ACR passenger service funding extension on March 14, 2014.
- CN advised affected communities in January 2014 that they would be shutting down the service effective March 31, 2014 stating that it could not operate the rail service without the subsidy. They subsequently extended this termination of service for a month to April 30, 2014
- It appears that the ACR passenger service was only extended to March 31, 2015 for a year as a result of political decision by the federal government in response to the local and regional reaction to the cancellation.

- It also appears that Transport Canada officials were only being directed by the federal government to be engaged with the local stakeholders in early February 2015 as a result of the Working Group's public requests to the Minister, media profile and along with the efforts and support of area Members of Parliament. Until the discussions in February, there had been no two-way communication since the April 14 2014 announcement by the Minister.
- It remains unclear how the original decision was made to terminate ACR passenger service participation in the RRPP financial assistance program.
- Transport Canada's Remote Rail Passenger Program financial assistance has and continues to support similar rail passenger service operations in Saskatchewan and Québec. A 2010 Transport Canada review of the Regional and Remote Passenger Rail Services Class Contribution Program (the federal program that preceded RRPP) states that the ACR passenger service average cost per passenger kilometer to Transport Canada was significantly less than the cost per passenger kilometer for the Keewatin Railway Company (Saskatchewan) and Tshiuetin Rail Transportation Inc. (Quebec), both of which are Transport Canada funded passenger services.

Furthermore, the average cost per ACR passenger to Transport Canada was less also than the average cost per passenger to Transport Canada for the other passenger services in Saskatchewan and Québec, which are part of the previous and current remote rail passenger programs.

III. ASSESSMENT:

The March 31, 2015 letter from Minister Raitt appears to represent a reversal by the Government of Canada with respect to the Sault Ste. Marie to Hearst passenger service and the Transport Canada's Remote Rail Passenger Program. According to Transport Canada officials the original decision to exclude ACR passenger service was made on the basis that this service no longer met with the remote rail passenger program definition of remote rail service. Based on the Minister's letter this position appears to have changed.

IV. SUPPORTING BACKGROUND INFORMATION:

- In November 2013, Transport Canada advised CN that it would no longer provide the annual \$2.2 million financial support for the operation of the Algoma Central Railway Passenger Service.
- Transport Canada confirmed this decision only when asked by SSMEDEC staff in late January after CN had advised the Mayors of Hearst and Sault Ste. Marie that this service was going to terminate effective March 31, 2014. In part, as a result of CN delay in informing affected stakeholders, the company extended its commitment to continue the service until April 30, 2014.
- At the request of the Transportation Infrastructure Working Group, the City' CAO was asked to lead an effort to address this situation.

- Between January and April 2014, the City, Sault Ste. Marie Economic Development Corporation and a host of key stakeholders came together, organized themselves into a committee and stakeholder working group, and with the assistance of BDO prepared an economic impact assessment describing the effects of the cancellation of the passenger service. This effort was supported by the City of Sault Ste. Marie by resolution and a contribution of \$50,000. The resolution noted that the effort be undertaken similar to the City's leadership efforts associated with the success in resolving Huron Central Railway infrastructure support. This included the formation of Working Group led by the CAO.
- This City's CAO chaired a working group of stakeholder representatives and their efforts ultimately resulted in the announcement by Transport Minister Raitt on April 14, 2014, in City Hall, to extend the service. She said:

*"The government is pleased to extend funding for another year to continue operation of ACR's passenger rail service between Sault Ste. Marie and Hearst. This funding will give **local stakeholders time to explore long-term solutions for passenger rail service in the area.**"*
- Throughout the spring, summer and fall of 2014 the ACR Passengers Service Working Group, supported by the SSMEDC conducted an expression of interest process to identify a third-party operator of the railway in consultation with CN. The result was a decision by CN to select Railmark Canada Inc. to operate both the passenger service between Sault Ste. Marie and Hearst as well as the Agawa Canyon Tour Train. Minister Raitt and MP Bryan Hayes were advised on November 7 and provided background information. No reply was received from Transport Canada. However, MP Hayes encouraged us to provide a proposal to the government as soon as possible.
- Minister Raitt was presented with a seven year, \$5 million proposal in December 2014 by the Chair of the Working Group that would provide for a financial transition from a fully subsidized passenger service to one receiving no subsidy at the end of five years. No reply was received from the Minister or Transport Canada officials.

A subsequent letter was sent to the Minister in January 19, 2015 requesting a meeting and engagement with Transport Canada staff. This resulted in the direct engagement of Transport Canada officials in early February 2015. This was the first time since the announcement in April 2014, that Working Group representatives engaged transport Canada officials in any two-way communication. Prior to this, MP Hayes advised that the Working Group communicate with the government through his office. MP Hayes was regularly updated on progress.

Over the course of February and early March 2015, Transport Canada posed a series of questions concerning the nature of the funding proposal and related information concerning current and future economic impacts. None of these questions related to:

- whether the funding was going to be provided for this undertaking;
- the manner in which the funding was going to be provided;
- what program the funding would be sourced from and what if any would be the obligations of the Working Group, third-party operator or the City.

- The Working Group had in fact expected that the contribution agreement would have been with the third-party operator and/or a not-for-profit organization such as the Sault Ste. Marie Economic Development Corporation. While Transport Canada is not prepared to provide the formal terms and conditions for the Remote Rail Passenger Program, they did advise that a not-for-profit organization such as the SSMEDC was not eligible nor were they prepared to directly enter into contribution agreement with the third-party operator.

Tom Dodds
April 13, 2015

Questions and Answers: Passenger Rail Service between Sault Ste. Marie and Hearst.

Question: *Why is the City of Sault Ste. Marie being specifically identified as the legal “Recipient” for a contribution arrangement that will be providing operational funding for railway passenger service between Sault Ste. Marie and Hearst?*

Response:

Based on Minister Raitt’s March 31 letter and subsequent SSMECD discussions with her officials, Transport Canada determined that in accordance with the Remote Rail Passenger Program (RRPP), the municipality of Sault Ste. Marie was the eligible recipient in this particular situation.

Currently, there are two other legal recipients of RRPP funding are two aboriginal railway businesses notably, Keewatin Railway Company (Saskatchewan) and Tshiuetin Rail Transportation Inc. (Quebec). CN is considered an eligible recipient for the Sault Ste. Marie to Hearst passenger service. CN is not prepared to consider operating the ACR passenger service without a subsidy at least at the same level ((\$2.2 million) it received previously. CN regularly advises working group representatives that it is primarily in the business of freight services not passenger services

Question: *What are the consequences and economic impacts that would result if the Sault Ste. Marie City Council does not agree in principle to be the legal recipient for this contribution arrangement?*

Response:

According to an economic impact assessment conducted by BDO Canada in 2014 specifically for this situation and using Ontario's Tourism Regional Economic Impact Model (TREIM)⁽¹⁾:

- **the current ACR passenger service generates between \$38 and \$48 million in annual economic activity;**
- **supports up to 220 direct and indirect jobs; and,**
- **helps deliver more than \$5 million in tax revenue to government every year.**

It is estimated that loss of the train service would have the above-noted impacts as well as one-time loss of **approximately \$60-65 million in property value along the railway.**

The additional incremental loss of new business, based on RailMark Canada Limited’s business plan would be based on an average scenario:

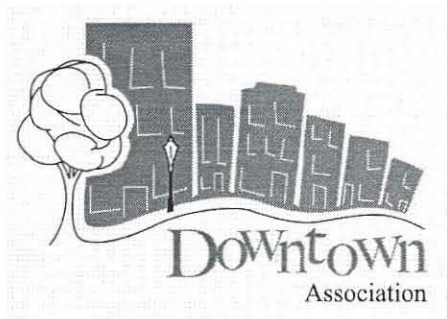
- **approximately \$50 million/year and \$150 million year over the term of the three year agreement.**

The “induced impact” above includes significant tax revenue (estimated using TREIM), which accrues to all levels of Government (estimated at between \$3.66M and \$6.38M), as well as generating considerable employment opportunities to its taxpayers (estimated using TREIM at approximately 120 to 210 additional jobs/ year).

In terms of direct impacts to Sault Ste. Marie, it is reasonable to make estimates on the impacts based on the following considerations:

- Sault Ste. Marie represents 84% of the population directly impacted by the ACR passenger service. The remaining 16% of the impacted population (2011 census) includes the unincorporated areas of North Algoma (5,518), Wawa (2,975), Dubrielleville (635) and Hearst (5,090)
- Approximately 60% ACR passengers trips either originate or are destined for Sault Ste. Marie.

Based on this assessment, it is reasonable to assume that the majority of the economic and employment impacts and opportunities will be in Sault Ste. Marie.



Downtown Association
Sault Ste. Marie, Ontario

To: City Clerk's Department

From: Downtown Association

Date: April 7, 2015

RE: Temporary Street Closure for Diversity Downtown / Passport to Unity.

May 1st, 2015. Lunch-hour celebration from Spring to March Street along Queen.

Diversity Downtown is an event that brings the community downtown during the lunch hour to enjoy what the area, in partnership with Passport To Unity (PTU) has to offer. There will be live music from local artists, 14 PTU vendors, and delicious food.

Please advise should there be any other information needed.

Details of the event;

- 14 cultural vendors
- Live performance out side
- 11:45 a.m. – 1:15 p.m.

"Diversity Downtown is an event which brings the community downtown during the lunch hour to enjoy what the area in partnership with Passport To Unity (PTU) has to offer. There will be live music from local artists, 14 different PTU vendors and delicious food. A great way to kick off the Spring Season!"

Let me know if there is anything else!

Thanks for all your help!

Alisha Rosset

Event Specialist | Spécialist d'évènement

alisha.rosset@saultcareercentre.ca



Sault Community
Career Centre

Sault Community Career Centre

T: 705-759-0909 x 4229 | F: 705-759-3367

Toll Free: 1.855.759.0909

www.saultcareercentre.ca

503 Queen Street East | Sault Ste. Marie, ON | P6A 2A2

*Looking to train your employees? Have you applied to the **Canada-Ontario Job Grant yet?***

<http://www.tcu.gov.on.ca/eng/eopg/cojg/>

We can help. Give Ryan Mead a call at 705-759-0909 ext. 4237



Follow us on our social media sites :



Sault Community Career Centre
Proud Creator & Host of Passport To Unity
May 1 - 3, 2015

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Please don't print this e-mail unless you really need to.  Avant d'imprimer, pensez à l'environnement.

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: _____ TELEPHONE: 942-2919ADDRESS: 496 Queen St. E. POSTAL CODE: P6A 1Z8

The above person hereby makes application for the closing of

Queen Street, E.
(Name of street to be closed)from Spring Street to March Street
(reference points - street numbers, cross streets, etc.)on the 1st day of May, 20 15 from 11:00 am/pm to 2:00 am/pmfor the purpose of Assort to Unity / Diversity Downtown

APPROVALS SECTION:

1. Police Services, Traffic Dept.
Telephone 949-6300 ext 348
Fax 759-7820
580 Second Line East2. Fire Services/Emergency Medical Services (EMS)
Telephone 949-3335/949-3387
Fax 949-2341
72 Tancred Street_____
Signature of Official_____
Signature of Official3. Public Works & Transportation Dept.
Telephone 541-7000
Fax 541-7010
128 Sackville Road4. Transit/Parking
Telephone 759-5320
Fax 759-5834
111 Huron Street_____
Signature of Official_____
Signature of Official5. Central Ambulance Communication Centre (C.A.C.C.)
Telephone 946-1227
Fax 945-6883
65 Old Garden River Road6. Downtown Association
Telephone 942-2919
Fax 942-6368
496 Queen Street East
(QUEEN STREET CLOSINGS ONLY)_____
Signature of Official_____
Signature of Official

CITY CLERK SECTION:

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

FAXED

TEMPORARY STREET CLOSURE - APPLICATION FORM

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TELEPHONE: 942-2919ADDRESS: 496 Queen St. E.POSTAL CODE: P6A 1Z8

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APPROVALS SECTION:

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

580 Second Main E #209MAR 26 2015

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

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Signature of Official

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496 Queen Street East
(QUEEN STREET CLOSINGS ONLY)

Joan Wyatt
Signature of Official

Signature of Official

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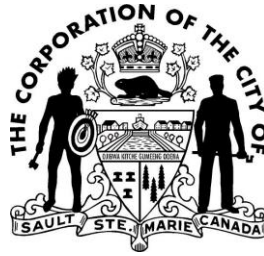
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CITY CLERK SECTION:

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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

2015 04 13

Mayor Christian Provenzano and
Members of City Council

RE: STAFF TRAVEL REQUESTS

Dear Council:

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

1. **Frank Bentrovato – Engineering & Planning – Building Division**
OBOA Northern Lights Chapter Meeting
April 15, 2015
Sudbury, ON
Estimated total cost to the City - \$ 124.75
Estimated net cost to the City - \$ 124.75
2. **Glen Irwin – Engineering & Planning – Building Division**
OBOA Northern Lights Chapter Meeting
April 15, 2015
Sudbury, ON
Estimated total cost to the City - \$ 74.75
Estimated net cost to the City - \$ 74.75
3. **Nicole Grisdale – Legal – POA Division**
Managers Conference
May 24 – 27, 2015
Toronto, ON
Estimated total cost to the City - \$ 1,406.00
Estimated net cost to the City - \$ 1,406.00
4. **Robert Gardner – Public Works & Transportation**
T.J. Mahony Road School Maintenance Section
May 3 – 6, 2015
Guelph, ON
Estimated total cost to the City - \$ 1,922.41
Estimated net cost to the City - \$ 1,922.41

5. **Keith Ash – Public Works & Transportation**
T.J. Mahony Road School Maintenance Section
May 3 – 6, 2015
Guelph, ON
Estimated total cost to the City - \$ 1,622.41
Estimated net cost to the City - \$ 1,622.41
6. **Mike Figliola – Fire Services**
Ontario Fire Chiefs Conference & Symposium
May 1 – 6, 2015
Toronto, ON
Estimated total cost to the City - \$ 1,785.75
Estimated net cost to the City - \$ 1,785.75
7. **Brent Walker – Public Works & Transportation**
Freightliner Business Class M2
May 11 – 16, 2015
Mississauga, ON
Estimated total cost to the City - \$ 2,993.09
Estimated net cost to the City - \$ 2,993.09
8. **Mathew DePatie – Public Works & Transportation**
Freightliner Business Class M2
May 11 – 16, 2015
Mississauga, ON
Estimated total cost to the City - \$ 2,693.09
Estimated net cost to the City - \$ 2,693.09
9. **Freddie Pozzebon – Engineering & Planning – Building Division**
LMCBO 2015 Spring Workshop
May 5 – 8, 2015
Minett, ON
Estimated total cost to the City - \$ 919.00
Estimated net cost to the City - \$ 919.00
10. **Daren Stadnisky – Engineering & Planning**
Ratech Electronics
May 10 – 15, 2015
Vaughan, ON
Estimated total cost to the City - \$ 2,045.56
Estimated net cost to the City - \$ 2,045.56

Yours truly,



JMF: bb

Joseph M. Fratesi
Chief Administrative Officer



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Tim Gowans, Manager of Purchasing

DEPARTMENT: Finance Department

RE: RFP for Concert and Special Events Personnel Services
(2015CB01P)

PURPOSE

Attached hereto for your information and consideration is a report prepared on behalf of the Evaluation Committee concerning proposals received for Concert and Special Events Personnel Services for the three (3) year period commencing June 1, 2015 as required by the Community Services Department, primarily for events hosted at the Essar Centre. These services include the supply and supervision of personnel to set-up and remove the floor covering for the arena; chairs and stage; as well as loading in and out of equipment for concerts.

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 February 20, 2015.

ANALYSIS

Proposals from two (2) proponents were received prior to the closing date:

Allpro Window Cleaning Inc., Sault Ste. Marie, ON

Blue Diamond Cleaning (657500 Ontario Inc.), Sault Ste. Marie, ON

The proposals received have been evaluated by a committee comprised of staff from the Community Services Department and the Purchasing Division – Finance Department.

The proponent scoring the highest in the evaluation process was Blue Diamond Cleaning. Blue Diamond Cleaning is presently providing Concert and Special Events Personnel Services at the Essar Centre.

IMPACT

Funding for this activity is budgeted within various Essar Centre accounts. Based on historical data for event services, the cost of these services for the first year of the contract would be approximately \$82,840.00, plus HST; which is recoverable through contracts with event promoters and organizers. This cost is based on the Essar Centre hosting 6 major and 10 local (smaller) events annually.

STRATEGIC PLAN

Provision of Concert and Special Events Personnel Services is not an activity listed in the Corporate Strategic Plan.

RECOMMENDATION

Resolved that the report of the Manager of Purchasing dated 2015 04 13 be received and the recommendation that the proposal submitted by Blue Diamond Cleaning to provide Concert and Special Event Personnel Services as required by the Community Services Department, be approved. The contract will commence June 1, 2015 and continue for a period of three (3) years allowing for further one (1) year extensions by mutual agreement.

Respectfully submitted,



Tim Gowans
Manager of Purchasing

Recommended for approval,



W. Freiburger
Commissioner of Finance & Treasurer

TG:nt



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Tim Gowans, Manager of Planning

DEPARTMENT: Finance Department

RE: Tender of Partial Roof Replacement – Steelton Seniors Centre (2015CS01T)

PURPOSE

Attached hereto for your information and consideration is a summary of the tenders received for the Partial Roof Replacement at the Steelton Seniors Centre as required by the Community Services Department.

BACKGROUND

The tender was publicly advertised and tender documents forwarded to all firms on our bidders list. A public opening of the tenders was held March 30, 2015 with Councillor Marchy Bruni representing City Council.

ANALYSIS

The tenders received have been thoroughly evaluated and reviewed with the City's Consultant for the project, Stem Engineering Group (Mr. Mark Caruso) and Mr. Joe Cain, Manager of Recreation & Culture, Community Services Department. Mr. Caruso's report concerning the tenders received is attached for your reference.

IMPACT

The tendered amount is within the approved budget allocation of \$115,820.00 as approved in the 2014 Capital from Current Budget.

STRATEGIC PLAN

The Partial Roof Replacement at the Steelton Seniors Centre is not listed as an activity in the Corporate Strategic Plan.

RECOMMENDATION

Resolved that the report of the Manager of Purchasing dated 2015 04 13 be received and the recommendation that the tender for the Partial Roof Replacement at the Steelton Seniors Centre be awarded to 1372055 Ontario Limited (Pro North Roofing) at their low tendered price , meeting specifications, of \$64,400.00 plus HST be approved; and further that the City's Consultant, Stem Engineering Group, be authorized to provide a Letter of Intent formally authorizing 1372055 Ontario Limited to proceed with this project. A By-law authorizing signature of a formal contract for the project will appear on a future Council Agenda.

Respectfully submitted,



Tim Gowans
Manager of Purchasing

Recommended for approval,



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

TG:nt

attachment

01 April 2015

Project #13065.02

The Corporation of the City of Sault Ste Marie
99 Foster Drive
Sault Ste Marie, ON
P6A 5X6

Attention: Joseph J. Cain
Manager Recreation & Culture Division

Subject: Steelton Seniors Centre Partial Roofing Replacement & Building Improvements-Tender Results

On March 30th, 2015 two sealed envelopes containing the bid tenders for the proposed project were submitted to the City Clerk's Department. Both tenders were submitted by local contractors. Upon a review of the tenders, we have provided the following summary;

George Stone & Sons Inc.

\$77,523.00 base bid + \$6146.66 to construct the Ladder = **\$ 83,669.66**

Tender form was complete, tender and contract security was acceptable

Addenda-1 was acknowledged

Time of completion after contract award (6 weeks)

No substitutions or alternate prices submitted

ProNorth Roofing

\$59,300 base bid + \$5,100 to construct the Ladder = **\$ 64,400**

Tender form was complete, tender and contract security was acceptable

Addenda-1 was acknowledged

Time of completion after contract award (8 weeks)

No substitutions or alternate prices submitted

All the tender prices exclude HST but include a contingency allowance of \$7,000.00

The anticipated budget for the project was \$89,000 + HST based on a letter dated October 27th, 2014 submitted by STEM. We recommend awarding the contract to ProNorth Roofing (including of the access ladder) for the tender amount of **\$64,400 + HST**

If you should have any questions regarding these matters or require any additional information, please contact us at your convenience. We look forward to working with you on this project.



Mark Caruso A.Sc.T.
Project Manager



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: Shelley Schell, Manager of Finance and Budgets
DEPARTMENT: Finance Department
RE: Status of City Reserves

PURPOSE

The purpose of this report is to respond to a Council resolution passed on 2015 02 23 concerning the status of City reserves.

BACKGROUND

The following resolution was passed on 2015 02 23.

Moved By: Councillor S. Butland

Seconded By: Councillor P. Christian

Resolved that the Finance Department prepare a report on the status of City reserves as of March 1, 2015. This report would be for the awareness, information and consideration of Council in preparation for the budget process. It is requested that the following outline be followed where practicable:

1. the reserve be separated into discretionary, non-discretionary and trust funds;
2. the present balance in each reserve;
3. the primary purpose of each reserve where not obvious;
4. the short or long term plan to access these reserves.

Carried

ANALYSIS

Attached is a listing of Reserves, Reserve Funds and Trust Funds with yearend balances with corresponding information concerning each account.

IMPACT

Not applicable.

STRATEGIC PLAN

Not applicable.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Finance and Budgets dated 2015 04 13 concerning the status of City reserves be received as information.

Respectfully submitted,



Shelley J. Schell, CPA, CA
Manager of Finance & Budgets

Recommended for approval,



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

SJS/kl

attachment

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
RESERVES, RESERVE FUNDS AND TRUST FUNDS

Reserve	Purpose of the Fund	Balance Dec 31/13	Balance Dec 31/14	Commitments to Mar 31/15	Available Balance Mar 31/15
<u>RESERVES</u>					
<i>Operating Reserves</i>					
Tax Stabilization	Established with 2012 surplus. To stabilize tax rate impacts.	708,356	708,356	-	708,356
Working Fund	Provides working funds for operations.	1,081,007	1,081,007	-	1,081,007
Contingency	Provides for contingent liabilities such as possible tax refunds or assessment appeals pending against the City and contractual obligations. Also provides monies for unforeseen or uncertain liabilities and contingencies.	1,754,638	2,192,248	437,610	1,754,638
Experience Refund	Provides for general operational contingencies. No ongoing transfers to reserve.	50,209	50,209	-	50,209
Council Communication	Remaining funds from 2007 Capital from Current allocation to provide Councillors with computers and other communication devices or tools.	31,717	31,717	-	31,717
Designated Heritage Grant	Portion of annual heritage grant not utilized	36,550	37,802	6,383	31,420
Council Travel	Provides for future travel requirements of Council in excess of operating budget. No ongoing transfers into reserve.	10,832	10,832		10,832
Community Development Fund	Provided funds in 2008 for a Safety Village. Council commitment still reflected.	20,000	20,000	20,000	-
Conferences & Special Events	Unexpended budget transferred annually for future year use.	22,500	16,936		16,936
OMERS Premium Reduction	Provides for employee related expenses. Established when OMERS announced a suspension of premiums during 1998.	146,323	146,323	50,000	96,323
Election	Provides for cost of holding elections. Annual contribution.	180,000	-		-
HR Training	To be used for Human Resources Training requirements.	1,143	1,143		1,143
Asbestos Abatement	Provides funds for potential asbestos abatement requirements. Annual unused budget transferred.	101,862	120,089	43,767	76,322
Facilities Maintenance	Provides funds for facilities maintenance projects in excess of operating budget. Provided annually from excess OW building rent over expenses	435,678	500,977	271,029	229,948
Parks & Recreation	a) Resol. 5(l) Feb 23/09 transferred all profits for future capital development of Strathclair Park b) Municipal Heritage Committee Book sales transferred for us by Historic Sites Board c) Resol. 5(j) Feb 23/09 allocates 10% of athletic field fees for future capital requirements d) other parks and recreation revenues	290,172	285,980	107,120	178,860
Communities in Bloom	Provides for Communities in Bloom costs. Unexpended budget transferred annually. No longer participating in program	4,378	4,378		4,378
Walk of Fame	Provides stabilization of Walk of Fame costs. Annual net revenue/(deficit) transferred.	1,823	1,859		1,859

Reserve	Purpose of the Fund	Dec 31/13	Dec 31/14	to Mar 31/15	Mar 31/15
Winter Control	Provides funds for stabilizing the City's Winter Maintenance Program.	900,000	900,000		900,000
Fire Special Training	Provides for Fire Training. Annual revenue from fire extinguisher training transferred.	19,352	6,900		6,900
Barrier Removal	Provides funds for barrier removal projects. Annual allocation to reserve if not used.	34,416	65,994	5,000	60,994
Daycare Grants	Unexpended grants transferred for future equipment or maintenance requirements	16,658	16,428	16,428	-
Economic Development Funds	Provides for economic development projects. Annual budget provision.	1,665,304	1,927,000	1,825,136	101,864
Green Committee	Provides for Green Committee projects. Unexpended budget transferred annually for future year use.	117,526	107,661	23,000	84,661
Best for Kids Committee-Social Services	Provides for semi-annual conference expenses. Operating surplus/deficit annually transferred.	16,318	15,065		15,065
Best For Kids Program-CSD	Provides for operating costs for CSD's Best for Kids program. Donations in excess of costs transferred for future programs.	6,691	3,042		3,042
Celebrate 100	Provided for Celebrate 100 program in 2012. Remaining unexpended funds.	17,160	17,160		17,160
<i>Capital Reserves</i>					
Electronic Office Equipment	Provides for electronic office equipment. No ongoing transfers into reserve.	13,337	13,337		13,337
Computer Software	Software budgeted in 2014 for expenditure in 2015	-	28,000	28,000	-
Asset Management	Provides for future capital requirements for asset management plan for buildings.	-	431,580	341,300	90,280
Arena Improvement and Equipment	Reserve closed in 2014	2,100	-		-
Essar Centre Capital	Provides for capital requirements of Essar Centre. Annual capital surcharge on ticket sales transferred.	82,305	87,571	38,286	49,285
Marina	Provides for capital maintenance of marinas from net annual profits from Bellevue and Bondar Marinas	252	252		252
Bondar Park Equipment	Provides for equipment for Bondar Park concession from net annual profits (no trsf for several years)	56,072	56,072		56,072
Bondar Park Improvement	Provides for capital additions and/or equipment from net profits. No ongoing transfers into reserve.	9,390	9,390		9,390
Skateboard Park	Provides for future capital improvements from donations received. No ongoing transfers into reserve.	12,828	12,828		12,828
Engineering Equipment	Provides for the replacement of Engineering vehicles and equipment. Annual budget allocation and also any vehicle lease savings transferred.	368,539	403,814		403,814
Civic Centre Equipment	Provides for equipment for Civic Centre. No ongoing transfers into reserve.	5,884	5,884		5,884
Connecting Links	Provides for capital improvements for roads no longer considered connecting link. One time provincial grant received when revoked. Balance relates to Wellington Street. Allocation for 2015 capital works program currently being reviewed.	242,999	242,999		242,999

Reserve	Purpose of the Fund	Dec 31/13	Dec 31/14	to Mar 31/15	Mar 31/15
PWT Equipment	Provides for Public Works equipment requirements (excludes transit). Annual budget allocation	1,799,069	1,316,099	421,647	894,452
Waste Disposal Site	Provides for capital improvements and expansion of landfill site. Annual allocation based upon excess revenue over expenses.	11,728,238	12,175,874	287,487	11,888,386
Transit Garage	Provides for capital improvements for transit garage. No ongoing transfers into fund.	1,917	1,917		1,917
Transit Equipment	Provides for transit equipment. Annual budget allocation.	605,761	672,677	281,255	391,421
Parking Working Fund	Provides for future maintenance and enhancement of parking facilities. No ongoing transfers into fund.	3,614	3,614		3,614
Fire Capital Equipment	Provides funds for the replacement of Fire vehicles and equipment. Annual budget allocation and also revenue from air bottle fees, fire services fees and vehicle lease savings transferred.	1,244,728	709,300	700,300	9,000
Police Capital	Provides for police capital equipment. Annual budget allocation	615,259	502,960		502,960
Police Traffic School	Traffic education program no longer in effect. Funds are used for traffic related purposes.	22,047	22,047		22,047
Library Expansion	Provides for capital and maintenance of libraries. Annual budget allocation	377,460	427,812		427,812
Serviced Industrial Land	Provides for expansion of industrial land.	492,908	492,908		492,908
Leighs Bay Rail	Provides for future maintenance of Leigh's Bay rail line.	64,900	64,900		64,900
Hub Trail	Provides for capital and maintenance of Hub Trail. No ongoing transfers	61,961	61,961	41,539	20,423
Miscellaneous Construction Carryover	Provides for miscellaneous construction projects. Funds committed for 2015.	64,144	58,387	58,387	-
Various reserves with 2013 balances and closed in 2014		586,487			-
		26,132,811	26,071,286	5,003,674	21,067,612

RESERVE FUNDS

* denotes obligatory fund

5% SUBDIVIDERS *	Pursuant to The Planning Act 1990 section 42(1) and 51.1(1) payment in lieu of conveyance as a condition of development or agreement of subdivision and must be used for park or other public recreational purposes, including the erection, improvement or repair of buildings and the acquisition of machinery for park or other public recreational purposes. Sections 42(15) and 51.1(5) states funds to be paid into a special account and the money may be invested as permitted under the Municipal Act and the earnings paid into the special account.	504,038	512,029	387,340	124,689
CEMETERY	Provides for the capital expansion and equipment of municipal cemeteries. Annual net revenue from cemetery operations transferred to fund.	1,269,445	1,338,631	1,050,000	288,631
INDUSTRIAL PARK	Provides for purchase of lands and property for industrial park development.	45,238	45,722		45,722
HOSPITAL	Remaining balance to provide for City share of Physician Recruitment Program.	544,376	466,845		466,845

Reserve	Purpose of the Fund	Dec 31/13	Dec 31/14	to Mar 31/15	Mar 31/15
DEVELOPMENT CHARGES *	Previous development charges program for sewer projects to be used for west end renovations	364,532	371,923		371,923
PROPERTY PURCHASE	Proceeds from the sale of property to be used for property acquisitions of lands as authorized by Council.	1,243,115	1,389,906		1,389,906
POLICE OMERS	Council Resolution dated February 2, 1976 authorized that a reserve account for the Police Supplementary Pension Plan be set up in the amount of \$100,000.00. In 1974, an arbitrator awarded a Type 1 agreement with 1 3/4% formula and credited service for past and future for the Police Department. For the past service costs they had an option of payment: 1) Lump Sum \$370,795.00. 2) 15 annual payments of \$38,177.00 commencing in 1975. The arbitrators award was much greater than anticipated, therefore, the City chose to take the second option. The City had budgeted \$140,000.00 in 1975 for the estimated costs of prior years service. The 1975 payment was taken out of the amount and the balance of \$100,000.00 was put into a reserve fund per Council resolution of February 2, 1976. O.M.E.R.S. reevaluated the Police Plan in 1988 and a surplus was in the plan. The reserve fund is to be used if the City is required to contribute extra to the plan.	10,258	10,368		10,368
SEWAGE PLANTS	This reserve fund was held by the OWRC and OCWA until 1996 at which time the City requested that the funds be returned as part of a new operating agreement with OCWA. The funds were returned in early 1996 but it was arranged that the balance of debt still owing on one project be deducted from the reserve fund, which is now complete. Funds to provide for sewage plant capital improvements. Funds will be allocated to the west end plant upgrades.	498,484	510,982		510,982
CONNECTING LINK	Remaining funds from pre-2000 Connection Link projects. Will be applied to Road Capital Works project(s). Allocation for 2015 Capital Works program currently being reviewed.	94,601	95,613		95,613
PROVINCIAL GAS TAX *	Unspent provincial gas tax grants to be used in future years for municipal public transportation services.	112,942	52,612		52,612
FEDERAL GAS TAX *	Unspent federal gas tax grants to be used in future years for municipal roads, bridges, storm water systems and other capital as specified in agreement	572,990	-		-
WEB PORTAL	Unspent immigration web portal grants to be used in future years.	48,234	129,696		129,696
BLDG PERMIT *	Provides for sufficient funds to continue operational and capital needs of the building permits process that are affected by fluctuation development.	1,174,239	679,247	55,000	624,247
		6,482,494	5,603,575	1,492,340	4,111,235

TRUST FUNDS

Reserve	Purpose of the Fund	Dec 31/13	Dec 31/14	to Mar 31/15	Mar 31/15
CARE & MAINTENANCE	Pursuant to the Cemetery's Act, funds are provided by the sale of cemetery plots and crypts and invested. Earnings derived from fund are used to perform maintenance to the municipality's cemeteries.	4,972,901	5,106,285		5,106,285
PRENEED ASSURANCE	Pursuant to the Cemetery's Act, fund holds all money received for the benefit of the purchaser of cemetery supplies and/or services until that portion of the contract in respect of which the money was paid is completed.	2,202,200	2,180,443		2,180,443
TRANSIT PENSION	Transit pension plan in place prior to OMERS. Funds remaining relate to disbursements for 8 pension members not found. Funds must remain in trust per Financial Services Commission of Ontario.	73,383	74,173		74,173
POA TRUST	Trust not in use	2	2		2
HISTORIC SITES	Pursuant to By-law 2001-229, Historic Sites Board monies from special displays, shows and events are retained by the Board for use at the Ermatinger Old Stone House.	9,229	20,832		20,832
HERITAGE SSM	Funds designated upon the dissolution of Heritage Sault Ste Marie Inc. in 2005 for use by the Historic Sites Board for interpretive display and the Municipal Heritage Committee for heritage conservation.	25,056	25,760		25,760
OHRP HOMEOWNER PROGRAM	Ontario Home Renewal Plan. No new loans since 1993. annual payments to Province will continue until remaining loan balance is repaid by homeowners.	19,174	15,814		15,814
CULTURAL ENDOWMENT	Fund established in 2008 with one-time funding. Administered by the Cultural Advisory Board.	12,661	12,928		12,928
		7,314,605	7,436,237	-	7,436,237



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: William Freiburger, Commissioner of Finance and Treasurer
DEPARTMENT: Finance Department
RE: 2015 Budget Input Consultation Process

PURPOSE

The purpose of this report is to provide Council with the information from the Finance Committee's 2015 Budget Input consultation process.

BACKGROUND

A Finance Committee meeting was held on 2015 03 25 to review the attached report prepared by Shelley Schell, Manager of Finance and Budgets concerning the 2015 Budget Input comments.

ANALYSIS

The Finance Committee discussed various options for public input including presentations to various public groups including the Chamber of Commerce and including input forms with tax billings and approved the following resolution.

Moved By: Councillor R. Romano
Seconded By: Councillor M. Bruni

Resolved that the Finance Committee recommends City Council approve the following actions after reviewing the Public Input report prepared by S. Schell, Manager of Finance and Budgets and presented on 2015 03 25.

- i) Review the method of community engagement for the 2016 budget including surveys in the tax bill, input forms and other options to increase public participation in the budget process.
- ii) Review a community engagement tool for public input prior to the 2016 budget and the plan for such engagement tool to be in place for the fall of 2015.

CARRIED

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 2015 04 13 concerning the 2015 Budget Input consultation process by the Finance Committee be received as information.

Further Be It Resolved the following actions recommended by the Finance Committee concerning public input for the 2016 budget be approved.

1. Resolved that staff review the method of community engagement for the 2016 budget including surveys in the tax bill, input forms and other options to increase public participation in the budget process.
2. Further Be It Resolved that staff review a community engagement tool for public input prior to the 2016 budget and the plan for such engagement tool to be in place for the fall of 2015.

Respectfully submitted,



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

WF/kl

attachment



COUNCIL REPORT

March 25, 2015

TO: Finance Committee

AUTHOR: Shelley Schell, CPA, CA Manager of Finance & Budgets

DEPARTMENT: Finance Department

RE: 2015 Budget Input

PURPOSE

To provide the Finance Committee with a summary of the 2015 Municipal Budget input comments submitted by the residents of the City of Sault Ste. Marie.

BACKGROUND

As part of the current budget process, public input was gathered and presented to the Finance Committee. For the 2015 budget year, forty-two (42) e-mails were received, many which contained multiple suggestions. Three input sessions were held, but were not well attended:

February 19, 2015	Civic Centre (9 public attendees)
February 24, 2015	John Rhodes Community Centre (2 public attendees)
March 11, 2015	Northern Community Centre (9 public attendees)

Where applicable and available, department responses were included to provide additional information.

Also included is the Chamber of Commerce Position Paper, received March 16, 2015.

ANALYSIS

This year's suggestions have several common themes:

Review Transit Services: A review of the overall usage and routes required as many bus routes are not well utilized. Also input received about providing more new buses and adding additional routes.

2015 03 25

Page 2.

Sidewalk Plowing, Snow Removal and Winter Clean up: Several comments regarding decreasing sidewalk plowing and the level of snow removal (some want more, some want less). Comments also provided on how the clean-up is accomplished.

Garbage and Recycling Collection: Several comments were received about the frequency of garbage collection. A response has been included from Public Works and Transportation in regards to some of the constraints they face. Also noted was the recycling collection schedule, which many feel does not have to be done as frequently with the new larger recycling containers that are in use.

Municipal Daycare: Comments were received that the City should not be using tax dollars to fund daycare. A response is included indicating that the Municipal Daycare Review Committee is currently looking at the options.

User Fees Versus Taxation: Several comments were received indicating that user fees should be utilized rather than taxation to give more control to taxpayers on the services they use or require.

Roads, Sidewalks, Traffic Lights: Many suggestions were received in regards to specific roads, sidewalks and intersections that citizens would like addressed.

IMPACT

There is no impact on the budget at this time. If a suggestion is recommended for further review, a full financial analysis would be done at that time.

STRATEGIC PLAN

Methods of receiving client/stakeholder input and community engagements are activities listed under Strategic Direction 2: Delivering Excellent Services Objective 2A-Communications.

RECOMMENDATION

It is therefore recommended that the Finance Committee take the following action:

Resolved that the report of the Manager of Finance and Budgets dated March 25, 2015 concerning 2015 Public Input be received as information.

Respectfully submitted,



Shelley J. Schell, CPA, CA
Manager of Finance & Budgets

Recommended for approval,



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

attachment

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

2015 BUDGET INPUT VIA E-MAIL

All e-mails shown in original format.

1. DATE RECEIVED: September 4, 2014 (via Councillor Myers)

1. The construction of a proper sidewalk on the East side of Church Street, North of Wellington Ave, uphill between The Drive and Summit Ave. This would allow for safe walking along this section of the city, facilitating the use of public transportation and general pedestrian safety - especially for those residents, like myself, who do not own a car out of regard for the environment or financial constraints. This would also ensure that the city as a whole produces less exhaust emissions while also increasing the probability for people to walk and increase their fitness level.

Engineering/Planning Response:

The City completed an environmental assessment for the widening of the Pim Hill, including pedestrian facilities on the east side. It will require the acquisition of the property on the east side of the hill, and closure of the driveway that access the home on this property. The property owner is aware the City would like to acquire the property, and there are discussions from time to time. Once the property owner becomes a willing seller, the City can acquire the property and proceed with the project. The EA has expired, so an addendum to the EA will be required, and capital funding will have to be assigned to the project. The City has taken the position that it will wait until the property owner is willing to sell.

2. An amber light or a cross walk running East-West/West-East either at the corner of Boron and Pim or Summit and Pim to ensure a safe crossing for those residents using public transit.

3. The general improvement and maintenance of the ONLY public pool in the city - V. E. Greco pool. This facility is mostly accessed by low-income residents and also residents who do not own a vehicle and cannot leave the Sault Ste. Marie area. It is appalling to see what facilities and services exist for those of us who cannot leave the city for various reasons - time, money or accessibility.

CSD Response:

The City operates three (3) public pools - the John Rhodes Community Centre Pool, the V.E. Greco Pool, and the Peter G. Manzo Pool. There are User Fees associated with the use of the JRCC Pool. There are no admission fees for use of the Greco Pool and Manzo Pool. The Greco Pool is a heated pool, the Manzo Pool is not.

This past summer a free Best for Kids program was run at each outdoor pool. This program provided a structured learning and activity environment for the children in the area. Each day healthy snacks were provided to the children. This program was implemented by the Mayor's

Best for Kids Committee which has representation from Council as well as many social service agencies.

Maintenance items will be identified at the end of the season and presented to Council for consideration along with all of the other budget items at budget time.

4. The construction of splash pads in the Bellevue Park area - this would ensure that small children have a place to cool off that is age appropriate - there are at present no wading pools or splash pads. Why?

CSD Response:

In response to a Council resolution to investigate implementation of a splash pad a report was presented to Council in January 2014. A subsequent resolution was passed seeking more information and possible partnerships for funding of a splash pad. Staff will be reporting to the new Council in January 2015.

Please let me know how I can voice my concerns and if I need to circulate a petition from my neighbours to support the demand for these (muchneeded) services. I would imagine City Councillors and the Mayor are interested in servicing all citizens equally, regardless of income status.

2. DATE RECEIVED: November 19, 2014

Reverse the unfair policy that discriminates against non-union tradespersons.

All qualified tradespeople deserve the "right to work".

As a resident who pays property taxes, it is disturbing to watch inefficient work performance that is safeguarded by union contracts.

3. DATE RECEIVED: November 19, 2014

I'm not sure if this is what could be part of the budget but fibre optics is the world's next hundred-year infrastructure, and Bell has halted putting fibre lines to houses in the Sault from what I hear. Take it out of the hands of Bell. That way the internet isn't brutally throttled and everyone gets a piece of it.

Here's an example: <http://www.cbc.ca/news/technology/small-alberta-town-gets-massive-1-000-mbps-broadband-boost-1.1382428>

The Sault is quite a bit larger than that example town, but it's a potential reality. The only downside to getting fiber to every house and business in the Sault is the up-front cost. Just like copper was 100 years ago, once the fibre has been run all that needs to be done is change the equipment on either end as technology advances. However, the technology already exists to provide every Sault resident and business reliable Gigabit internet access which is on average 75x - 100x faster than what we have now. By the time the budget gets approved, the technology to go even faster will be available.

Having the city control the majority of the fibre would also allow for much better prices and speeds to the people as it would take major control away from Bell and Shaw. Both have been very poor providers of internet solutions with ridiculously low data caps and insanely high prices for what's actually offered.

I expect this to be ignored because there's a need for a lot more research to even begin a project like this, but it's a thought and having fibre to the home is an inevitability. The sooner the better for everyone.

4. DATE RECEIVED: November 19, 2014

I would love to see a new civic tax added to hotel accommodations in the city with funds reinvested into the city's entertainment and tourism sector. Perfect way for finish the Essar Centre suites, maybe an entire north end club section upstairs "possible naming rights there", more seats for more profit for travelling acts and major events. Maybe even an outdoor concert stage or exhibition grounds somewhere in this city. We need more to keep our dollars here and bring other people money here.

Tourism SSM Response:

This is already in place, although not used for capital infrastructure. It is mostly used for product development, marketing and securing sports tournaments and conventions.

5. DATE RECEIVED: November 19, 2014

As a taxpayer and having worked at the City I saw waste everywhere. For instance paper waste, in one dept the paper copied and wasted I'm sure was tens of thousands of dollars per year. Lost time due to medical appointments, again atrocious. The Human Resources Dept actually need to have much more input into the hiring, firing and people management, then staff would begin to take their jobs seriously. I realize the responsibility for hiring is embodied in the the Municipal Act, however. Senior staff members and their depts should be trusted to do their jobs in a fair and impartial way. Somebody in that place is out of touch with the reality to what is actually going on. I believe this Mayor is on the ball when he suggests these upper management positions should be contracted. Honestly all the management is, are overseers. Programs like Ontario Works should not even be run by a Municipality because they then have to compete for dollars against roads, infrastructure etc. Worse yet, because Ontario Works

delivers to unorganized areas, a District Social Services Admin board was created which costs millions to run so the folks in Prince and Heyden can have a say in how service is delivered. The part of this that really irks me is those areas still get minimal service anyway. In other words two entities delivering the same product, City/Dssab. Probably this City is now the last who still deliver a Provincial Program. In fairness to the City its the Provincial government who have the final say on the existence of this board, however, what that board looks like and cost should be controlled by those who deliver the program period. As far as I know all other Municipalities are run by a board without municipal involvement. Not advocating one way or the other since there is only one taxpayer. If you worked at the City any length of time you know where the waste is in your dept, so do something about it. I believe millions can be saved if every staff member keeps cost in mind regardless of what they do there. Lets face it if we haven't reached the breakeven yet we definitely are going to at some point. Revenue can not keep up with expenditure. I like a 5 percent rule . You shave 5 percent off your budget in times of restraint or the City will find it starting with your job. As it stands now accountability is virtually non-existent Those who have worked 35 years plus, its time to retire since your output probably no longer justifies your pay and after 35 years if your not ok financially you never will be. Go find a different job and give some young person a chance to start their careers like you started yours. The City is a good employer but the City needs to move away from all the draconian management styles and get into the 21st century. Technology could save the City a lot of money but the City has to move faster getting these things in place, as an example storing info electronically, without paper. One other thing, this idea which permeates some depts,. that you must waste any money you didn't spend by year end because you don't want the Province to get it back, has to stop. All monies not spent should be sent back to the Ministry of finance The only other suggestions would be to cut services something I believe no one wants to see.

6. DATE RECEIVED: November 19, 2014 / November 21, 2014

i propose that empty schools be retrofitted and renovated to create affordable living accommodations for city residents. We have a severe lack of affordable housing in this city as the rents for units that are available are sky rocketing. Anyone working for minimum wage or on disability or pension cannot reasonably afford these rents. there are too many people on the wait list for geared to income and the wait is too long.

Social Services Response:

Social Housing programs fall under the Sault Ste. Marie District Social Services Board's (DSSAB) jurisdiction. Suggestion to be referred to DSSAB.

7. DATE RECEIVED: November 19, 2014

I would like to see the city put the money to new low ride buses. I am disabled and its a pain that the buses break down all the time or that they do not have enough low ride buses to accommodate for people with walkers or strollers or elderly. please make this happen. I have been fighting for this to happen for years. PLEASE make it happen.

PWT-Transit Response:

The City's Strategic Plan calls for the purchase of one (1) new low floor bus each year (if funding is available). We are moving towards an accessible fleet of low buses as quickly as annual budgets permit us to do so. We should be 100% low floor compliant with the purchase of three more low floor buses.

8. DATE RECEIVED: November 19, 2014

You should put GPS trackers on the buses to watch where it is and or if you may have missed it. This would work good especially in winter time for those waiting in the cold. Some times the buses come early others later so it could be profitable for you as well knowing people are not missing it and maybe won't be late fir work or appointments. Just a thought :)

PWT-Transit Response:

We currently have GPS on all of our fleet of buses. What we require is the software to allow passengers to monitor their personal electronic devices to locate the bus of their choice. This is an expensive proposition \$200 to \$300 thousand dollars and for the next few years our priority is the purchase of new low floor buses.

9. DATE RECEIVED: November 19, 2014

New buses, half hour service on weekends for us that work, more sheltered areas, and the bus drivers should be more friendly.

PWT-Transit Response:

New buses are currently \$475, 000 per vehicle. We will ask for a new bus each budget year.

Half hour service on weekends would add approximately 14,560 hours of additional service or \$\$1,310,000. In addition, we would require additional buses to provide the expanded service.

Bus shelters are placed at bus stops that meet the criteria of passenger use, exposure to weather, must be on public property and have enough space for the size of the pad and shelter. We will research all requests from the public for bus shelters.

Bus drivers participate in a variety of training and customer service is one of the areas. Some bus drivers are just friendlier than others. We now employ the STRADA Evaluation System for potential new hires. The Strada program allows us to determine who is actually suited for operating a bus for public transit.

10. DATE RECEIVED: November 19, 2014

Hello,

my wife and I are long time residents of SSM. We are also rely on regular use of our public transit system to travel around the city.

We wish we could see 30 minute service for evening and weekend routes. I was working as a community based personal support worker and dreaded having to work our obligatory 2nd weekend or evenings. It is a big inconvenience having to wait for 1 hour service.

Thank you kindly for the consideration.

PWT-Transit Response:

Expanded ½ hour service for evenings and weekends would add an additional 26,000 hours of service or \$2,310,000 in additional costs. In addition, we would require expanding the size of the fleet to accommodate the expanded service.

11. DATE RECEIVED: November 20, 2014 / December 6, 2014

To whom it may concern:

The city has asked for comments and suggestions for the 2015 budget. On behalf of Sault Ste. Marie tax payers with property in Dennis Township, city tax paying contractors and concerned members of the travelling public we are writing to ask the city budget committee allocate special funding yearly for the development of upper Maki/Red Rock Road to the Prince Windfarm. Of all rural roads in Sault Ste. Marie this is the only road that is a present and constant threat to safety. Ambulances cannot travel it a timely manner and medical assistance can be hindered while in transit. The school bus is replaced 2 to 3 times more often than city school buses and children inside are at risk, all due to poor road conditions. We ask that the city Finance Committee develop and commit to a 10 year plan to bring this road up to provincial safety standards, with proper ditching, culverts, signage, guard rails, dust control or paving. The city must recognise that Maki/Red Rock road ceased to be a “seasonal” road decades ago and needs to be addressed and repaired to reflect that. Continuous delays only increases the cost of repair and puts lives at risk.

Sincerely,

Laureen Wells,
Communications Volunteer,
Red Rock Community and Rate Payers Association.

CAO Response:

This road has been publicly discussed for many, many years and is the subject of several reports to our City Council. While it is a piece of road inside the City of SSM, it does not serve the residents who pay taxes in the City of SSM, but does serve people who pay taxes to the Township of Dennis and who live at Red Rock. The City has reviewed the cost to bring the road up to the standard that the people in Red Rock are asking. The cost for this has already been estimated at well in excess of \$1 million and our City Council does not believe that the taxpayers of SSM should pay this amount when the benefit goes to the taxpayers of Dennis Township. We have encouraged representatives of Red Rock to approach the Provincial government to pick up this cost for them and thus far, they have been unsuccessful. This has been the same answer which the City of SSM has given to all of those who have come before you with the same request. There are many pieces of roadway in SSM whose purpose is to serve taxpayers in SSM which would be considered for improvement before this piece of roadway, given that it mainly serves very few SSM residents.

The other point that I should state is that this has been an issue for many, many years and anyone who has built a substantial year-round residence at Red Rock should have been aware that this road was not going to be improved anytime in the near future.

(Chronological Summary attached)

12. DATE RECEIVED: November 24, 2014

Where the Hub Bicycle Trail crosses or uses streets in the Sault, paint on the road surface large bicycle pictures similar to what is done in Thunder Bay.
This will be a great safety feature for both automobiles and bicycles.

13. DATE RECEIVED: December 2, 2014

2015 BUDGET SUGGESTION

[1] LAKE ST HAS SIDEWALKS ON BOTH SIDES OF THE STREET AND THE SIDEWALK PLOUGH DOES BOTH SIDES SOMETIMES 2-3 TIMES A DAY. CONSIDER PLOUGHING OR MAINTAINING THE SIDEWALK

ON ONLY ONE SIDE AND ALTERNATING EACH YEAR.

THIS WOULD NOT HINDER PEDESTRIAN TRAFFIC WHICH IS MINIMAL AND AT THE SAME TIME PROVIDE MORE SNOW STORAGE. THE WALKWAY FROM LAKE TO PEACH IS NOT MAINTAINED IN THE WINTER AND RARELY USED.

THIS WAS DONE ON PENTAGON AND WHEN THEY RESURFACED THEY REMOVED THE SIDEWALK ON ONE SIDE.

P.S IT IS ALSO IMPORTANT TO NOTE THAT LAKE NORTH OF MCNABB IS NOT A BUS ROUTE

[2] IMAGINE THE SAVINGS CITY WIDE IF THIS WAS IMPLEMENTED WHERE SIMILAR CONDITIONS EXIST.

[3] PINE AND SECONDLINE INTERSECTION I FEEL WILL BE DISASTER IN THE WINTER TIME. WITH THE NEW SCHOOL, BUSES WILL BE ADDED TO THE ALREADY HEAVY TRAFFIC.

TRANSPORTS WILL HAVE A TOUGH TIME GETTING GOING IF THEY GET A RED LIGHT AND WILL HALT ENTRY TO THE SCHOOL FROM BOTH ENDS.

I SUGGEST REMOVING THE LIGHT ON SECOND LINE AND PUTTING A STOP SIGN ON PINE. THIS WILL CAUSE SOME INCONVENIENCE FOR THOSE ON PINE BUT IN THE LONG RUN WILL IMPROVE TRAFFIC FLOW IN GENERAL

PWT Response:

- 1) There is currently a policy in place on how sidewalks can be added or removed from the list. The sidewalk policy is currently under review, including whether one sidewalk per street is feasible.
- 3) Traffic lights are the best way of managing traffic on a 5 land road. The school has ample room to manage all the buses in their parking area.

14. DATE RECEIVED: November 29, 2014

Dear Friends:

Why can't the city prioritize and address the most important projects? Also choose ones that realistically can be finished by October 31st. This way the month of November can be used to fill all existing potholes so that they don't fill up with water, freeze, making them wider and just cause more problems in the spring. I realize that with the vagaries of our weather sometimes deadlines can vary, but it seems to me that doing part of a job and having to finish it another year doesn't make sense. Besides which, it is very irritating. This year and other years as well,

it seemed that too many of the streets around town were blocked off, annoying for locals and visitors alike.

15. DATE RECEIVED: December 1, 2014

An idea on a cost saving measure struck me on how the extreme snow fall this year snowing out garbage collection was handled i.e. delayed one week. It struck me that if the collective agreement would allow for it, that whenever a week includes a Stat holiday that instead of pushing garbage collection back one day for the rest of that week, that the garbage collection for that day could simply be skipped and the other days of the week stay on regular schedule. There would be cost savings seen in not having all the garbage collection staff work one extra day at time and a half in each week that there is a stat.

PWT Response:

Many years ago PWT worked on streamlining the refuse collection, revising bylaws, and making the whole operation more financially viable, including implementing the landfill user fee. Back in the 90's we operated with 5 refuse collection vehicles on the road and 10 operators, as well a contractor with 3 vehicles for the outlying areas. We collected unlimited garbage, everything that was placed out on the streets, behind businesses, at restaurant, and including furniture. As well we collected hoppers/bins from over 300 commercial establishments. As we implemented the changes and defined the bylaws, we evolved into the system that we have now, where every resident and small business with 4 units or less gets the exact same amount of refuse collected each week at the curb. Anything over and above they pay with Municipal bags tags or pay at the landfill for disposal.

We eliminated the 300 commercial hoppers, all of which are now responsible to pay for their own collection and disposal fees. This resulted in over \$400,000 per year savings and increased tipping fees at the landfill.

PWT tried to eliminate the 200 or so larger multi-family buildings as these are in reality a businesses or commercial establishment as well. (this was turned down by the commissioner at the time and council) It was agreed that any living establishment (single family, multi family, apartment building, etc.) would also receive an equal amount of refuse collection paid for by the city.

Therefore we established a contract for all multifamily buildings providing they meet the criteria in the bylaw.

By removing all the commercial hoppers and starting a contract for multifamily we were able to eventually remove 2 trucks and 4 employees from our refuse collection operations which resulted in a considerable yearly savings.

As it came time to purchase new refuse trucks we opted for larger trucks which allowed the crews to stay out for the entire day without having to return to the landfill to dump half way through the day, this saved about two hours from each day and allowed us to revise our collection routes further and eliminate another 2 employees and a truck, which is well over \$100,000 per year in savings.

During this time we also attempted to cancel refuse collection for Statutory holidays and have it collected the following week .

This was met with great opposition and would not have contributed to much of a savings. Council was adamant that everyone would receive weekly refuse collection and so the "one day late" pick up was continued.

The problems with cancelling collection are far too numerous to mention, the biggest problem is the health hazards associated with storing garbage for two weeks, not everyone has a garage or a place to store garbage, especially small businesses and buildings in the Queenstown area. The collection on the following week would be doubled and require an extra vehicle on the road as well as more employees to get the job done, therefore no real savings.

As well when you cancel garbage as we did in November it results in everyone placing well over their limits out at the curb. A lot of residents takes advantage of the extra collection, clean out their basement or garage and place it all at the curb or don't bother recycling and just throw it in the garbage cans or bags.

Many years ago council passed a resolution that the week after Christmas and New Year's everyone would get unlimited refuse collection. The contractor and our operations must send out an extra truck and employees for these two weeks.

This costs the city well over \$15000 in equipment, manpower, and lost tipping fees to provide this service. The contractor also has a clause in his contract that covers his extra expenses for these weeks.

The easiest solution is to have a four day work week, then there is only Christmas and or Boxing day that would result in overtime being paid.

The problem with the four day work week is that the entire city would be required to use an automated system for collection. The employees both ours and the contractors are presently picking up between 1200 and 1400 stops each day of a five day week. With a four day work week they would be required to pick up between 1500 and 1750 stops each day. This is not physically possible, therefore the need for an automated system of collection.

If you eliminate the extra collection after Christmas and New Years and make those who generate the garbage responsible to pay for their garbage then we are started in the right direction. This will also encourage more recycling which in turn generates more funding and return from the sale of recyclables.

There is also a free week in the spring and the fall at the landfill, these could both be eliminated to save more money and increase tipping fees.

The four day work week, we have been looking at for some time and requires some pretty close scrutiny as to the logistics of getting everyone on board for automated collection. And with the possibility of being mandated to collect compostable food wastes hanging out there we need to be very careful at which direction we take.

16. DATE RECEIVED: December 17, 2014

City Council,

Realizing how tough the decision making is at budget time, I sincerely hope that council will take into consideration that we the citizens of Sault Ste. Marie are an aging population and many of us are on a fixed income.

Many of us seniors are not fortunate to have a pension and our own source of income is the CPP and the Old Age Pension. The two added together does not amount to much.....barely enough to live on.

The previous City Council last year passed a 0% increase in taxes and though many of the citizens, especially the seniors were grateful for this, I myself felt that Council should have at least increased the taxes to 1%. Each year many factors warrant increases (ie: road maintenance, employee wages, snow removal etc)and if we continue with 0% tax increases the time will come when council will have to raise the taxes and surely the increase will have to be a hefty increase. To avoid high tax increase, I feel Council should each year have an increase at a rate that the citizens of Sault Ste. Marie can afford Yes a 1% tax increase would be somewhat affordable for us citizens.

I would like to ask City Council, when deliberating the budget this year, please take into consideration that in 2015, the citizens of our fine city will be facing a hefty increase in PUC rates. Home insurance rates have increased substantially due to global changing which has resulted in hefty insurance claims. I myself am facing an increase in my home insurance over \$200.00 a year....something I can't afford. Cost of groceries has increased; cable rates will increase, maintenance repair costs are increasing etc.

Under the direction of our new Mayor, I know Mr. Provenzano and the new councilors will carefully review all budget items carefully and pass those items that are necessary and affordable for the citizens of Sault Ste. Marie.

When reviewing the budget and when the time comes to debate the tax increase, please remember that many of us seniors are on fixed incomes and I ask that City Council be fair in their decision making as any increase will be a burden to the many of seniors of Sault Ste. Marie.

Thank you for allowing the citizens of our city to provide comments as to how a hefty tax increase at budget time will impact the lives of the seniors of our community.

17. DATE RECEIVED: December 28, 2014

Hi.....Could you provide me a head count of city employees.

that would include everyone on the city payroll including police ,fire ect, ect .

thanks

Response:

E-mail was cc'd to Mayor and Marchy Bruni and responded to by Councillor Bruni.

18. DATE RECEIVED: Januray 27, 2015 (via Councillor Shoemaker)

I believe that we need a tax "shift" away from property taxation to user fees to give more control to taxpayers on how much tax they pay vis a vis the services they use or require. This would encourage individuals to reduce their consumption of discretionary services encourage conservation, improve health and reduce pollution. We do this for water and electricity so why not garbage and parking? For example, our family is very diligent about the reducing, recycling and composting so we only have 1 small garbage bag a month. Yet our neighbours who are not so diligent use their full allotment and then some for garbage so in effect we are subsidizing them. Ditto for parking and driving. I ride my bike as much as I can reducing the need for parking and paving. Our city is the second highest for km or road per capita in Ontario second to Timmins yet we keep increasing our road system and nobody bats an eye at the budget for road expansion. In addition to the cost of building and maintaining these roads and necessary parking lots, we now have increase water run off from all the impermeable paved surfaces taxing our storm sewer discharge. Yet we subsidize motorists at every turn by providing "free" space for them to store their private properties supported by those tax payers who drive less. In Mississauga they have implemented in addition to paid parking, a pavement tax to offset the cost of upgrading their storm sewer discharge. They have also banned any new drive troughs and have changed the parking requirement bylaws to reduce and eliminate parking requirements. They support public transit and "active" transportation to reduce need for roads and parking. This allows for more density improving service provision efficiency. We on the other hand continue to "grow" in size yet our population stays the same. This is a significant tax exposure in the long term.

19. DATE RECEIVED: January 29, 2015

Hello, here are my suggestions for the upcoming budget. First and foremost, I strongly recommend not filling in the CAO position and allocate the savings towards essential services. Second, cut back on excessive street cleaning/sweeping in the summer. On my street alone, Farwell Terrace, I have seen a convoy of city vehicles going up and down the street, repetitively, and more than once during the summer. I find this excessive, and not needed (my opinion). Third, look within the city's buildings (civic centre, city's arenas, board of works building, etc.) and take a close look at where you can save money, and one example is: stationery supplies, washroom supplies, etc., and ensure that you are buying recycled/less expensive products from your suppliers and not "top of the line". Although this might sound miniscule, it all adds up. Thank you !

20. DATE RECEIVED: January 29, 2015

Raise our taxes and I may lose my home. I'm on ODSP and they only increase our cheque by 1% so what am i going to do?? If I try to go back to work and do something wrong I could end

up in a wheelchair for life or DEAD so try and not increase our taxes. I dont think i'm alone as others are in the same boat. If I lose my house I'm leaving the Sault and never returing.

21. DATE RECEIVED: February 8, 2015

I hope the conversion to LED street lights is done gradually (over several years), and I hope that good working lights are not discarded unnecessarily. ? disposal or Could the old ones be sold to other smaller municipalities?

Destroying good working street lights seems wasteful--replace as they burn out or as an older neighbourhood needs a retrofit

I heard the new lights are poor in fog. It might be worth considering on the highways in and out of town and on the black road/second line bypass

Edmonton has two conversion systems as seen below

http://www.edmonton.ca/transportation/on_your_streets/led-light-conversion.aspx

LED Street Lighting Pilot Project

The City of Edmonton initiated pilot projects to test and temporarily install energy efficient fixtures at locations across the city. Each test area consist of 5 LED fixtures from several different manufacturers.

LED Light Conversion

Replacement of the existing High Pressure Sodium Street Lights with LED Street Lights began in residential areas in 2011. Replacements will be done in conjunction with the neighbourhood rehabilitation program and the neighbourhood LED retrofit programs.

Neighbourhood Rehabilitation Programs

These are complete reconstructions of neighbourhoods. The entire street light system is replaced. This includes bases and underground cabling.

Neighbourhood LED Retrofit Program

This program selects neighbourhoods that are in the middle of their life span. The retrofit program targets neighborhoods with poor pole conditions and old luminaires. Both the pole and luminaires will be replaced in these areas. This will include the conversion of alley lighting. The existing base and cable will remain until the neighbourhood is eventually selected in the future for full reconstruction.

Speaking of money:

There may also be a recent monetary incentive from the Ontario Power Authority (OPA)

<http://www.thebarrieexaminer.com/2015/01/01/replacing-street-lights-with-led-lamps-could-save-barrie-1m-annually-but-change-over-has-55m-price-tag>

Thanks for opportunity to give input. Appreciated and prob. more to follow

22. DATE RECEIVED: February 11, 2015

I am a senior and lifetime resident of the city, except for my university days.

I watch council proceedings on Shaw TV as I have an interest in how our city is run.

I believe staff and council do a pretty good job of managing costs and expectations on behalf of taxpayers.

However,...it is my strong belief that council should direct the city to “**exit the day care business**”. This is not a core service the city needs to be in. Many municipalities have already exited the business.

Council should be aware that the city has an ageing population and it is getting more difficult each year for seniors to stay in their home due to rising costs of property taxes and utilities. City residents (a large percentage of which are seniors) should not have to subsidize young families, when they can make other choices for their day care.

I forget the exact #'s, but I'm sure it is hundreds of thousands of dollars that can be saved.

Response:

A Municipal Daycare Review Committee has been established and is currently looking at the various options for the provision of the service.

23. DATE RECEIVED: February 6, 2015

Thank you in advance for your time in reviewing the information below and attached. In advance I would like to point out I fully respect all the work that the CAO and Commissioner of Finance have done for the city, however this needs to be cleaned up prior to their leaving as they have been both around for much of the history.

Please find various attachments as backup to my concern around the 2015 budget and impacts to the future and I believe it needs to be addressed in advance of budget night as the sewer surcharge forms a core base to the transfer to reserves. I am advising now as I not sure of council procedure and timing to get staff to address an issue.

I will preface my comments that they are made with the limited data that taxpayers have available to compare year over year.

I have attached the following information

Feb 7, 2000 Council extract for section 6(1)(a)- PDF SooToday.com article - Tues Oct 7, 2003. - PDF SooToday.com article - Jan 8, 2013 - PDF Dec 31, 2013 City Financial Statement Extracts - PDF Sewer Surcharge Data - PDF

I draw your attention to the following 2015 budget pages- 368 of 580 (for the transfers to reserves and related notes and 367 of 580 for the sewer surcharge amount.

Feb 7, 2000 council notes - Council (2nd page of PDF) voted to increase the sewer surcharge to 100% over 3 years for the Sewer Diversion Project. It is now 2015 and has been 14 years and it would appear to me that the project should have been paid by now.

Tuesday Oct 7, 2003 article - Mr Fratesi said the sewer surcharge was raised to 100% of water to pay for 60 million of sewer improvements, including 35 million for the new sewage treatment plant and 9 million for sewer overflow tank. If I only assume the transfer to reserves was used for improvements as the rest of the sewer surcharge was for operations, it appears to me that since 2000 (and the fund started earlier given they raised it to 100% in that year), that the city has conservatively transferred to reserves almost 100 million. I will assume the numbers that Mr Fratesi were quoting were city portions of the project (so no double funding of the project) and not the overall project with other levels of government, otherwise the city portion would have been less. Assuming it was only the city portion which seems high, then that would suggest the sewer surcharge has generated an excess of almost 40 million projecting to the end of 2015. I have noted a couple of times that \$1 or \$2 million of the sewer charge fund has been used for road construction projects. I do not have all the detail on this and continue to question this form of funding as road construction benefits all taxpayers and not just residents with sewers.

Mr. Fratesi in 2003 stated that the surcharge contributes to \$5 million in sewer initiative. Well now in 2015, the water user is paying for \$17.8 million in sewer surcharges, seems excessive.

Jan 2013 Soo Today article - Mr Parella - stated starting in 2013 water rates will rise 10% each year for 5 years to 2018 and then 5% each year for 5 years resulting in a 75% increase in water rates. The issue with this is that the sewer rates are a 100% rate of the water rates which by default has resulted in 10% increases in rates in 2013, 2014 and 2015. This has been a direct grab from the homeowner to supplement taxpayers.

Excel file - you will noted that the surcharge has risen from 2012 - \$13.6 with a %7.5 transfer to reserve to a projected 2015 %17.6 with a %11.2 transfer to reserve. Please review the % that the sewer transfer has been of the overall total provision. Note what it would have been if rates were at 50% over the period and the excess funding since 2012. This will continue with the rise in water rates projected for the next many years.

My concerns are primarily as follows:

1. It appears that this sewer surcharge has become as slush fund for capital and should have been adjusted to reflect actual sewer component costs for projects or sewer specific work.

2. It appears as if the sewer surcharge fund has been used over the years it has been built up and there is little to no actual hard restricted cash backing any substantive dollars from years of buildup.
3. The last 5 years have resulted in exponential growth in the dollar value as it is a direct tie in to water use and which is not directly related to sewer cost. You can look specifically since 2012 the rise in transfers to reserves and the % the sewer transfer has represented of the reserve (3rd last column on excel sheet). I am angered at the lack of review of this over the last 4 years and specifically angered at the fact that the surcharge represents in excess of 50% of the total reserves since 2012 (it is now close to 70% and would have been higher if reserves were not being increased by \$3.411 million. Someone missed the boat on this one and this needs to be scaled back.
4. Water is projected to increase exponentially over the next 5 years and given a direct tie in of 100% of the sewer surcharge the taxpayer (homeowner) is caught in a vice of increased costs. For every \$1 water increases, sewer costs \$1 more on the PUC bill.
5. It appears to me that City Council is using the funds for various capital purposes and not why the taxpayer originally was paying this charge.
6. Given the water rates are rising at a staggering rate, the sewer rates should be significantly adjusted as there is not a 1 to 1 correlation. This needs to be addressed. My sewer surcharge was \$345 at a 100% rate in 2014 and will continue to rise with water rates.
7. I take extreme issue with my rising sewer surcharges offsetting taxpayer projects as only those with water and sewer pay, therefore anyone without water and sewer are enjoying other city services without providing funds the same as urban taxpayers.
8. I believe this has permitted the city to artificially keep its tax increases low over the last few years and has misled the taxpayer.

I call for an immediate review and immediate drop of the rate back to 50% to bring the surcharge back down to 1/2 of \$17.6 million this year, resulting in a significant reduction in the total provision to reserves. If the drop cannot be properly made this year a substantive start should occur through a reduction on our PUC bills. I recognize this will have a direct impact to provisions for reserves, but it is not my sewer surcharge that is supposed to fund items. A review should be completed to ensure that the final rate chosen (which may be less than 50%) only addresses those costs it was designed to cover. For example by the time water rates are up their full 75%, that could project to the \$17.6 in 2015 being \$27.5 million in 2022 (assumes year over year increases), yet sewer operating/capital costs not being close.

Other matters

I have also advised in the past that I firmly believe city council should not be in the Day care business. I find it funny that when all the issues were raised last year they found tighter ways to operate, like not needing the staffing as in the past. I firmly questions costs in the past such as the "accommodation of an employee", again funny this year no longer needed as the employee found other employment in the city. I provided my email comments on this last year and nothing was done other than to strike a committee. I continue to stress it is not up to me as a taxpayer to fund another taxpayers child care. A taxpayer should pay for CORE city services - ie transportation, roads, sewer, water, recreation, snow removal, planning, engineering.

In reviewing the budget I was disappointed they showed budget to budget but not November to November comparison to show year to year actual comparisons. The city appears to budget based on prior year budgets without taking into account actual needs or expenditures.

I truly believe they do not review operations but justify what they have and of course budget for a scheduled increase, similar to how all day care staff were needed until they took a hard look at it. Well I work for the provincial government and the last wage rate increase I received was in 2009 due to all of us being frozen. I do not see any wage increase to cover tax increases and therefore a tight budget is required. My issue if they have a \$2 million surplus is that they budgeted too high in the prior year and then this years budget is based on the flawed high budget in the prior year (I am uncertain if they reset the new years budget back to actual in a department).

Response:

Sewer Surcharge revenue is being reviewed in conjunction with the City's Asset Management Plan to determine future requirements.

A Municipal Daycare Review Committee has been established and is currently looking at the various options for the provision of the service.

24. DATE RECEIVED: February 12, 2015

I feel that the poor shape of most roads in this city should take priority over the suggested Bike trail! Since licensing and insurance is not needed for bikes, we are stuck paying for something not everyone uses! If user fees were implemented and the monies used from that to build and maintain these bike trails, then that, to me would make more sense!

I also don't understand why the bridges that have to be replaced cannot be done year around! This would make more sense since the contractor would not have to worry about migrating birds, fish, etc this time of year. I'm sure that if they can do this type of work in the NWT during winter months at -40C, it could be done here as well!

Engineering Response:

Bridge replacement is best done in above freezing temperatures. Additional costs are incurred for heating and hoarding concrete forms to keep from freezing. Because of difficult working conditions in the winter, the length of time the road is closed to traffic could be longer than in the summer.

25. DATE RECEIVED: February 13, 2015

1st off I have to say, is all city staff & personal and overpaid, computers today are doing 95% of what they once did. Freeze all wages across the board for ALL city employees -5 years.

Remove city paid day care, no reason I should pay taxes to raise other people's kids.

Essential services are the key factors the city should be concerned about, nothing else unless there is surplus without a tax increase.

Stop the foolish wasting spending on downtown flowers (let the downtown association take care of it) Stop the parks for special interest groups - if its not good for all its not good for none.

STOP the useless UN-needed fireworks on these parades

More wasted spending with 3 new libraries is foolish, I would say merge them all together and have 1 big good one (its just duplicating services) which isn't needed in today's technology.

STOP city staff use city vehicles to use for personal use. (ex// drive a city truck home for lunch) or use a city truck to drive 4 men to Tim Hortins for coffee & lunch - 45 min's in the parking lot) Stop using city trucks to go on personal bank business and the driver stands inline for up-to 45 minutes then goes for lunch, its getting sick to see so much wasted money on payroll and extra use put on trucks. Because a manager of a city department wants to go home for lunch he'll take a city truck for 45 min's and yet not use there own.

Spend within the collected budget without any increase to the tax payer or simply no spending at all.

NO special retirement parties when someone retires from city unless the entire city is invited. Tired of wasted spending with these so-called special interest groups.

With technology today, job descriptions, duties and qualifications are not needed as it once was back 30 years ago, the jobs have become so easy today because of technology yet they continue to work full time with full pay, holidays & benefits - yet sit doing nothing 50% of there day. I say its time to really look at each position at city hall, can some positions be retired, eliminated, merged?

26. DATE RECEIVED: February 20, 2015

Unfortunately, I will be out of town when the Public Budget Input Meetings are going to be held and will be not be able to attend.

I would hereby request your assistance, on behalf of all the Allen's Side Road Residents (south of the Second Line) who signed the June 2012 Petition, requesting the reconstruction of Allen's Side Road. We would ask that you to bring this matter back to Councils attention for their consideration when dealing with the 2015 Budget.

It is imperative that this matter be dealt with this year, particularly in light of recent discussions on a deep sea harbour.

As you know, very little gets accomplished without planning for the future, as the past three years has shown.

It's time to plan.

Thank you for your assistance.

27. DATE RECEIVED: February 20, 2015

Blow snow onto lawns in identified areas instead of trucking away the snow. The "P Patch" would be a start.

28. DATE RECEIVED: February 20, 2015

As it stands now following a holiday, refuse collection is a day late. That means Sat. is the day for Friday pick up. This is overtime and an added expense.

Instead after a holiday ward 6 would have refuse collection on Monday, ward 1 on Tuesday and the pattern would continue for every subsequent holidays. Next holiday ward 6 --Tuesday, ward 1 --Wed.

As a cottage owner it is quite the pain putting out the garbage on Sat. especially if it is a long weekend and we are heading out. Residents will appreciate not getting up early on Saturday and the many cottage owners will appreciate not making arrangements with neighbours or keeping their stinky garbage for another week on hot summer days.

I do realize that it would be somewhat confusing in the beginning. Change is always confusing however the city can put out news and even a flyer or people can access info online to when their garbage pickup would be for that week or year and not at great city expense.

The most opposition to this plan would be residents that have their refuse pickup on Monday. They like it just the way it is. They can rest assured that the garbage for them will be Tuesday after a holiday Monday or their regular Monday after any other holiday. Never a Sat. for them.

If I am going to the cottage or hockey tournament I must ask my neighbours to take care of my garbage cans and a heavy recycling bin. If they cannot help then I leave my garbage for the following week attracting bears, raccoons, crows. This is especially true for Friday collection.

Eliminate Saturdays, make the system fair, save a bundle of money and expect opposition from a select few. Mandate the change and residents then will follow.

Response:

See response to input item 15.

29. DATE RECEIVED: February 21, 2015

My thoughts on this subject is that there should be user fees for certain services. I have not even been inside the Essar Center but I certainly paid for it out of my taxes, neither have I been in any hockey rink for that matter. But I pay for them out of my taxes Nor do I utilize libraries but I pay for them. I pay for all the schools but have no young children, I pay for them. I also pay for the three city workers standing beside the one guy fixing the sidewalk brick holding a shovel and which the one guy could have done by himself in the first place. I don't like paying for things I don't use or we don't need.

30. DATE RECEIVED: February 21, 2015

It was mentioned at the meeting on Thurs afternoon, that some savings might come from having garbage collection every 2 weeks.

That would be fine with me in the colder/winter months-perhaps Mid Oct to April (after the bears den for the winter and before they come out in the spring)

It would not be acceptable in the warmer months for the reasons you stated -smell, animals etc

So could we do it bi-monthly for half the year or would that be too confusing?

If a wet collection were to be started, that would change everything.

But would we save \$\$ if we also collected wet?

In Barrie, their compost/wet material collected includes MEAT, bones and all the stuff that causes the problems

But collecting bi-monthly works there because of that. Plus they have no bears

Response:

See response to input item 15.

31. DATE RECEIVED: February 23, 2015

When I was a kid, we used to have a road hockey game going in front of our house almost every day. We played hopscotch and rode our bikes on the street in front of our house. We were the kings of the road and when cars came along they had to wait until we got out of the way before we "allowed" them to get through. How times have changed.

A few weeks ago a group of local residents had to fight to get two sidewalks included in a residential street re-design. They had to petition against the Planning Department's recommendation of building only one sidewalk as a cost cutting measure. In typical North American suburbia it is not unusual to have only one or no sidewalks at all in residential neighbourhoods. We seem to have forgotten that roadways are public space, not simply a facility for automobiles.

But the tides are changing. Urban planners and public health officials have realized that making cities for cars is very expensive and unhealthy. Cities all over America are beginning to realize that making it easier to drive at the expense of everything else is not desirable.

New York has boldly taken one of its most congested roads and closed it to **automobile** traffic. Traffic engineers argued that this would cause mayhem on adjacent streets but instead overall traffic volumes decreased. They refer to this phenomenon as "traffic evaporation". When it becomes too difficult to go by car, people find different (and healthier) ways to get around and there is an overall reduction in traffic volumes.

Paris is taking this to the next level and is planning to ban cars from the city altogether to deal with the pollution and mayhem cars are causing on their streets. Imagine the most visited city in the world banning automobile traffic. Is it going to hurt them? There is no doubt that it will only make this great city even greater. China is also finding out that trying to fit automobiles in their growing cities is impossible so there are now planning car free cities.

So what about us here in Sault Ste Marie, when we have to fight to have two sidewalks on a quiet residential street? We already have the dubious reputation of having the second highest lane kilometer of streets per capita in Ontario (behind Timmins which is 42 miles wide and has a population of 45K or so). This is the most expensive infrastructure to build and maintain yet we keep building more despite a decline in our population. Yes, we drive more than we did 30 years ago while the general trend in North America is to drive less. The reason for this has to do with outdated planning policies at city hall. Traffic has increased significantly especially in the uptown area because of the creation of a Big Box Center.

We also used the "Walmart" model to plan the location of the new hospital on the edge of town rather than where the people live, leaving few options to get there other than to drive. This dramatic increase in retail space has caused the demise of neighborhood shopping areas like Korah Road, Gore Street and Wellington Street, creating an increased need to hop in the car to go shopping. Furthermore, we continue to plan "McMansion subdivisions" with large homes on large properties in the countryside like the proposed Pointe Estate- far from the centre of the city with no provisions for transportation other than private motorized transportation.

If saving tax dollars is the objective, this city needs to get a handle on urban sprawl.

We need to encourage development of the urban core which we are doing with the Canal District.

We also need to curb road expansion and outlying urban development.

We need a moratorium on road creation.

We need to invest and promote alternative transportation modes with mandatory sidewalks on all streets.

We need to invest into the development of the Cycling Master Plan which would provide safe routes to cycle throughout the city.

We need to reduce urban sprawl and follow the lead of more progressive cities who encourage densification instead of spreading out.

We should eliminate parking requirements for commercial and high density residential developments.

We should remove setback requirements which are only used to allow people to build parking lots in front of their business.

We should implement "road diets" reducing road width from 4 lanes to 2 on Bay, Wallace Terrace, Northern Avenue and Goulais avenue.

We should allow residents in residential neighborhoods to incorporate "traffic calming" measures to make their roads more civilized, safer and increase their property values.

To save money, instead of having only one sidewalk, why don't we make the street one and a half lane wide (half a lane for parking and one lane for driving) rather than omitting a sidewalk. It's cumbersome and slows traffic down which is exactly the point. Another method is to create a mid-block car barriers to convert the street into two short dead end roads.

The day we decide to build our cities and design our streets for people instead of cars we will begin to solve many of our urban woes and save money doing it.

32. DATE RECEIVED: February 24, 2015

As a proud resident of this City, my main suggestion is to earmark funds specifically to deal with the graffiti issue that is the worse I have ever seen it in my 40 years especially in the downtown area. There needs to be better patrolling of this area to discourage the culprits, install cameras, hire security to patrol later at night/early morning or at least provide some funding for the Downtown Association to do so – it is sad to see the downtown buildings looking so uninviting, not welcoming, and just not looking very nice because of the "tagging." It's not art, it's vandalism and something needs to be done to discourage the culprits from continuing to vandalize buildings all across town.

Also my other main suggestion would be to keep snow removal at its current level at least – we have an aging population and cutting back service in this area would be a real disservice to people who cannot afford to hire people to keep sidewalks clear – especially on busier roads. Snow removal needs to be a priority so that accidents don't happen. People who use public transit or who choose to walk should not be forced to walk on the road (which is dangerous) if sidewalks are not cleared as has been suggested by City staff as a means of saving money and manpower. Instead of sanding the same sidewalks over and over again as I have witnessed, perhaps City crew could take their machines to lesser used streets that may need more attention.

33. DATE RECEIVED: February 24, 2015

1) immediate roll back of city staff salaries...there are way too many people making way too much money working for the city...maybe consider out sourcing services

2) quit spending money on consultants...there are plenty of people who work for the city who make good money already who can and should be doing that work...and in light of the issues Algoma public health is having with having hired consultants...I know this seems in direct contrast with my first statement but the point is we don't need to double pay for something...

3) take a closer look at user fees...adjustments need to be made as costs change...

Also need to study a fairer system of taxation...for example rural properties shouldn't be assessed at the same rates as urban properties as they don't enjoy the same services...for example where I live I don't get transit services, I don't have sidewalks, I don't have city water or sewer...I have minimal police or fire coverage...so Y should I pay the same property taxes as someone who lives in a similar property in town?

Response:

The taxation system currently does set different rates for urban versus rural properties based upon services not available beyond the urban service line.

34. DATE RECEIVED: February 25, 2015

One way money could be saved is to have graders only go down each side of the street once. In the Monterey Gardens area they do one side of the street twice and the other side once, which is totally ridiculous as the graders cover more than half the street on each swipe. If plows were used more often instead of graders some money could be saved, and an added benefit would be better clearance at intersections, which the graders now leave a mess.

I do not know if there is a bylaw regarding keeping sidewalks cleared in front of homes, business etc, if not there should be. So many people now own snowblowers but do Not clear the sidewalk in front of their homes which would only take a few extra minutes of snow clearing. It would also be safer for people to walk on the sidewalk instead of being forced to walk in the road(the mailmen and meter people would appreciate it)The city would save some money on sidewalk clearance this way. I can remember when all sidewalks were cleared by the city.

Pick up bagged garbage weekly and the recycling bins biweekly, especially in winter as so few seem to be put out.

Hope you give some thought to these suggestions

Response:

- 1) There is currently a policy in place on how sidewalks can be added or removed from the list. The sidewalk policy is currently under review, including whether one sidewalk per street is feasible.
- 2) Refuse collection: see response to input item #15.

3)

35. DATE RECEIVED: February 26, 2015

Suggestion – Dedicate Municipal Funds to Programming for Autistic Children

A caller to the Mayor's Office suggested that the City should consider budgeting funds that could be used to support programming for autistic children. The caller suggested that a portion of the revenues from the OLG slot payments that were formerly used to pay the city's portion for the new Sault Area Hospital could perhaps be rededicated to pay for such programming.

The caller indicated that she was concerned by recent media reports that the Province of Ontario was reducing funding for programs that assist autistic children and their parents. She said that she knew some parents of autistic children and had an understanding of the stress imposed on parents of special needs children. She also mentioned that research indicates that it is important for children with autism spectrum conditions to receive intervention at a young age.

The caller stressed that she herself was not a parent of an autistic child and was thus not personally affected by the issue. She felt that with the Province reducing funding that perhaps the City could step in to make up for the decrease in services occurring locally for autistic children.

36. DATE RECEIVED: February 27, 2015

The idea is that Budgeting is not the area that City Council has to focus on if they want to reduce our taxes.

How much can be cut through budgeting?

Budgeting only represents about 40% of the City's expenditures. City Council must take a position on pay and benefits for city employees and workers who are contracted by the city.

That's at least 60% of what the city spends every year.

Take a hard line on pay and benefits, and you'll have a lot of money to give back to us taxpayers.

But hurry up because HR Commissioner Niro is currently in Contract Negotiations, and if you're not careful you may just inadvertently approve a collective bargaining agreement at the March 9, 2015 City Council meeting.

37. DATE RECEIVED: February 27, 2015

If you have not done so already I ask that you please read Andre Riopel's Op-Ed piece "Sault Ste. Marie: Reducing Urban Sprawl and 'Road Diets'" posted here: <http://northernhoot.com/op-ed-sault-ste-marie-reducing-urban-sprawl-road-diets/>

I would ask that you align the 2015 Municipal Budget to have Sault Ste. Marie get a handle on urban sprawl; I'm convinced that we can save tax dollars immediately and much more in the long run.

Here are the main points:

- encourage **development of the urban core**.
- **curb road expansion** and outlying urban development.
- a **moratorium on road creation**.
- invest and promote alternative transportation modes with **mandatory sidewalks** on all streets.
- invest into the development of the **Cycling Master Plan** which would provide safe routes to cycle throughout the city.
- reduce urban sprawl and follow the lead of more progressive cities who **encourage densification** instead of spreading out.

- **eliminate parking requirements** for commercial and high density residential developments.
 - **remove setback requirements** which are only used to allow people to build parking lots in front of their business.
 - **implement “road diets”** reducing road width from 4 lanes to 2 on Bay, Wallace Terrace, Northern Avenue and Goulais avenue.
 - allow residents in residential neighborhoods to **incorporate “traffic calming” measures** to make their roads more civilized, safer and increase their property values.
-

38. DATE RECEIVED: February 27, 2015

I would like to offer my views concerning the ash trees on Queen as to whether to replant or to try and save these trees. I've worked in the urban tree industry for close to forty years, holding a degree in agriculture (Plant Sc.) and am an accredited arborist. I began my career during the first round of Dutch Elm Disease infection in the 70's, injecting, pruning and removing elm for the city and private sector. This programme was deemed a success, but with the cost of 1 million 70's dollars this is arguable. Had a portion of money been spent on replanting, there would be 40 year old trees now.

I believe we can learn from the experience of Dutch Elm Disease. We know that planting monocultures promotes disease and insect problems. And if a species is lost, all trees are lost rather than a portion. The injection of the elm was to be a stop gap while the disease passed through. The disease did pass through but took much longer than expected and returned as a more virulent strain. The injections became comparable to a Chinese finger trap. When the cost of continued injections became restrictive, customers were stuck with the decision to stop and likely lose their investment or continue with no guaranteed end.

We have an indicator for the result of the Emerald Ash Borer from the Bronze Birch Borer. This is a much less aggressive insect from the same family as the E.A.B. The Bronze Birch Borer arrived in the 70's and killed all European birch. It also killed any stressed native birch. Today, the birches are still being attacked and killed.

The planting of ash on Queen may have not been the best choice. They are late to leaf out and early to drop their leaves. And, they are a monoculture.

I would like to point out that it takes 3 years for a tree to die from girdling. This is what the E.A.B. has done to the trees on Queen. These girdled trees are already dead and injections will not revive them. I've noticed several trees attacked by woodpeckers which is a good indicator of a dying tree.

If injections remain your solution, there is a recent chemical registered in Canada called I.M.A-jet. This product is the preferred chemical in the U.S. and is less than half the cost as the present product used.

May I suggest that the ash be replaced with a variety of trees as they die. This will eliminate the bad practice of a monoculture which leads to future problems. Several species of columnar trees that are in the right climate zone could be planted interspaced with smaller trees. With proper planting, watering and fertilization these trees can be brought to size quite quickly.

I will be pleased to expand on any of the above.

39. DATE RECEIVED: March 1, 2015

I am learning that ambulance service falls under the Fire department which is under the city. I have learned that there is/are more vehicles that do not run because staff is not hired to man them. My little knowledge leads me to enquire if this is true? If so - please look into this- the wait for service back from the hospital is far too long at times. Yes, I realize there are priorities. The movement of Davey Home residents (area of concern) does not seem correct when there is so little staff working past 11 pm at the home and the residents are not that adaptable because of age, conditions and illness. I have first hand experience in a 1:45am transfer.

Please consider this in budget talks.

Response:

Input has been forwarded to Fire Services..

40. DATE RECEIVED: March 4, 2015

I would like to make a few suggestions for this year's budget planning.

First, I think the city should be focused on running core operations and at reasonable cost. There should be no grants to organizations and no taxpayer-supported tax incentives to the private sector. My husband and I operate a private company, and we do not ask for city grants - neither should other privately owned organizations. I also think that no ongoing operating funds should be given to arms-length organizations such as the Innovation Centre (which as anyone will recall was supposed to be totally self-supporting years ago). By all means, the City should provide for maintenance of our beautiful parks, trails, boardwalk, and other public venues. And it should facilitate business establishment and success through efficient, fair, and transparent policies and regulations. But the business sector needs to take its own risks and fund itself, otherwise it makes for an uneven playing field for other businesses who do not have the time, resources, or interest in pursuing municipal dollars.

Second, since salaries make up such a large component of the city budget, that has to be a central focus of budget control. Salaries and raises must be constrained by the city's ability to pay today, not the expectation that taxpayers will cut their own household budgets so city workers can get above average cost-of-living increases. That is simply not sustainable. Many people in the Sault have not had raises in years or are otherwise on fixed income, yet they are expected to manage exorbitant property tax hikes to fund city salary hikes and perks. That's just not right and it needs to be addressed.

Another issue is the now-entrenched practice of offering financial or other taxpayer-funded incentives to physicians to relocate here. It seems to me that doctors who need to be induced with dollars to come to a place are not motivated primarily by a desire to help people. Can we rely on those financially-motivated doctors to do what is really best for patients? The good doctors who settled here many decades ago did not need financial perks - they came despite the challenges and brought their pioneering spirits to the city. Many of these 'old-timers' have practiced well into their 70s and contributed to the good of the city. These are the sorts of doctors we need.

I have also been concerned by the apparent willingness of many of the experienced city councillors to increase taxes for such purposes in recent years. (Last year was the exception because it was an election year.) Councillors need to ask difficult questions and to take seriously the responsibility entrusted to them by the residents. It's good to see Mayor Provenzano's insistence that adequate preparation time be given to council to inspect and help develop the annual budgets. I'm amazed that this is the first time a mayor here has called for this basic requirement. I trust this sort of meaningful engagement of clear-thinking council members will apply to all operations and decisions in the city.

Despite what some have said, the fact is that our city taxes are too high in the Sault. The budget needs to be frozen at the already-high existing levels, and reduced gradually over the coming years to what is a more reasonable level. High municipal taxes, along with high electricity costs from the province, and expensive local gas prices are straining many who live here, and likely are deterring some who might consider relocating here. At least, let's address what rests within our local control in the Sault.

Thank you for the opportunity to comment. My best wishes for an effective budget planning exercise.

41. DATE RECEIVED: March 8, 2015

My comments/meanderings are mostly general...

1. All "surpluses" are really "over-levies" and should be returned to the taxpayer (with interest!) by reducing the levy in the next budget.

2. I get really tired of the same old budget scenario...someone produces a preliminary budget with an "X %" budget increase...everyone throws up their hands and cries "oh no!...this won't do!"...everyone goes into review mode...an "new" budget comes back with an "X/2 %" increase... Councilors complain that this is not saleable... they go into deliberations with knives in hand and come back with an... "X/2 minus little bit%" increase...Councillors congratulate each other for all their hard work in PARING the budget...and life goes on!

3. Why not start with a "zero base" budget and have staff justify why any of this year's expenses should be included and why they must increase over the previous year. "Inflation" should not be used as a blanket excuse for an increase. In our homes we must make choices...often this means to decrease our spending in some areas!

4. Why must taxes increase every year. "Capital" expenses are one time (or fixed over a fixed period) and then they are removed...implying an automatic decrease in the budget...but we never see a decrease...we just add new capital expenses.

5. Maybe there are some services that the City should not be providing and be left to the private sector...eg daycare

6. There are simple ways of decreasing operating costs...How many times have we seen many white hats standing around watching while a few people are working?...or workers sitting in idling vehicles?...or salt/sand trucks going over snow-covered streets with their ploughs up?... "security" lights that are on after hours?...size/number of vehicles?... "empty" space in City Hall?

7. Have we done time management studies? Are some staff over/under worked?

8. Have we done a staffing review?...too many?...too few?...job descriptions?

9. Our City has not grown in 40 years...but is that also true for the bureaucracy?

It is costing me \$350 in taxes to live in my own house. I can afford it. I cannot see how many young people are going to be able to own a home, pay taxes and raise families when so many have low-paying jobs with uncertain futures.

42. DATE RECEIVED: March 13, 2015 (via telephone)

1. Civic Centre receptions: decrease the amount of food provided as it is not being eaten and going to waste.
2. Why is recycling every week? Every 2nd week would be a cost savings. New bins do not get filled every week.

3. Snowbank clearing on Queen St. – needs to be done better. Slipped under vehicle twice this winter due to snowbanks on Queen. Should have downtown, EDC and City all chip in to pay for costs.
4. Ensure that the tour guides and tourist promotion employees have knowledge of City history and all attractions. Should be aware of current “happenings” in the City and have brochures available to handout.
5. Too much emphasis is placed on the Greyhound hockey team and not enough on other sports.

February 10, 2014

Red Rock Road/Maki Road

Chronological Report

2006/10/030 Reported by: Patrick McAuley, P. Eng.

Commissioner of Public Works & Transportation

RE: WINTER MAINTENANCE OF RED ROCK ROAD (Maki Road)

- The primary function has been to provide access for about 120 homes / cottages in the Red Rock / Dennis Township area. For this reason, the City to date has provided summer maintenance only. The Red Rock Road Board and MTO have maintained the winter maintenance activities on the City portion of this road in order to keep year round access to Red Rock.
- STAFF recommended to City Council that we assume this road and provide year round maintenance, as a result of recent developments.

These include:

1. Road upgrades in 2002.

Through a \$117,000 grant obtained by the City from the Ministry of Northern Development and Mines, the 6 (six) kilometres of road north of Allard Lake, within City Limits, was upgraded with new culverts, granular surface and drainage improvements. The road is thus used to maintain year round.

2. Brookfield Power upgrades.

As part of the recent wind turbine development, Brookfield Power also provided substantial improvement to the road. The new road replaced the sharp turns near Allard Lake.

3. Offer to pay winter maintenance costs (Brookfield)

Brookfield Power has also offered to contribute the approximate cost of winter maintenance, if the city assumes this road and provides year round maintenance for access to wind mills. It amounted to about \$ 12,000, for winter maintenance which Brookfield agreed to pay.

- City Council of the day approved this agreement and thus the city provided Winter Maintenance
- This agreement is still in place to this day

CHRONOLOGICAL REVIEW
MAKI ROAD – NORTH OF ALLARD LAKE
AUGUST 23, 2012 MEETING

2002/04/22 Reported by: Mel Brechin, P. Eng.

2002/05/06 Commissioner of Engineering & Planning

- Estimated cost to upgrade road to surface treatment = \$860,000
- At the time the road had no winter maintenance and the City spent \$10 - \$15,000 on summer maintenance.
- A review was done and it was found that before any further upgrades were made to Red Rock Road, it made more sense to upgrade Pointe Des Chenes Crescent, as it is in need of roadwork and is supported by City taxpayer's.
- It was not recommended for approval by City Council of the day.
- City Council did approve only 2 items on the requested list which made up the \$860,000.

They included:

Item #3 - ditching and cross culverts	\$ 30,000
Item #4 - granular "A"	\$ 130,000
Total	\$ 160,000

- The total amount of work approved at that time resulted in doing:

1) Grading, granular "A"	\$ 15,000
2) Culvert installation	\$ 3,500
3) Ditching	\$ 96,000
Total	\$ 115,000

This amount was put as a supplementary in 2003 Budget and work was completed.

FACTS

1. Approximate - 120 residents at Red Rock – pay no taxes to the City for road maintenance.
2. Approximate - 6 residents or 5% pay taxes to the City. So only 5% of the user's can only cause 5% of damage to road.
3. No funding comes from the Red Rock Road Board to support any maintenance on the Maki/Red Rock Road City portion.
4. A portion of the access is the City portion, but there is approximate 500 meters that belongs to Prince Township, which is maintained by the City.
5. If improvements were agreed to then both the City and Prince Township would have a responsibility for the costs. The cost for local improvements would be partially the responsibility of the property owner and these costs could run in the area of \$25,000.00, per property owner depending on frontage.

Some of the City Maki Road residents own property on both sides which could constitute in paying twice that amount.

If funding was available, which gravel roads in the City should be done first:

1. Pine Shores Drive - 900 metres
2. Channel Drive - 300 metres
3. Des Chenes Crescent - 1800 metres

MAKI ROAD / RED ROCK ROADMaintenance and Upgrade Review

Winter Maintenance 2011 / 2012 season which includes snowplowing to Wind Farms:

- | | | |
|----|----------------------|----------------|
| 1. | Plowing | = \$ 13,457.77 |
| 2. | Spring Frost Repairs | = \$ 4,995.24 |

TOTAL	\$ 18,453.01
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Summer Maintenance 2012

- | | | |
|----|--------------------------------------|----------------|
| 1. | Road Grading X 20 times @ \$500 each | = \$ 10,000.00 |
| 2. | Dust Control (Liquid/Calcium) | = \$ 8,025.00 |
| 3. | Misc. Repairs | = \$ 5,000.00 |

TOTAL	= \$ 23,025.00
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TOTAL ANNUAL COSTS	= \$ 41,478.01
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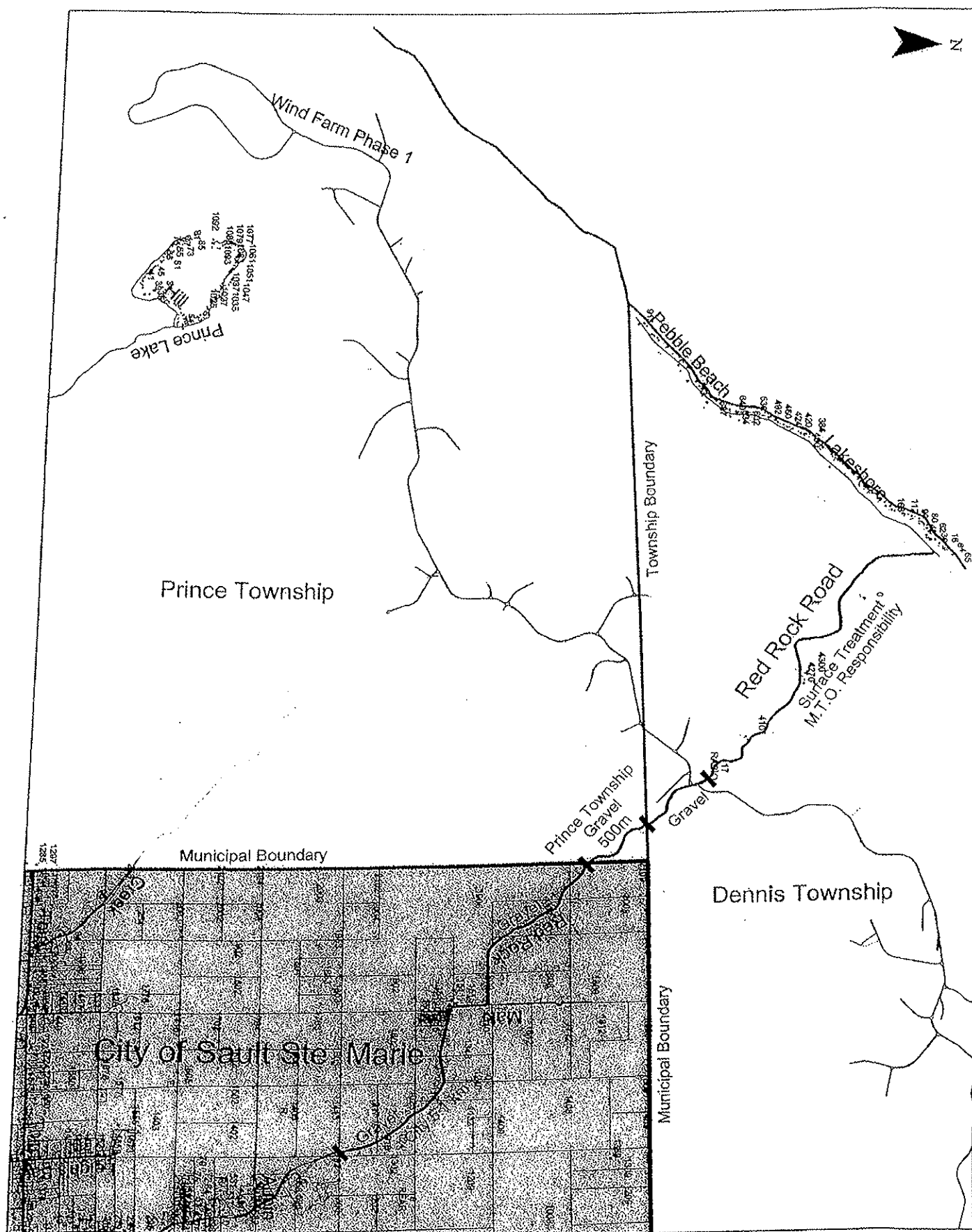
This cost reflects maintenance on what is classed as a seasonal road with minimal maintenance to provide service access to Brookfield Wind Power. The estimated cost associated with assuming this portion of road to minimum year round standards, involves both the City of Sault Ste. Marie and the Township of Prince. The City portion is 36,050 square metres. Prince Township portion is 3,500 square metres.

	<u>PRINCE</u>	<u>CITY</u>
Ditching	\$ 5,000	\$ 50,000
Rock Removal	\$ 5,000	\$ 20,000
Gravel Preparation	\$ 3,500	\$ 37,500
Pulverize/Surface Treatment	\$ 35,945	\$ 370,234
Misc. Repairs / Maintenance	<u>\$ 3,000</u>	<u>\$ 25,000</u>
	\$ 85,390	\$ 502,734

Combined Total to upgrade Road	= \$ 588,124.00
---------------------------------------	------------------------

- No benefit to City taxpayer's

- No benefit to PrinceTownship taxpayer's



2.39



Sault Ste. Marie Ratepayers Association

357 Northern Avenue East, Sault Ste. Marie, Ontario, P6B 4J7, (705) 575-9571 saultratepayers@hotmail.com



Thursday August 16, 2012

Joseph M. Fratesi, B.A., J.D. (LL.B.) - Chief Administrative Officer
99 Foster Drive, P.O. Box 580, Civic Centre, Corporation of the City of Sault Ste. Marie
Sault Ste. Marie, Ontario, Canada, P6A 5N1
(705) 759-5347; Fax: (705) 759-5952
E-Mail: j.fratesi@cityssm.on.ca

Re: Your Letter Dated August 16, 2012 in Response to "Invitation from SSM Ratepayers Association to attend the August 23, 2012, Ward 6 Neighbourhood Meeting"

Dear Mr. Fratesi,

We would like to acknowledge receipt of your letter dated August 16th, in response to the invitation for two city staff members to attend the upcoming Sault Ste. Marie Ratepayers Association "Ward 6 Neighbour Meeting". As we have invited city staff members previously to some of our gatherings, and invitations have been accepted, we were not aware that we could not directly invite city staff without corresponding with the Mayor or Councillors or yourself, as indicated in your letter.

It was our understanding that city staff members are available to answer questions of ratepayers regarding matters involving the Corporation of the City of Sault Ste. Marie, such as a concern with a portion of road that is located within city limits. As such, we will be sure in the future to direct our correspondence to the Mayor, Councillors or yourself, as requested. We will look forward to continued cooperation with the City of Sault Ste. Marie staff members, members of Council and fellow ratepayers in order to continue to resolve issues and improve our community.

This meeting is intended to gather information about options for improving a 5.6 km portion of Maki Road, located within the limits of the City of Sault Ste. Marie, for safety purposes. If the continued position of the City of Sault Ste. Marie is confirmed to be that "City staff will continue to consider this a very low priority", as you stated in your letter, then all other options will be considered. This is the reason that both area members of Provincial Parliament and others involved, such as Brookfield Power and M.T.O. had also been invited.

We will proceed to discuss this issue at the meeting and we will read your letter, verbatim, as information to the ratepayers on behalf of the Corporation of the City of Sault Ste. Marie, about your continued position on this matter. Should any city staff members be able to attend the meeting, with their necessary permission from City Council, we will provide them with an opportunity to address the group.

If you have any further questions or would like to discuss further, please feel free to contact me at any time.

Sincerely,

David Poluck - Volunteer Organizer for Events and Communications
Sault Ste. Marie Ratepayers Association (SSMRA)
357 Northern Avenue, Sault Ste. Marie, ON, P6B 4J7
Email: saultratepayers@hotmail.com Telephone: (705) 575-9571

c.c. Bill Freiburger, Larry Girardi, Mayor & City Council

2.40

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

2012-08-16

Sault Ste. Marie Ratepayers Association
357 Northern Avenue East
Sault Ste. Marie, ON
P6B 4J7

**Re: Invitation from SSM Ratepayers Association to attend the
August 23, 2012 Ward 6 Neighbourhood Meeting**

Dear Mr. Poluck:

On August 8, 2012, Blair Reid of the SSM Ratepayers Association delivered a letter to Bill Freiburger, Commissioner of Finance and Larry Girardi, Commissioner of Public Works for the City of Sault Ste. Marie. The letter invited both to attend the Ward 6 neighbourhood meeting that was being scheduled for August 23, 2012 at the Civic Centre. The meeting was described as one that would be held in partnership with the Red Rock Ratepayers Association with the main topic of discussion to be the 5.6 km. section of gravel road on Maki Road which leads to the Red Rock cottage area. As you are well aware, the Red Rock cottage area is not part of the City of Sault Ste. Marie, but part of the Township of Dennis. The 120 plus residents (some seasonal and some permanent) do not pay realty taxes to the City of Sault Ste. Marie for the properties at Red Rock. Notwithstanding, the fact that many of the property owners in Red Rock also own property in Sault Ste. Marie, the position of the City is that it does not see the improvement of the 5.6 km. of gravel roadway as a high priority for the City.

There are several gravel roadways in the City of Sault Ste. Marie which service homes and cottages in the City and for which the City receives tax revenue. The cost to upgrade these roads has been determined and would be recommended for improvement if funds were available before such a recommendation would be made with respect to the Maki Road piece. This has been discussed with the Red Rock Association and its predecessors on many occasions in the last 25 years. The most recent discussions were only a few years ago and a report was prepared indicating that the cost to do what was requested was almost \$1 million. The Red Rock residents were encouraged to

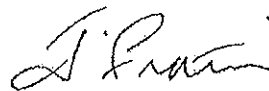
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approach their MFR (Mike Brown at the time) to determine whether or not Provincial funding might be found to improve the roadway which for the most part services only properties of Red Rock in Dennis Township and not properties in Sault Ste. Marie. Unless there is some reasonable prospect of obtaining significant Provincial dollars to assist with this work, City staff will continue to consider this a very low priority. This has been confirmed by City Council on several occasions in the past.

I have instructed both Bill Freiburger and Larry Girardi that it would be inappropriate for them to attend this public meeting. They, like me are employees of the Corporation of the City of Sault Ste. Marie and answer to the City Council. While, I am prepared to meet with representatives of Red Rock to confirm the City's position and consider any new information that they may, I am not prepared to attend nor direct any of my staff to attend this or any other ratepayers' meeting unless directed by City Council. I would ask that any future correspondence regarding City matters be directed either to the Mayor or City Councillors or me and not directly to City staff.

Should you or Red Rock ratepayers wish to further discuss this matter, please do not hesitate to contact me by phone.

Yours truly,



JMF:bb
c.c.

Bill Freiburger
Larry Girardi
Mayor & City Council

Joseph M. Fratesi
Chief Administrative Officer



Sault Ste. Marie Ratepayers Association

357 Northern Avenue East, Sault Ste. Marie, Ontario, P6B 4J7

RECEIVED

AUG - 8 2012

2.42



saultratepayers@hotmail.com

Mr. Larry Girardi
Commissioner of Public Works and Transportation
City of Sault Ste. Marie

Dear Mr. Girardi:

We are writing you this letter as an invitation for your participation at the August 23, 2012 Sault Ste. Marie Ratepayers Association "Ward 6 Neighbour Meeting". The Sault Ste. Marie Ratepayers Association (SSMRA), in partnership with the Red Rock Ratepayers Association (RRRA), will be hosting this meeting on Thursday, August 23, 2012 from 7:00 – 9:00pm at the Civic Centre in the Russ Ramsay Room at 99 Foster Drive in Sault Ste. Marie.

In attendance for the second hour of the meeting, beginning at 8:00pm, will be Sault Ste. Marie ratepayers who own seasonal property in Dennis Township and use the city road (Maki Road) for access, focusing on the condition of the 5.6 km gravel section of Maki Road. The results of a survey regarding the road will also be discussed. To view the survey, you can visit the following online link: <http://www.surveymonkey.com/s/ZQH8B7D>.

If you are able to accept our invitation and attend this meeting, please bring all reference materials pertaining to Maki/Red Rock Road including maintenance costs, legal definitions or any other documentation that you may have pertaining to this road. Any other information you can provide would be welcome. Here are, however, some of the questions that we are seeking answers to, as part of our research process:

What are the annual costs to maintain the Maki/Red Rock Road? 2011-12

What defines a "seasonal" road?

What defines a "city" road?

What are the minimum standards for a "seasonal" road?

What are the minimum standards for a "city" road?

basic Rd access

Is there any funding to maintain and or repair a "seasonal" road? in this case Brookfield pays approx 13,000 for winter and snow ditching, plowing, sanding.

Is there any funding to maintain and or repair a "city" road that connects to a provincially maintained road? NOT aware of any

What is the procedure to change the designation of "seasonal" road?

What is the procedure to extend the Red Rock, Dennis Township Road base? provide funding.

This gravel section of road has been a concern for many years as the quality of the road is deteriorating. Various conditions such as freezing and thawing, heavy rains, and increased traffic make the road very difficult and unsafe to travel many times during the year. Currently, the road is deemed a seasonal road; however, it is maintained year round for various reasons. only for Brookfield



Sault Ste. Marie Ratepayers Association

357 Northern Avenue East, Sault Ste. Marie, Ontario, P6B 4J7

2.43



saultratepayers@hotmail.com

The issue is that the 'seasonal' designation is no longer applicable as there are increased numbers of property owners in Red Rock; year round school bus pick up for elementary and secondary school students; increased industrial traffic related to the Brookfield Wind Farm and logging; and recreational attractions such as the Voyager Trail, public beaches, Algoma Retriever Association, etc. The unsafe conditions of this gravel road place all those who travel Maki/Red Rock Road at potential risk.

only contributions to me

We are requesting your attendance at this meeting to demonstrate support, provide documentation, listen to the issues, and begin working with our neighbours and all levels of government to address this safety issue. We have also invited our neighbours, municipal and provincial government representatives, appropriate municipal staff/departments, City Police, OPP, Brookfield, ADSB school bus, and MTO.

Please confirm your attendance for this meeting and if you have any questions, please email: SaultRatepayers@hotmail.com or telephone: (705) 575-9571. A follow up phone call will be made the week prior to the Sault Ste. Marie Ratepayers Association "Ward 6 Neighbour Meeting" to answer any questions you may have. Thank you and we will look forward to seeing you on Thursday August 23rd.

Sincerely,

David Poluck -- Volunteer Member
Sault Ste. Marie Ratepayers Association
(705) 575-9571
Email: SaultRatepayers@hotmail.com
Online: www.Facebook.com/SaultRatepayers

Larry Girardi

From: Larry Girardi
Sent: July 12, 2011 9:09 AM
To: Joe Krmpotich
Subject: FW: Letter of Concern re: Red Rock Road
Attachments: Letter-Ward Councillors.pdf

Red Rock

2.44
Page 1 of 2
File
STREET File
Red Rock Rd.

Joe - This is an old issue and quite frankly is not going to change. Red Rock (Maki Road) was originally a cottage road.

There are approximately 120 residences at Red Rock that pay no taxes to the City of Sault Ste. Marie for the upkeep of this road. Along this stretch of City road, there are approximately 6 residences that pay taxes to the City of Sault Ste. Marie. These taxpayers represent approximately 5% of the people who use this road and cause the damage that requires grading, repairs etc.

Quote from Jim Elliott sent to Kay Vallee earlier this year.

*Pave des chemins - New Rd.
Gravel Pds. - no fee
to plan*

"Why don't you and the other residences from Red Rock (who represent 95% of the people that use and damage the road) through your Roads Board, come up with 95% of the \$100,000 required (I believe it is higher than this) to upgrade the road to surface treatment. In addition, your Roads Board could also pay for 95 % of the costs for the ongoing maintenance. I think that this arrangement would be fair to the taxpayers of the City of Sault Ste. Marie."

Jim Elliott

Joe as you can see we have responded several times on this issue and we are asked to provide an asphalt road for residents of Red Rock that do not pay taxes to the City of Sault Ste. Marie. PWT or engineering do not have the funds to do this and there are roads in ward six that are in need of repair, that we cannot get to do to a shortage of funds and the residents of that area pay taxes to the City.

Larry Girardi

From: Kay Vallee [mailto:Kay.Vallee@saultcollege.ca]
Sent: July 11, 2011 9:16 PM
To: Joe Krmpotich
Cc: Jim Elliott; Larry Girardi
Subject: Letter of Concern re: Red Rock Road

Hello Joe,

I have attached a letter of concern regarding the conditions of Red Rock Road. I am asking that you please review it. I am going to provide Frank Manzo with a hard copy version of the letter since I do not have an email address. I have also copied Jim Elliott and Larry Girardi, since I have had prior communications with them regarding this concern.

Thank you,

Kay

Kay Vallee RN, BScN, MScN

Nursing Professor
Sault College
443 Northern Avenue
Sault Ste. Marie, ON
P6A 5L3
705-759-2554 ext. 2533
kay.vallee@saultcollege.ca

July 11, 2011

To Mr. Joe Krmpotich and Mr. Frank Manzo, Ward 6 Councillors

I am writing a letter of concern in regards to the City of Sault Ste. Marie's maintenance of the unpaved portion of Red Rock Road. My concerns focus on the health and safety of everyone who travels Red Rock Road regularly. As you may be aware, the unpaved portion of Red Rock Road is the responsibility of the City of Sault Ste. Marie. Being an unpaved road, it requires maintenance year round; however, this has been unsatisfactory and poses a major risk to the safety of any traveller on Red Rock Road. I have lived at Red Rock for the past 3 years and am aware that there are times during the year when the road is more difficult to maintain, during the spring and fall months. However, I believe that if this road were maintained like the other city roads, i.e. paved, the health and safety of travellers could be greatly enhanced. Additionally, I believe that costs associated with maintaining Red Rock Road would be decreased as grading and gravel would be unnecessary.

I have written a previous letter dated April 11, 2011 to Mr. Jim Elliott, Commissioner of Public Works and Transportation in which he responded that the paving of Red Rock Road is not in the foreseeable budget. I then obtained an estimate from a local construction company for an estimate to apply a secondary road (tar and chip) for the 5.5km of unpaved road. I have estimated that the City of Sault Ste. Marie currently spends approximately \$20 000/year to maintain Red Rock Road. The estimate I received was for approximately \$100 000, which would take approximately 5 years to pay. Secondary roads have life spans of 10+ years with minimal annual maintenance (ie. patching). I would be more than happy to forward a detailed calculation of this estimate.

Additionally, I have also submitted a receipt and request for reimbursement to the City Clerk for the replacement of my vehicle tires related to the additional wear on my vehicle due to the conditions of Red Rock Road. I have received a response from David Marshall, the Branch Manager of Crawford Adjusters Canada Incorporated, the City of Sault Ste. Marie's Insurance Adjuster. The request was reviewed by Public Works and Transportation and it was stated in the letter that "...they do not feel the City is negligence for any potholes that may have existed. The gravel road in spring time is subject to freeze, thaw conditions and when the ground is frozen it is impossible to grade the road. Therefore it is very difficult to remove all potholes on the roadway and we believe drivers should be aware of the conditions of the road". I am well aware of the conditions of the road and the mass of potholes and find it unfortunate that the City is not able to provide a safe road year round. I have presented the following argument to the City of Sault Ste. Marie Public Works and Transportation.

I am very concerned as use of this road continues to increase related to more full time residents each year and Brookfield employees. Each are at a greater risk for accidents related to the mass amount of potholes and erosions on the unpaved section of Red Rock Road. Everyday my neighbours travel to and from the city, school buses transport children to and from school, and the many Brookfield Power trucks travel to and from the wind farm, each one of them at

potential risk. I have felt the impact of the deplorable conditions of this road personally as each day I am unaware of how much time I need to allot to get to work on time (at times I cannot travel faster than 20-30km/h on the unpaved portion and several times at a crawling pace so I do not damage my vehicle or cause injury to myself or others). In the 3 years of living at Red Rock, I have had 5 punctured tires; had to replace my 100 000km tires at 60 000km; and replace 2 tie rods on my 2008 SUV, I also do not wash my car because it is always covered in mud; and have at times had to utilize the short shoulders trying to avoid potholes, washouts, or other drivers who are also trying to avoid these hazards. Prior to moving to Red Rock and travelling Red Rock Road daily these were never issues, my tires lasted, I never had to replace a tie rod, and I have been accident free.

Additionally, my family and friends base their visits to my residence on the conditions of the road with it being so bad at times that they refuse to travel the unpaved portion of Red Rock Road. The arrival of my daughter last spring has increased my level of concern as I have apparitions of being stranded on the unpaved section of Red Rock Road with a flat tire or worse, upside down in a ditch. As you may know, there is no reception for cellular phones, so using a cellular phone to contact assistance is out of the question – even more reason to support my request of a safe, paved road to travel upon. I also question how quickly emergency services could respond to an emergency at Red Rock in a timely fashion considering they would have to travel 30km/h or less on average on the unpaved section to avoid becoming casualties themselves. My question that I ask is: do my family, friends and neighbours not deserve safe roads to travel and are we not entitled to best possible response times from emergency services that the rest of Sault Ste. Marie is privy to?

I am asking that my request to pave Red Rock Road be addressed as I strongly believe this is a matter of general health and safety and a terrible accident waiting to happen. In speaking to my neighbours, I know this is a shared concern and will not hesitate to request their support on this matter.

Thank you for hearing my concerns and I look forward to receiving a response.

Kay Vallee
705-256-2931
614 Lakeshore Drive,
Sault Ste. Marie, ON
P6A 6K4

Cc: Jim Elliott, Larry Girardi

This Agreement made the 15th day of January, 2012

BETWEEN

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
(the "City")

- and -

BROOKFIELD POWER WIND PRINCE L.P.
("Brookfield")

WHEREAS Brookfield owns and operates a wind energy project immediately north of the City's northern boundary;

AND WHEREAS Brookfield accesses the said site via the municipal road known as Maki Road north of Allard Lake;

AND WHEREAS a portion of Maki Road north of Allard Lake is a gravel two-lane seasonal road;

AND WHEREAS the said portion of Maki Road receives summer maintenance only by the City;

AND WHEREAS Brookfield has agreed to pay to the City the approximate annual cost of providing winter maintenance;

AND WHEREAS the parties entered into a previous agreement for the maintenance of the road (By-law 2007-19)

NOW THEREFORE the parties hereto agree as follows:

1. **TERM**

This contract shall be for a term of five years commencing January 15, 2012 and may be extended upon the mutual consent of the parties hereto.

2. **MAINTENANCE**

- (a) The City hereby agrees to provide year round maintenance to the portion of Maki Road north of Allard Lake to the northern City boundary.
- (b) The City shall provide to that portion of the road its standard level of maintenance given to similar municipal roads.
- (c) Winter maintenance activities shall include patrolling, plowing, sanding, snow ditching, and related work as required.

3. **COSTING**

5. ENUREMENT

This Agreement shall enure to the benefit of and be binding upon the parties and their respective successors and assigns.

IN WITNESS WHEREOF the parties have executed this Agreement effective the date first stated above.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
Per:

Mayor -- Debbie Amaroso

City Clerk -- Malcolm White

BROOKFIELD POWER WIND PRINCE L.P.
Per:

General Manager - Jim Deluzio

We have authority to bind the Corporation

File No. S.2.2.A - Maki RD

cf \agreements\Brookfield power rd maintenance 16 jan 07.doc

2.50

Patrick M. McAuley, P. Eng.
Commissioner



Public Works & Transportation
Department

2007 01 29

Mayor John Rowsell and
Members of City Council

**RE: WINTER MAINTENANCE OF RED ROCK ROAD (MAKI ROAD)
AGREEMENT WITH BROOKFIELD POWER**

At the October 30, 2006 Council meeting, staff recommended that an agreement be negotiated with Brookfield Power to provide winter maintenance to the portion of Maki Road/Red Rock Road, within the city limits, north of Allard Lake.

Brookfield Power offered to fund the winter maintenance costs if the City provides normal winter maintenance road services. Elsewhere on the agenda is the agreement that has been worked out with Brookfield Power and Council's approval is recommended.

Respectfully submitted,

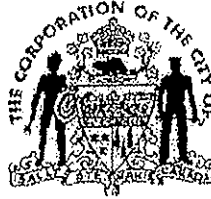
Patrick M. McAuley, P. Eng.
Commissioner
Public Works & Transportation

PMM\cmr

\\pwt\Dept Share\Council 2007\Brookfield Agreement

Public Works & Transportation Department
The Corporation of the City of Sault Ste. Marie
128 Sackville Road ~ Sault Ste. Marie, ON P6B 4T6
Telephone: (705) 759-5201 ~ Fax: (705) 541-7010
www.cityssm.on.ca

Patrick M. McAuley, P. Eng.
Commissioner



Public Works &
Transportation Department

2006 10 30

Mayor J. Rowsell and
Members of City Council

RE: WINTER MAINTENANCE OF RED ROCK ROAD (MAKI ROAD)

As Council may recall Maki Road, north of Allard Lake, is a two lane gravel road, considered to be a seasonal road by the City. It's primary function has been to provide access for about 120 homes/cottages in the Red Rock/Dennis Township area. For this reason, the City to date has provided summer maintenance only. The Red Rock Road Board has thus assumed winter maintenance activities in conjunction with the MTO, on the city portion of this road in order to keep year round access to Red Rock.

Staff is now recommending to Council that we assume this road and provide year round maintenance, as a result of recent developments. These include:

1. Road upgrades in 2002.

Through a \$117,000 grant obtained by the City from the Ministry of Northern Development and Mines, the six kilometres of road north of Allard Lake, within City limits, was upgraded with new culverts, granular surface and drainage improvements. The road is thus easier to maintain year round.

2. Brookfield Power upgrades.

As part of the recent wind turbine development, Brookfield Power also provided substantial improvements to the road. The Allard Lake hill, considered the most dangerous section of the road due to two sharp turns and steep grade, has been completely replaced with a new road section west of the former location. The new hill has been built to provincial standards and paved with hot mix asphalt. The cost of this work including the environmental assessment, design and construction was paid for by Brookfield Power.

Public Works & Transportation
Corporation of the City of Sault Ste. Marie
128 Sackville Road ~ Sault Ste. Marie, ON P6B 4T6
Telephone: (705) 759-5201 ~ Fax: (705) 541-7010
www.cityssm.on.ca

3. Offer to pay winter maintenance costs.

Brookfield Power has also offered to contribute the approximate cost of winter maintenance if the City assumes this road and provides year round maintenance. This is a very generous offer by Brookfield and it will also ensure they have year round access to the wind turbine road network. Our annual cost to provide winter maintenance on similar roads is approximately \$1,600 per kilometre. Brookfield is prepared to enter into an agreement with the City to provide this level of funding. It will amount to about \$12,000 annually for the length of road in question.

RECOMMENDATION

It is therefore recommended that the City assume the portion of Maki Road/Red Rock Road within the city limit as a municipally maintained road subject to an agreement with Brookfield Power on an annual contribution of the approximate winter maintenance costs.

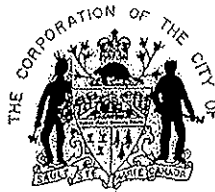
If Council is in agreement, staff will negotiate an agreement with Brookfield power and bring it back for Council's approval.

Recommended for approval,

Patrick M. McAuley, P. Eng.
Commissioner

PMM/cmr

c.c. Jim Deluzio, P. Eng., Brookfield Power



2002 05 06
Our File: A-88-4-08

Mayor John Rowsell
and Members of City Council
Civic Centre

RE: RED ROCK ROAD

This report is in response to the Resolution passed by City Council on 2002 04 22 that requested the "Engineering Department consider the cost and feasibility of carrying out only the repairs of the Red Rock Road portion of the report involved in carrying out only items 3 and 4 of the \$860,000 cost estimate and report back to Council at the budget Meeting of May 7, 2002, so that this expenditure can be considered as a supplementary item".

At the Council meeting I advised that as a result of a field review of the road the previous week the ditching estimate was low and there was need for some excavation at the northerly end of the road to treat an area of poor sub-base (frost boils, etc.).

The previous cost estimate was:

ITEM 3 - DITCHING AND CROSS CULVERTS	\$ 30,000
ITEM 4 - GRANULAR "A"	<u>130,000</u>
TOTAL	<u>\$160,000</u>

Based on the discussion at the Council meeting, we have revised the estimate for the work. The excavation of approximately 500 metres of road to treat the poor sub-base will not be included in this cost, but the area will be further assessed in 2003 to determine the affect that the ditching will have on this area.

The revised cost estimate based on the following:

- (1) Supply and delivery of 20,000 tonnes of granular "A" to the work site by others.
- (2) Supply and delivery of culverts to the worksite by others.

.../2

2.54

2002 05 06
Page two

Estimated City Cost:

1) Grading granular "A"	\$15,000
2) Culvert installation	3,500
3) Ditching	<u>96,500</u>

TOTAL \$115,000

Public Works and Transportation advised that \$30,000 of this cost could come from their maintenance budget based on work done in previous years. This leaves a net 2002 supplementary request of \$85,000.

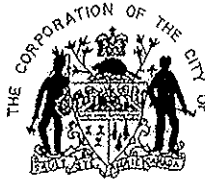
The estimated cost of \$85,000 will be included as a supplementary request in the 2002 budget.

This report is submitted for City Councils information.

All of which is respectfully submitted.

Mel W. Brechin, P. Eng.
Commissioner
Engineering & Planning

MWB/bc
Attach.



2002 04 22

Our File: A-88-4-08

Mayor John Rowswell
and Members of City Council
Civic Centre

RE: RED ROCK ROAD

Attached is a letter that I sent to Mrs. Madeleine Skouris regarding the estimated costs to repair Red Rock Road and provide surface treatment. The total estimated cost is \$860,000.

Red Rock Road is a summer cottage road and as such the City provides minimal summer maintenance and no winter maintenance. Public Works and Transportation spends \$10,000 to \$15,000 annually on this roadway. Public Works and Transportation recently did a field review of Red Rock Road and Pointe Des Chenes Crescent and feel that any additional funding/maintenance should be spent on Pointe Des Chenes Crescent because of its condition as compared to Red Rock Road.

If Council considers the Dennis Township request, you need to also decide on the winter maintenance and costs for this 6.5 kilometers of road.

I quote the last paragraph of the letter to Mrs. Skouris "the City of Sault Ste. Marie does not have adequate funding for our yearly Capital and Miscellaneous programs. City Council has also directed staff to target a zero budget increase for 2002."

Since a substantial portion of the \$860,000 excepting the cost for granular "A" and culverts would be City cost, we cannot recommend proceeding with this project.

All of which is submitted for your information.

A handwritten signature in cursive script, reading "Mel W. Brechin".

Mel W. Brechin, P. Eng.
Commissioner
Engineering & Planning

MWB/bc
Attach.

2.56



Mel Brechin, P. Eng.
COMMISSIONER
ENGINEERING & PLANNING DEPARTMENT
2002 03 20
Our File: A-88-4-08

Mrs. Madeleine Skouris
Chairperson
Dennis South Landowners Committee
RR#6, Box 1
Sault Ste. Marie, ON P6A 6K4

Dear Mrs. Skouris:

RE: RED ROCK ROAD

The City of Sault Ste. Marie classes Red Rock Road as a summer cottage road. The City provides minimal summer maintenance and no winter maintenance on this roadway.

Residents of Dennis Township have requested for many years that the roadway be improved and the City provide winter maintenance.

The length of roadway is approximately 6.0 kilometres and requires the following improvements:

Estimated Cost

1) Elimination of two 90 Degree Curves	\$300,000 — complete
2) Removal of Rock Outcroppings	30,000
3) Ditching and Cross Culverts	30,000
4) Granular "A"	130,000
5) Surface Treatment	<u>370,000</u>
TOTAL	<u>\$860,000</u>

.../2

*naturally
gifted*

2002 03 20
Page two

The Department of Northern Development and Mines has offered to pay "the cost of the supply of granular "A" gravel and some culverts." The City has been asked to contribute the manpower and equipment for ditching and roadwork; this is a substantial portion of the cost. Winter maintenance and costs would be another issue to be resolved.

I was going to discuss the Red Rock Road at a meeting with Terry Bryson of M.N.D.M., and Reg Avery of the Public Works and Transportation but was advised by Eileen Forestell that Mr. Bryson was not available due to the Provincial labour dispute.

The City of Sault Ste. Marie does not have adequate funding for our yearly Capital and Miscellaneous programs. City Council has also directed staff to target a zero budget increase for 2002. We could not recommend that any funding be spent for the Red Rock Road improvements under these circumstances.

Yours very truly,



M. W. Brechin, P. Eng.
COMMISSIONER
ENGINEERING & PLANNING

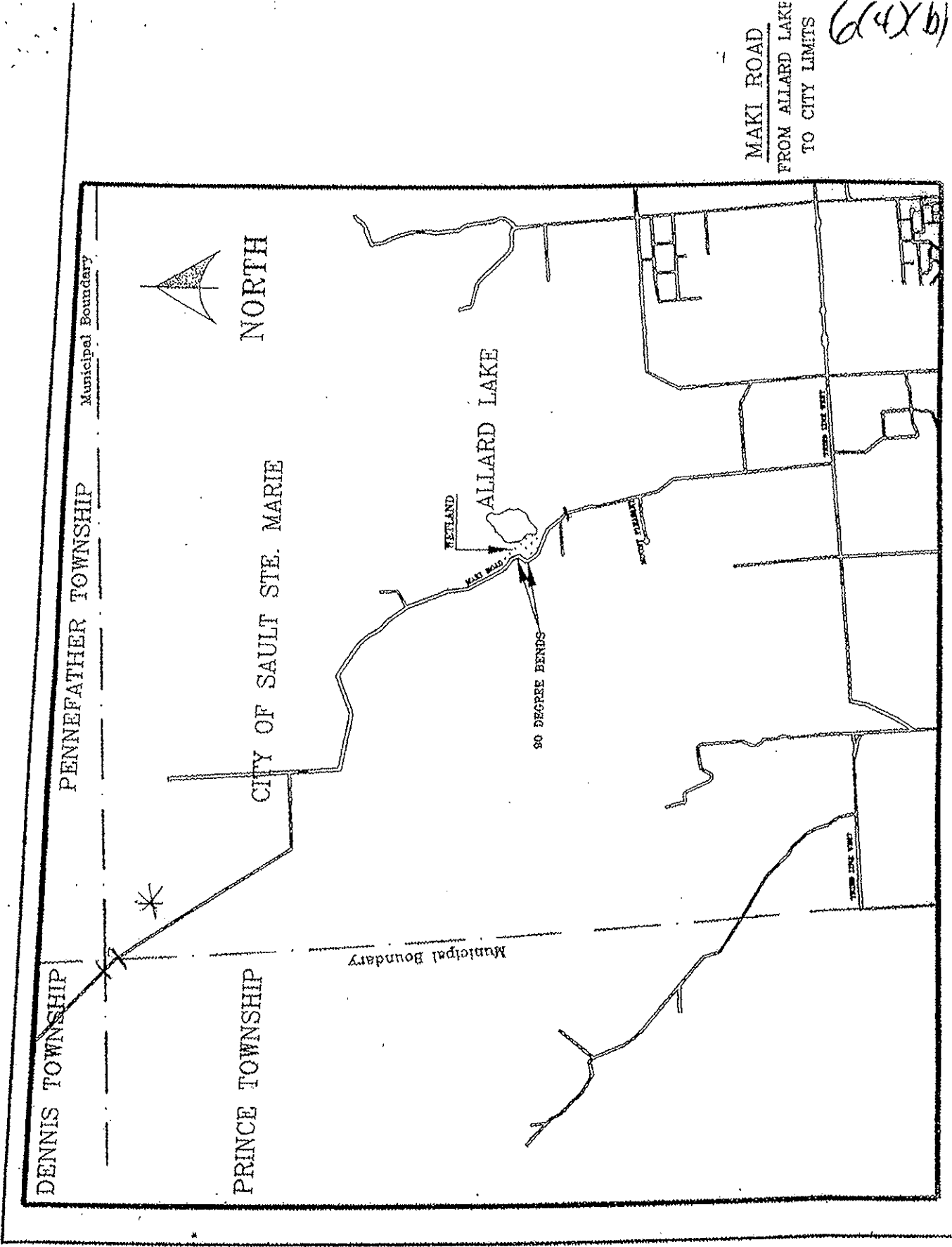
MWB/bc

c: Councillor Vaudry
Councillor Manzo
J. Fratesi, CAO
R. B. Avery, P. Eng.
M. Kukoraltis, P. Eng.

2.58

(64Xb)

MAKI ROAD
FROM ALLARD LAKE
TO CITY LIMITS





MINUTES

Finance Committee – Public Input Meeting

Thursday, February 19, 2015
 Russ Ramsay Board Room, Civic Centre
 1:30 to 3:00 p.m.

Public Attendance: Nine members of the public. Media attended.

Present: Mayor C. Provenzano
 Councillor M. Shoemaker, Chair
 Councillor F. Fata
 J. Fratesi
 W. Freiburger
 S. Schell

Public Input

1. Brian Gallagher – 2196 Queen St. East – Business Address
 - Waste Management – do garbage collection one week and recycling the next week. Compare to what other communities are doing on garbage collection.
 - Review sidewalk ploughing – do we need to plough all the sidewalks?
 - The City should consider sharing equipment like bucket trucks with PUC when required.
 - The City should consider contracting out arena operations to the private sector.
2. Ron Amadio – 39 Chatfield Dr.
 - Concerned that the City ploughs sidewalks around a closed school – William Merrifield.
 - Salaries and benefits should stay close to inflation.
 - Concerned about the \$1 million request from Essar Steel.
 - Concerned about the Norgoma – how does it contribute?
 - The City should rent the 6th floor of the Civic Centre.
 - Concerned about the City owned Pointe Des Chenes park.

3. Janice Knapp – 54 Jean Street

- Look at the option of having one person at City Hall handle all grant requests. The knowledge of that person could be shared with all departments.

4. Peter Noble – 87 Parkdale Drive

- The City should consider a different budget process since the current budget is subjective. Information should be provided on the impacts of various budget changes such as a 0% increase or a 10% decrease.
- Suggested performance indicators be used and include management information with the budget. Options should be included in the budget process for decision making purposes.

5. Wendy Meraglia – 18 Highcrest St.

- Concerned about litter in the community.

6. Mark Brown – 18 Mary St.

- Concerned about paying employees an appropriate compensation.
- We need more public participation with the budget input process. It was suggested we allow community groups to apply for one time surplus City funds.

Councillor M. Shoemaker
Chair



2.61

MINUTES

Finance Committee – Public Input Meeting

Tuesday, February 24, 2015
John Rhodes Community Centre
7:00 to 8:30 p.m.

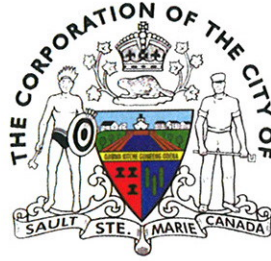
Public Attendance: Two members of the public.

Present: Councillor F. Fata
W. Freiburger
S. Schell

Public Input

1. John Shoust – 202 Landslide Road
 - The City should consider sharing equipment with PUC when required.

Councillor M. Shoemaker
Chair



2.62

MINUTES

Finance Committee – Public Input Meeting

Wednesday, March 11, 2015

Northern Community Centre – Korah Branch Library – Essar Community Room
7:00 to 8:30 p.m.

Public Attendance: Nine members of the public.

Present: Councillor M. Shoemaker, Chair
Councillor S. Myers
Councillor F. Fata
Councillor M. Bruni
Councillor J. Krmpotich

W. Freiburger
S. Schell
F. Coccimiglio
C. Pascall
M. Ward

Public Input

- Questions were asked about specific line items in the 2015 budget and were answered.
- Daycare should be provided by the private sector.
- The public and private sector have had pay freezes and the City should also consider that policy.
- Concerned about the Essar Steel request for \$1 million dollars that was referred to the Economic Development Fund.
- Need to review transit usage. Provide free transit service for 6 months and then determine what routes should be kept and which routes should be eliminated.
- City needs to do “Critical Thinking” and change the status quo. Need to ask “why” we do things like sidewalk ploughing. Suggested not sanding sidewalks.

- Uneven surfaces resulting from ploughing create tripping hazards.
- The Building Department should check for building permits to increase revenues.
- PWT should conserve fuel by reducing unnecessary travel.
- Transit should consider using smaller buses.
- Council should consider using the Consumer Price Index (CPI) when setting tax rates and negotiating employee contracts.
- The City should try to be more efficient in operations and the City needs good management.
- To improve budget input the City needs to provide more disclosure so citizens can provide more feedback.

Councillor M. Shoemaker
Chair

Sault Ste. Marie Chamber of Commerce
Position Paper—2015 Municipal Budget
March 13, 2015

Submitted To: The City of Sault Ste. Marie
And To: The City of Sault Ste. Marie Finance Committee

Overview

The Sault Ste. Marie Chamber of Commerce developed a strategic goal to be an advocate for business in Sault Ste. Marie. To achieve that goal, the Chamber develops formal positions on various matters that impact local businesses within the Municipal, Provincial and Federal jurisdictions.

This paper is intended to communicate to the City of Sault Ste. Marie, the Chamber's position on the municipal budget. Since budgeting is both a distinct annual process and a multi-year planning process, this paper will address the budget from the point of view of the current fiscal year and goals for the future.

Our goal is to work with and support the City, as the voice of business, with a view to creating a collaborative process between the City and the Chamber, as it relates to budgeting and taxation. As one of the largest stakeholder groups in the community, we have a role in the development and implementation and support of a fiscally responsible budget and taxation strategy which will benefit all taxpayers, now and in the future.

The year 2015 will be a transformative year for our community. We have a new mayor and council starting a new term, we have a provincial cabinet minister in the first 12 months of a four year majority government and we have an MP sitting with the government and running for re-election in the year. We have many senior staff at the City who are in a position to retire, some of whom have announced retirement. There are opportunities before us unlike any other time in recent memory—ACR Tour Train, Port of Algoma, Modernized OLG. There are also challenges before us—high provincial debt, a severely declining workforce, an aging population and an uncertain national economic outlook. The 2015 budget must be a budget that addresses our challenges, enables us to move toward capitalizing on our opportunities. It must position our community to increase our rate of growth over the medium and long term. The 2015 budget can be the first step toward creating a culture in the community and among all citizens which places highest priority on fiscal restraint and discipline with a view to achieving our long term goals.

There are three prevalent philosophies that have found their way into the culture of the community over the last several years. These philosophies have impacted budgeting, cost management and public perception of taxation and spending by the City. They are:

1. Costs and spending must always be expected to increase, as expressed when staff make budget presentations to council;
2. Council must tell staff what to cut in the event the proposed budgets reflect expenditure levels in excess of what council determines acceptable, as expressed when staff make budget presentations to council;
3. There is no waste within the corporation, as expressed during the last election by some candidates.

The sum total impact of these philosophies is that during budget deliberations by council, debate is intense but unfortunately focused on shallow or narrow issues that are usually in the realm of capital expenditures or the re-purposing of budgeted funds for current needs. These philosophies make it impossible to evaluate many operational costs which comprise most of the budget. For an example of a community that has successfully disposed of these philosophies one needs to look at the City of Windsor where council has managed a zero percent tax increase for more than 7 years without negatively impacting core services. Windsor moved from being the highest taxed city in Ontario to the lowest in only 7 years. (See Windsor Star October 6, 2014) The Chamber hopes to work with the City to encourage the development of a culture that refutes these philosophies, challenges staff and formally institutes a strategy of continuous improvement within the organization to achieve cost savings and spending reductions.

INTRODUCTION

1. The Chamber believes the City of Sault Ste. Marie should set a course to become the best place in Canada to do business;
2. Currently the City is only able to provide the services it delivers because it receives a direct cash infusion from the Province of Ontario in the amount of \$17,200,000. This is paid through a program called the Ontario Municipal Partnership Fund (OMPF). This amount represents 22% of the total revenue of the City's 2014 budget. These funds are paid out of revenues generated at the provincial level and are only paid to municipalities who don't have property assessment to fund all of their services. In essence this is a transfer from "HAVE" cities to "HAVE-NOT" cities, of which Sault Ste. Marie is a have-not city.
3. The Chamber is concerned that this level of reliance on a hand-out from the province leaves our community vulnerable to changes in the provincial political landscape and / or to changes to provincial fiscal policy.
4. The Chamber believes that for our community to reach its full potential it must:

- a. take a strategic direction aimed at eventually becoming fiscally independent the OMPF cash subsidy;
- b. take a strategic direction aimed at becoming the best place to do business which requires in part that it have a highly competitive, if not the best, business property tax rates.

CHAMBER'S POSITION

5. The Chamber does not support the City's preliminary budget for the following reasons:
 - a. We do not believe it is prudent to budget an increase in expenditures at a time when the City is aware of a reduction of direct grants from the province of \$1,000,100;
 - b. The annual rate of inflation was less than 1% over the last year (.97%) but the budget is calling for increases in spending of 1.4% just to maintain existing services and a levy increase of 4.6% which includes the funding of expenditures approved in 2014 but funded with a surplus from 2013;
 - c. From 2006 to 2015 the total budgeted tax increases in our city amount to roughly \$22,000,000 which is a 29% increase but inflation during the same period of time was only 14.88%;
 - d. The increases in the assessment in our city over the last several years have come largely from public sector investment or private investment that was made possible because of public sector revenue sources. The same holds true for 2014 where the lion's share of the increase came from the commercial sector, namely the new PUC building, Extendicare and Sault Airport improvements. All of which were either taxpayer investments or supported to some extent by taxpayer funded programs; for 2015 we can anticipate assessment growth from a much smaller number of publicly funded projects as governments reduce spending to reign in their budgets. Private sector investment in our city that would impact the assessment level is not expected to make up the difference and in fact may decline in 2015 compared to prior years.
 - e. Our rate of spending growth has far exceeded our growth in property assessment and our growth in population over the last decade. This is an unsustainable set of circumstances as more and more tax dollars are being expected of the same taxpayers and the same properties.

THE CHAMBER'S PROPOSALS

6. The Chamber's proposals are intended to achieve spending growth that is in line with the natural growth of the city and to ensure that the core focus of this council and future councils is strategic decision making aimed toward economic growth, assessment growth, population recovery and a normalizing of the city's age and socio-economic demographics:

- a. The Chamber proposes that it commence a practice of informing the citizens of the amount of tax it levies per \$100,000 of assessed value, compared to other communities in the province. This is a clear and effective comparison metric that will allow more people to understand the cost of municipal services relative to other communities. The current practice of comparing the City's tax level based on taxes on an average home convolutes housing prices and housing market variations across various communities and makes meaningful comparisons impossible;
- b. The Chamber proposes that the City avoid the temptation of seeking revenue generating strategies such as development fees. Such revenue sources will not serve our need to attract outside investment and will remove a key differentiator we have compared to many cities in the southern portion of the province where the pace of development must be managed due to robust economies and an active investment community;
- c. The Chamber proposes that the City commence, in 2015, an in-depth strategic planning process that will result in a proper and effective strategic plan. The plan will guide us toward achieving our goals, rather than enumerating operational or project-related expenditures. To properly budget and govern, we require a strategic plan that will align our resource utilization and decision making in a way that addresses our population growth challenges, the challenges we have attracting investment and the need to compete for more and more newcomers to settle in our community in order to sustain our workforce;
- d. The Chamber proposes that the City create an executive position which will be solely responsible for guiding and managing the process of transforming the corporation to a culture of continuous improvement, cost cutting and service enhancement—in short, a champion of taxpayer value who will interface with all departments doing deep dives into the operations with a view to saving and streamlining the entire corporation. The successful candidate should be compensated in part but substantially based on savings—thereby requiring results that are not only within a certain order of magnitude of value but that are also politically palatable;
- e. The Chamber proposes that the City undertake a comprehensive review of all of its assets to determine whether the cost of ownership is warranted versus the value to the taxpayer. Specifically, with respect to all of its real estate, the City ought to study whether or not it can free up capital through sale and lease-back transactions that benefit the taxpayer. The province is currently exploring the sale of some or all of Ontario Hydro which may include legislative changes allowing for a loosening of restrictions on the sale of utility companies in general. The City ought to study the potential impacts of a possible sale of some or all of its interest in the PUC group of companies, with a view to possibly freeing up capital for the benefit of the taxpayer;

- f. The Chamber proposes that the City re-examine its relationship with the Sault Ste. Marie Economic Development Corporation with a view to developing a stronger, better-funded and more autonomous entity.
 - i. The EDC's current mandate is focused on growing the local economy from among existing business within the city. While there is value in that approach, the current model and funding severely limits the ability of the EDC to reach out to outside businesses whose work has synergies with our economy. We suggest a study of the most successful such entities in North America to inform the funding decision going forward. Further, the EDC should be tapped to lead an industrial land inventory and strategy which will aid the City in positioning itself to be ready to support industrial development opportunities;
 - ii. The EDC ought to be tasked and funded to ensure the City has an effective "People" Strategy as well as an economic strategy. New investment is evaluated increasingly on the basis of available skilled labour and professionals. To the extent we are unprepared to provide support for the "people needs" of prospective investors', the EDC ought to be mandated to fill that gap as a lead with other community partners, including the Chamber;
 - iii. The EDC is mandated to achieve certain deliverables with a specific base funding under the current Memorandum of Agreement between the City and the EDC. In addition to that, the EDC ought to have the opportunity to generate additional fees from the City for projects that arise outside of the terms of MOA. This will ensure that the EDC resources are used to fulfill its core mandate and not have their resources distracted or diluted by unforeseen projects. This will also serve to demonstrate the value of the EDC to the City and the citizens, resulting in judicious use of the resource.
- g. The Chamber proposes that the City refrain from using prior year surpluses to reduce the current levy. While some may believe that surpluses belong to the taxpayer, if the expenditure budget is allowed to grow on the comfort of surpluses, a dangerous gap is created between the tax levy and the expenditure budget that will result in a shock to the community when a surplus is not be available in future years. The more often the City avoids hard spending decisions by using surpluses, the bigger the risk. The City must focus on managing the expenditures not managing the levy.
- h. The Chamber proposes that the City adopt a special by-law that will require that this budget and all future budgets limit spending increases (as opposed to taxation increases) to the net sum of any new assessment and changes in (non-targeted or unconditional) grants from other levels of government. To illustrate by example: if grants shrink by \$1,000,000 and new assessment grows by \$1,500,000, the City expenditures would increase by only \$500,000;

- i. The Chamber proposes that the above-noted by-law remain in force until the residential taxation levy per \$100,000 of property assessment is within the lowest 25% of all municipalities in the Province of Ontario and thereafter require that all spending increases be less than the greater of increases in the rate of inflation and the net sum of any new assessment and changes in grants from other levels of government;
- j. The Chamber proposes that the City adopt a special by-law that requires it to adjust the rates of property tax as between residential properties and business properties over a number of years until it achieves the goal of having the lowest rates of business property tax in the Province of Ontario and thereafter continue to adjust the rates until we have the lowest rates of business property tax in the country;
- k. The Chamber proposes that the above described by-laws be capable of amendment or repeal by a 3/4 majority of the whole council or by a majority vote of the residents of the City;
- l. The Chamber proposes
 - i. that city council have an up or down vote on the budget,
 - ii. that it votes to reject the budget,
 - iii. that it votes in favour of sending the budget to the City's paid professional executive staff for revisions with instructions to find the required savings,
 - iv. that less than 50% of the savings be derived from changes to services and more than 50% of the savings be derived from operational efficiencies;
- m. The Chamber proposes that budgetary surpluses be used to augment the City's asset management reserve fund and to increase investment in the economic development funds.

The Chamber believes that the City must take action now to control spending and re-align its budget to match its means. In the absence of action to impose fiscal discipline and to create the conditions to achieve long term economic growth, the Chamber is very concerned that population growth, demographic imbalance and stagnant economic growth will pervade our future and lead to declining economic conditions in our city.

Yours Respectfully,

Sault Ste. Marie Chamber of Commerce



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Malcolm White, City Clerk

DEPARTMENT: City Clerk's Department

RE: 2014 Municipal Election – Financial Statements

PURPOSE

Section 80(3) of the *Municipal Elections Act* provides that the Clerk shall notify the candidate and the Council in writing in the case of default in filing financial statements.

BACKGROUND

Section 78(1) of the *Municipal Elections Act* provides that a candidate in the 2014 municipal election file a financial statement and auditor's report (if applicable) on or before 2 p.m. on Friday, March 27, 2015.

ANALYSIS

The following candidates failed to file financial statements before 2 p.m. on Friday, March 27:

Mayor	Edward Johnston, Anthony N. Pagnotta
Councillor – Ward 1:	Christopher Bonin (Newman)
Councillor – Ward 2:	John Duke, Michael Selvers
Councillor – Ward 4:	David T. O'Brien

Section 80(2) of the *Act* sets out the penalties for failing to file a financial statement and auditor's report:

- a. *The candidate forfeits any office to which he or she was elected and the office is deemed to be vacant; and*
- b. *Until the next regular election has taken place, the candidate is ineligible to be elected or appointed to any office to which this Act applies.*

IMPACT

There is no financial impact to the municipality.

STRATEGIC PLAN

This is not an activity included in the corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the City Clerk dated 2015 04 13 concerning 2014 Municipal Election – Financial Statements be received as information.

Respectfully submitted,



Malcolm White
City Clerk



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Malcolm White, City Clerk

DEPARTMENT: City Clerk's Department

RE: Appointments to Boards and Committees

PURPOSE

This report provides recommendations to Council concerning appointments to PUC Inc., PUC Services Inc., the Public Utilities Commission (Water), the F. J. Davey Home and Algoma University Board of Governors.

BACKGROUND

Council will recall there were a number of board and committee appointments that were not done as part of our main appointment process in December. The primary reasons for this are either that the appointments are usually carried out at other times of the year or that the reasons or rationale concerning appointments to a particular body have required review. This report will deal with the entities listed above.

ANALYSIS

PUC Inc, PUC Services Inc, Public Utilities Commission (Water)

The City is the sole shareholder of PUC Inc. and PUC Services Inc. Appointments to the board of directors of both corporations are approved by the shareholder at the annual meeting of the shareholder (generally held in May of each year). As part of our most recent appointment process staff were instructed to list both PUC entities and the Public Utilities Commission (Water) on the list of boards and committees that interested persons could apply for. We received a significant number of applicants. They were advised in the notice for applications that City Council might change the composition of these boards when the time came for new boards of directors to be appointed. I recommend that Council proceed to make appointments (albeit as the shareholder) to the PUC entities in a manner similar to appointments to other boards and committees. This process can be undertaken prior to the 2015 annual meeting of the shareholder.

F.J. Davey Home

The F.J. Davey Home is a not for profit corporation that operates the F.J. Davey Home facility. There is an agreement between the City and the F.J. Davey home which, among other matters, sets out that the admission of members to the F.J. Davey Home Corporation requires the prior approval of the City and that the board of directors shall be elected from the members approved by the City. The by-laws of the Corporation set out the number of members (5) and the number of directors (5) to be elected from the members. The by-laws also direct that the board of directors should be elected every three years, beginning in 2006. Since the appointment of the founding members the City has only approved the appointment of two members to fill vacancies, one in 2008 and one in 2012. Given that the members approved by the City become directors by virtue of their membership (as the number of members and number of directors is identical) and given that the board of directors is required to be elected on a three year basis (with 2015 being a year to elect directors), I recommend that Council undertake a process to appoint members to the F.J. Davey Home and that such appointments continue on a three year basis to be consistent with the by-laws of the F.J. Davey Home. If Council agrees with this approach I will contact the current board of directors and administration of the Davey Home for any input they may wish to provide. I have attached copies of the agreement and by-laws for your reference.

Algoma University Board of Governors

In 2014 Council received a request from Algoma University to consider nominating a member of Council or senior official to the Algoma University Board of Governors. Council had previously nominated a member of Council to the board, however after a review of board and committee representation in 2007, Council decided to discontinue the nomination. In light of this I recommend that Council not nominate a member or senior official at this time. I would note that a member of council is free to decide on an individual basis to join the Algoma University board as has been done by two current members of Council who sit on the Sault College board.

IMPACT

There is no financial impact incurred by approving the recommendations of this report.

STRATEGIC PLAN

This report is not linked to activities in the current Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the City Clerk dated 2015 04 13 concerning Appointments to Boards and Committees be received and the recommendations

outlined in the report concerning appointments to PUC Inc, PUC Services Inc., the Public Utilities Commission (Water) the F.J. Davey Home and Algoma University be approved.

Respectfully submitted,

Recommended for approval

Malcolm White
City Clerk

Joseph M. Fratesi
Chief Administrative Officer

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2002-18

AGREEMENTS: (L.5.5.) A by-law to authorize an agreement with the City and the F.J. Davey Home.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENTS**

The Mayor and the Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" hereto dated the 28th day of January, 2002 and made between the City and the F.J. Davey Home.

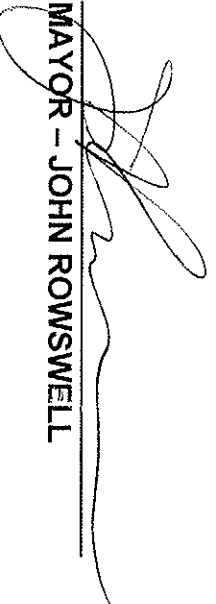
2. **SCHEDULE "A"**

Schedule "A" hereto forms part of this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

READ THREE TIMES and **PASSED** in open Council this 28th day of January, 2002.


MAYOR – JOHN ROWSWELL


CLERK – DONNA P. IRVING

THIS FUNDING AGREEMENT made this 22nd day of January, 2002.

B E T W E E N:

**THE CORPORATION OF THE CITY
OF SAULT STE. MARIE**

(hereinafter referred to as the "City")

- and -

F. J. DAVEY HOME (a not for profit Corporation)
(hereinafter referred to as the "Corporation")

WHEREAS the Corporation is a not for profit corporation incorporated under the Corporations Act of Ontario operating a care facility for the aged;

AND WHEREAS the Corporation proposes to construct a new facility at its present property located at the southeast corner of Great Northern Road and Third Line;

AND WHEREAS the City has been requested to contribute \$9,800,000.00 towards the 370 bed facility to be constructed by the Corporation under the Nursing Home Act;

AND WHEREAS the City Council of the City received a report from the Commissioner of Finance and Treasurer of the City as well as representatives of the Corporation;

AND WHEREAS a copy of the resolution passed at the October 15th, 2001 meeting along with the report of the Commissioner of Finance and Treasurer are attached to this agreement;

NOW THEREFORE the parties agree as follows:

1. The Corporation shall construct a facility having at least 370 beds which facility will be governed by the provisions of the Nursing Homes Act, as amended. The Corporation shall provide long term care in the City of Sault Ste. Marie in the same fashion as is currently provided at the existing facility under the Homes for the Aged Act.
2. It is the intention of the Corporation that the facility will open for residents no later than March 31st, 2004.

3. The City agrees to make an equity contribution of \$9,800,000.00 towards the construction of the facility to be built by the Corporation. Until the facility opens in 2004, the City will continue to make a payment of its current operating levy to the Corporation, which at the present time is approximately \$875,000.00 annually.
4. It is agreed by the parties that the agreement is conditional upon the Province of Ontario creating a separate territorial district pursuant to the Homes for the Aged Act comprising the City of Sault Ste. Marie and a portion of the unorganized territory and further that pursuant to Section 4 of the Homes for the Aged Act that the City is not obligated to provide long term care under the said Statute. Failing satisfaction of this condition this Agreement shall be null and void and the City shall not be under any obligation to provide the funding as provided herein.
5. It is acknowledged between the parties that under current legislation the new facility will be subject to Municipal property taxes. The Corporation agrees that it will not initiate any applications for special relief from taxes and will not request any additional tax assistance not otherwise available to the general public.
6. The Corporation acknowledges that it will not request any funding for operational expenses associated with operating the facility.
7. The City's contribution is based on an estimated construction cost of \$120,000.00 per bed. The City's contribution will not be increased even if the cost per bed exceeds \$120,000.00. However, if the total project cost results in a cost per bed of less than \$120,000.00, the City equity contribution will be reduced proportionately.
8. If the Corporation realizes extraordinary gains due to the re-development of the site at Great Northern Road and Third Line, the parties agree that half of the proceeds of those gains will be applied to reduce the City's equity contribution.
9. The Corporations acknowledge that the By-law of the Corporation provides that the admission of members to the Corporation requires the prior approval of the City, and that all directors of the Corporation shall be elected from members approved by the City.
10. No amendment may be made to this Agreement except in writing, signed by the authorized signing parties of both the city and the Corporation.
11.
 - a) Prior to the first advance, and conditional thereon, the Corporation shall have obtained:
 - i) The approval of the Minister of Health and Long Term Care of the Project Documents set forth in paragraph 2.4(1) (a) - (d) of the Development Agreement between the Corporation and the Minister

of Health and Long Term Care for Ontario dated January 18th, 2002; and

- ii) Mortgage commitment insured by C.M.H.C. for the long term financing for the Facility.
- b) The Corporation acknowledges and agrees that it will not request any advances from the City until on or after July 2nd, 2002.
- c) Upon application for any advance the Corporation shall provide to the City a Certificate from the Corporation's cost consultant, curran mccabe ravindran ross inc., setting forth the amount of the advance requested and the value of the work completed to the date of the requested advance.
- d) The City agrees to fund the accumulated interest costs incurred by the Corporation for capital and administration costs prior to the date of the first advance. The City will advance funds to the Corporation for administration and consultant fees. The Corporation will provide the City with a statement for the application of the advanced funds.
- e) The Corporation hereby directs the City to pay to the Royal Bank of Canada the amount of the first advance as verified by the statement of the cost consultant. The City hereby acknowledges receipt of the within direction and agrees to make payment in accordance therewith provided all of the conditions of this Agreement have been satisfied by the Corporation.

IN WITNESS WHEREOF the parties have signed this Agreement as of the 22nd day of January, 2002.

**THE CORPORATION OF THE CITY
OF SAULT STE MARIE**

Per: 
John Rowsell, Mayor

Per: 
Donna Irving, Clerk

c/s

F. J. DAVEY HOME

Per: Michael Sanzosi

Michael Sanzosi, Chairman

Per:

Peter MacLean

Peter MacLean, Administrator

c/s

BY-LAW NO. 1

A by-law relating generally to the transaction of the business and affairs of the F. J. DAVEY HOME (the "Corporation")

BE IT ENACTED as a by-law of the Corporation as follows:

1. Head Office

The head office of the Corporation shall be in the City of Sault Ste. Marie in the Province of Ontario, at such place therein as the Board (as hereinafter defined) may from time to time by resolution determine.

2. Seal

The corporate seal of the Corporation shall be such as the Board may by resolution from time to time adopt, and shall be entrusted to the Secretary of the Corporation for its use and safe keeping.

3. Directors

3.01 Board of directors. The affairs of the Corporation shall be managed by a board of directors (herein referred to as the "Board") consisting of five directors, who may exercise all such powers and do all such acts and things as may be exercised or done by the Corporation and are not by the by-laws or any resolution of the Corporation or by statute expressly directed or required to be done by the Corporation at a meeting of members.

3.02 Qualification of directors. Directors shall be individuals, eighteen or more years of age and shall, at the time of their election or within ten days thereafter and throughout the term of their office, be members of the Corporation.

3.03 Election of directors and term of office.

(1) The applicants for incorporation shall be the first directors of the Corporation whose term of office on the board of directors shall continue until December 31st, 2006 and thereafter Directors shall be elected for three year terms.

(2) Directors shall be elected by the members from the members approved by the Municipal Council for the Corporation of the City of Sault Ste. Marie in a general meeting on a show of hands unless a poll is demanded and if a poll is demanded such election shall be by ballot. Subject to the provisions of this by-law, directors shall be eligible for re-election.

(3) From time to time in the event of any vacancy however caused occurring in the Board such vacancy may, as long as there is a quorum of directors then in office, be filled by the directors from among the qualified members of the Corporation. Any director appointed

or elected to fill any such vacancy shall hold office for the unexpired term of the director who ceased to be a director and who caused such vacancy.

3.04 Vacation of office. A person ceases to be a director of the Corporation:

- (a) if he or she becomes a bankrupt or is declared insolvent;
- (b) if he or she is found by a court to be mentally incompetent or of unsound mind;
- (c) if by notice in writing to the Secretary of the Corporation he or she resigns his office;
- (d) if he or she ceases to be a member of the Corporation; or
- (e) dies.

3.05 Remuneration of directors. The directors of the Corporation shall serve without remuneration and no director shall directly or indirectly receive any profit from his position as such; provided that a director may be paid reasonable expenses incurred by him in the performance of his duties.

3.06 Committees. The Board may from time to time constitute such committees as it deems necessary to assist the directors in carrying on the affairs of the Corporation and shall prescribe the duties of any such committees.

4. Meetings of Directors

4.01 Place of meeting and notice.

closed meeting
(1) Meetings of the Board may be held either at the head office of the Corporation or at any place within Ontario. A meeting of the Board may be convened by the Chairman of the Board, or any two directors at any time and the Secretary by direction of the Chairman of the Board, or any two directors shall convene a meeting of directors.

(2) Notice of any meeting of the Board shall be delivered or mailed or sent by telecopier or otherwise communicated to each director not less than seven days if mailed and not less than two days if delivered, sent by telecopier or otherwise communicated (exclusive of the day on which the notice is delivered or mailed or sent by telecopier or otherwise communicated but inclusive of the day for which notice is given) before the meeting is to take place; provided always that meetings of the Board may be held at any time without formal notice if all the directors are present or those absent have waived notice or have signified their assent in writing to such meeting being held in their absence. Notice of any meeting or any irregularity in any meeting or in the notice thereof may be waived by any director.

4.02 Quorum. A quorum at any meeting of the Board shall be the presence in person of a majority of the directors.

4.03 Voting.

(1) Questions arising at any meeting of the Board shall be decided by a majority of votes. In case of an equality of votes, the Chairman of the meeting, in addition to his original vote, shall not have a second or casting vote.

(2) At any meeting unless a poll is demanded, a declaration by the Chairman that a resolution has been carried or carried unanimously or by a particular majority or lost or not carried by a particular majority shall be conclusive evidence of the fact without proof of the number or proportion of votes recorded in favour of or against the motion.

5. Officers

5.01 Officers. The officers of the Corporation shall consist of the Chairman of the Board who shall also be the President, the Chief Administrative Officer who shall act as the Secretary, and Treasurer and such other officers as the Board may deem necessary. The officers shall be appointed annually by the Board or as often as may be required.

5.02 Chairman. The Chairman shall, when present, preside at all meetings of the Board and of the members. In the absence of the Chairman, the directors or members present shall choose one of their numbers present to preside at the meeting.

5.03 President. The President shall be responsible to the Board for the co-ordination of the affairs of the Corporation. The President shall sign such contracts, documents or instruments in writing as require his or her signature.

5.04 Chief Administrative Officer. In addition to any other authority or duties conferred by direction of the Board, the Chief Administrative Officer shall exercise general and active supervision over all operations of the Corporation including:

- (a) the selection, employment, supervision and discharge of all employees, subject to ratification of same by the Board;
- (b) the preparation and submission of such reports and statements as the Board may from time to time direct be prepared and submitted to the Board, to any director or officer of the Corporation or to any meeting of the members of the Corporation;
- (c) the preparation of the annual budget for the Corporation, showing expected revenues and expenditures; and
- (d) the safe keeping and good state of repair of all physical properties of the Corporation.

5.05 Secretary. The Secretary shall have charge of the minute books of the Corporation and the documents and registers referred to in s. 300 of the *Corporations Act*, R.S.O. 1990, c. C.38. The Secretary shall sign such contracts, documents or instruments in writing as require his or her signature and shall have such other powers and duties as may from time to time be assigned to him or her by the Board or as are incident to his or her office.

5.06 Treasurer. Subject to the provisions of any resolution of the Board, the Treasurer shall have the care and custody of all the funds and securities of the Corporation and shall deposit the same in the name of the Corporation in such bank or banks or with such depository or depositories as the Board may direct.

6. Committees

The Board may from time to time constitute such committees as it deems necessary to assist the directors in carrying on the affairs of the Corporation and shall prescribe the duties of any such committees.

7. Indemnities to Directors, Officers and Others

Every director or officer of the Corporation or any other person who has undertaken or is about to undertake any liability on behalf of the Corporation and his or her heirs, executors and administrators, and estate and effects, respectively, shall from time to time and at all times, be indemnified and saved harmless out of the funds of the Corporation, from and against,

- (a) all costs, charges and expenses whatsoever which such director, officer or other person sustains or incurs in or about any action, suit or proceeding that is brought, commenced or prosecuted against him, for or in respect of any act, deed, matter or thing whatsoever made, done or permitted by him or her, in or about the execution of the duties of his or her office; and
- (b) all other costs, charges and expenses that he sustains or incurs in or about or in relation to the affairs thereof, except such costs, charges or expenses as are occasioned by his own willful neglect or default.

8. For the Protection of Directors and Officers

(1) No director or officer for the time being of the Corporation shall be liable for the acts, receipts, neglects or defaults of any other director or officer or employee or for any loss, damage or expense happening to the Corporation through the insufficiency or deficiency of title to any property acquired by order of the Board or for or on behalf of the Corporation or for the insufficiency or deficiency of any security in or upon which any of the moneys of or belonging to the Corporation shall be placed out or invested or for any loss or damage arising

from the bankruptcy, insolvency or tortious act of any person, firm or company with whom or which any moneys, securities or effects shall be lodged or deposited or for any other loss, damage or misfortune whatever which may happen in the execution of the duties of such director's or officer's respective office or trust or in relation thereto unless the same shall happen by or through such director's or officer's own wrongful and willful act or through his or her own wrongful and willful neglect or default.

(2) The directors for the time being of the Corporation shall not be under any duty or responsibility in respect of any contract, act or transaction whether or not made, done or entered into in the name or on behalf of the Corporation, except such as shall have been submitted to and authorized or approved by the Board. If any director or officer of the Corporation shall be employed by or shall perform services for the Corporation otherwise than as a director or officer or shall be a member of a firm or a shareholder, director or officer of a company which is employed by or performs services for the Corporation, the fact of his being a director or officer of the Corporation shall not disentitle such director or officer or such firm or company, as the case may be, from receiving proper remuneration for such services.

9. Membership

9.01 Qualification. The number of members of the Corporation shall be limited to five members. The membership shall consist of the those individuals that are admitted by the Board of Directors and who have been approved by the Municipal Council for the Corporation of the City of Sault Ste. Marie. Membership in the Corporation shall be conditional upon the applicants subscribing to and supporting the purposes and objects of the Corporation and the by-laws thereof.

9.02 Resignation. Any member of the Corporation may resign as a member of the Corporation by letter addressed to the Secretary of the Corporation at the head office of the Corporation. The Board may, by resolution passed by a majority vote, request any member to resign.

9.03 Termination of Membership. The interest of a member in the Corporation is not transferrable and ceases to exist upon the death of a member.

10. Meetings of Members

10.01 Annual meetings. The Corporation shall hold an annual meeting of its members not later than eighteen months after its incorporation and subsequently not more than fifteen months after the holding of the last preceding annual meeting. The annual meeting of the members shall be held at the head office of the Corporation, or such other place within Ontario, on such day in each year and at such time as the Board may by resolution determine. At annual meetings there shall be presented a report of the directors of the affairs of the Corporation for the previous year, a financial statement of the Corporation, the auditor's

report and such other information or reports relating to the Corporation's affairs as the directors may determine.

10.02 General meetings. Other meetings of the members (to be known as "general meetings") may be convened by order of the Chairman of the Board, the President or by the Board to be held at any date and time and at any place within Ontario. In addition, the Chairman of the Board or, failing him, the President shall call a general meeting of the members upon receipt of a written requisition to do so of not less than a majority of the members entitled to vote at such meeting.

10.03 Notice. A printed, written or typewritten notice stating the day, time and place of a meeting of the members and the general nature of the business to be transacted shall be served either personally or by sending such notice to each member of such meeting and to the auditor of the Corporation through the post in a prepaid wrapper or letter not less than fourteen nor more than sixty days (exclusive of the day of mailing but including the day for which notice is given) before the date of every meeting directed to such address of each such member and of the auditor as appears on the books of the Corporation, or if no address is given therein, then to the last address of each such member or auditor known to the Secretary; provided always that a meeting of members may be held for any purpose at any date and time and at any place within Ontario without notice if all the members are present in person at the meeting or if all the absent members shall have signified their assent in writing to such meeting being held in their absence. Notice of any meeting or any irregularity in any meeting or in the notice thereof may be waived by any member or by the auditor of the Corporation.

10.04 Omission of notice. The accidental omission to give notice of any meeting or the non-receipt of any notice by any member or by the auditor of the Corporation shall not invalidate any resolution passed or any proceedings taken at any meeting of members.

10.05 Contents of notice. Notice of any meeting of members shall include a statement of the right of such member to appoint a proxy, who need not be a member, to exercise the same voting rights that the member appointing such proxy would be entitled to exercise if present at the meeting. The notice of such meeting shall contain sufficient information concerning such business to permit the member to form a reasoned judgment on the decision to be taken.

10.06 Proxies. At any meeting of members, a proxy duly and sufficiently appointed by a member shall be entitled to exercise, subject to any restrictions expressed in the instrument appointing such proxy, the same voting rights that the member appointing him or her would be entitled to exercise if present at the meeting. A proxy need not be a member of the Corporation.

10.07 Voting.

(1) Every question submitted to any meeting of members shall be decided by a majority of votes given on a show of hands unless otherwise specifically provided by statute or by these by-laws. In case of an equality of votes, the Chairman of the meeting shall not have a second or casting vote. Each member shall be entitled to one vote if present at a meeting in person or by proxy.

(2) At any meeting, unless a poll is demanded, a declaration by the Chairman that a resolution has been carried or carried unanimously or by a particular majority or lost or not carried by a particular majority shall be conclusive evidence of the fact without proof of the number or proportion of votes recorded in favour of or against the motion.

10.08 Polls. If at any meeting a poll is demanded on the election of a Chairman or on the question of adjournment, it shall be taken forthwith without adjournment. If a poll is demanded on any other question it shall be taken in such manner and either at once or later at the meeting or after adjournment as the Chairman directs. The result of a poll shall be deemed to be the resolution of the meeting at which the poll was demanded. A demand for a poll may be withdrawn.

10.09 Adjournments. The Chairman may with the consent of any meeting adjourn the same from time to time and no notice of such adjournment need be given to the members. Any business may be brought before or dealt with at any adjourned meeting which might have been brought before or dealt with at the original meeting in accordance with the notice calling the same.

10.10 Quorum. A quorum for the transaction of business at any meeting of members shall consist of not less than a majority of members present in person or represented by proxy; provided that in no case can any meeting be held unless there are a majority of members present in person.

11. Enactment, Repeal and Amendment of By-laws

(1) By-laws of the Corporation may be enacted, and the by-laws of the Corporation repealed or amended, by by-law enacted by a majority of the Board at a meeting of the Board and sanctioned by an affirmative vote of a majority of the members at a meeting of members duly called for the purpose of considering such by-law.

(2) A copy of any by-law to be sanctioned at an annual or general meeting of members (including a by-law which amends or repeals an existing by-law) shall be sent to every member of the Corporation with the notice of such meeting.

12. Auditors

The members shall at each annual meeting appoint an auditor to audit the accounts of the Corporation to hold office until the next annual meeting provided that the directors may fill any casual vacancy in the office of the auditor. The remuneration of the auditor shall be fixed from time to time by the Board.

13. Notices

13.01 Service. Any notice to be given to any member or director or auditor shall be served either personally or by sending it through the mail in a prepaid envelope or wrapper addressed to such member, director or auditor at his address as the same appears in the books of the Corporation or, if no address be given therein, then to the last address of such member, director or auditor known to the Secretary of the Corporation. With respect to every notice sent by mail, it shall be sufficient to prove that the envelope or wrapper containing the notice was properly addressed and put into a Post Office or into a Post Office letter box.

13.02 Signatures to notices. The signature to any notice may be written, stamped, typewritten or printed or partly written, stamped, typewritten or printed.

13.03 Computation of time. Where a given number of days notice or notice extending over any period is required to be given, the day of service or posting of the notice shall, unless it is otherwise provided herein, be counted in such number of days or other period.

13.04 Proof of service. A certificate of the President, a Vice-President, the Secretary or the Treasurer or of any other officer of the Corporation in office at the time of the making of the certificate as to facts in relation to the mailing or delivery of any notice to any member, director, officer or auditor or publication of any notice shall be conclusive evidence thereof and shall be binding on every member, director, officer or auditor of the Corporation, as the case may be.

14. Cheques, Drafts, Notes, etc.

All cheques, drafts or orders for the payment of money and all notes and acceptances and bills of exchange shall be signed by such officer or officers or person or persons, whether or not officers of the Corporation, and in such manner as the Board may from time to time designate by resolution.

15. Execution of Contracts, etc.

(1) Contracts, documents or instruments in writing requiring the signature of the Corporation may be signed by the Chairman together with the Chief Administrative Officer, and all contracts, documents or instruments in writing so signed shall be binding upon the

Corporation without any further authorization or formality. The Board is authorized from time to time by resolution to appoint any officer or officers or any person or persons on behalf of the Corporation either to sign contracts, documents or instruments in writing generally or to sign specific contracts, documents or instruments in writing.

(2) The corporate seal of the Corporation may when required be affixed to contracts, documents or instruments in writing signed as aforesaid, by any officer or officers, person or persons, appointed as aforesaid by resolution of the board of directors.

(3) The term "contracts, documents or instruments in writing" as used herein shall include deeds, mortgages, hypothecs, charges, conveyances, transfers and assignments of property, real or personal, immovable or movable, agreements, releases, receipts and discharges for the payment of money or other obligations, conveyances, transfers and assignments of shares, bonds, debentures or other securities and all paper writings.

16. Financial Year

The Board may by resolution fix the financial year end of the Corporation and the Board may from time to time by resolution change the financial year end of the Corporation.

17. Interpretation

In all by-laws and special resolutions of the Corporation, the singular shall include the plural and the plural the singular; the word "person" shall include firms and corporations, and the masculine shall include the feminine and the neuter. Whenever reference is made in any by-law or any special resolution of the Corporation to any statute or section thereof, such reference shall be deemed to extend and apply to any amendment or re-enactment of such statute or section thereof, as the case may be.

ENACTED the 23rd day of November, 2001.

WITNESS the corporate seal of the Corporation.



Michael Sanzosi, Chairman



Peter MacLean, Secretary

BY-LAW NO. 2

A By-law respecting the borrowing of money, the issuing of debt obligations and the security of liabilities by F. J. DAVEY HOME.

BE IT ENACTED as a by-law of F. J. DAVEY HOME (hereinafter referred to as the "Corporation") as follows:

The Directors of the Corporation may from time to time:

- (a) borrow money on the credit of the Corporation;
- (b) issue, sell or pledge obligations (including bonds, debentures, debenture stock or other like liabilities) of the Corporation but no invitation shall be extended to the public to subscribed for any such debt obligations;
- (c) charge, mortgage, hypothecate or pledge all or any currently owned or subsequently acquired real or personal, movable or immovable property of the Corporation, including book debts, rights, powers, franchises and undertaking, to secure any debt obligations or any money borrowed, or other debt or liability of the Corporation;
- (d) delegate the powers conferred on the directors under this by-law to such officers of the Corporation and to such extent and in such manner as the directors shall determine.

PASSED by the Directors and sealed with the corporate seal this 23rd day of November, 2001.



Michael Sanzosti, Chairman



Peter MacLean, Secretary

CONFIRMED by the members this 23rd day of November, 2001.



Peter MacLean, Secretary



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Malcolm White, City Clerk

DEPARTMENT: City Clerk's Department

RE: Board and Committee Application Form be received and the current form be approved.

PURPOSE

This report is to seek Council's approval for the current board and committee application form.

BACKGROUND

Elsewhere on the agenda is a report from the Board-Committee Appointment Review Committee recommending the adoption of a revised policy. That policy defines the term Application Form as follows:

Refers to the document that is pre-approved by Council for the purpose of an Interested Person making application to be appointed to Boards and Committees.

A copy of our current form is attached.

ANALYSIS

Should Council approve the revised policy for appointments to boards and committees the current form will require approval as well. The approval of the form is being dealt with separately as it is anticipated that the form will be revised on its own from time to time.

IMPACT

There is no financial impact.

STRATEGIC PLAN

This report does not link to activities in the current Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Report to Council – Board and Committee Application Form be received and the current form be approved.

2015 04 13

Page 2.

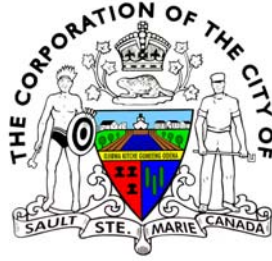
Resolved that the report of the City Clerk dated 2015 04 13 concerning Board and Committee Application Form be received and the current form be approved.

Respectfully submitted,

Recommended for approval

Malcolm White
City Clerk

Joseph M. Fratesi
Chief Administrative Officer



APPLICATION – BOARD/COMMITTEE APPOINTMENT

Name: _____

Address: _____
(include postal code)

Email address: _____ Telephone: _____

List board(s) or committee(s) to which you are seeking appointment:
(if more than one, please list in order of preference)

1. _____
2. _____
3. _____
4. _____

Are you available for daytime meetings: _____ Yes _____ No
Preference: Daytime meeting _____ Evening meeting _____

Please state reasons for seeking appointment.

(If the committee you are applying to requires representatives from specific organizations or specific expertise, please identify your current connection to the organization or the specific expertise.)

The Ontarians with Disabilities Act 2001 requires that a majority of members of an accessibility advisory committee shall include persons with disabilities. Applicants to this committee may wish to state that they have a disability.

Additional information that may be helpful in consideration of your application:

Signature: _____ Date: _____

Please return application to: City Clerk's Office, Level 4, Civic Centre, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6 or cityclerk@cityssm.on.ca

Pursuant to the Municipal Freedom of Information and Protection of Privacy Act, the personal information contained on this form will be used solely to assess your qualifications for appointment to one or more municipal boards or committees.



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Nicholas J. Apostle, Commissioner Community Services

DEPARTMENT: Community Services Department

RE: John Rhodes Community Centre – Request for Proposals to Operate the Restaurant Space

PURPOSE

This report is in response to the following Council resolution:

“Resolved that the report of the Commissioner of Community Services dated 2014 09 29 concerning the Chilly Willy’s Sports Bar and Grill lease agreement be received and the recommendation to have staff initiate a Request for Proposal process for the operation of the restaurant space at the John Rhodes Community Centre be approved; further that staff be authorized to extend the present lease with the existing operator under the current terms and conditions until May 1, 2015.”

BACKGROUND

The lease with Mr. Jody Wilson for the operation of Chilly Willy’s Sports Bar and Grill expired on September 30, 2014.

Council approved extending Mr. Wilson’s lease to May 1, 2015.

A Request for Proposals document was issued, in accordance with City policies and procedures, in late November 2014 with a closing date of January 9, 2015.

The RFP stated that the City preferred a fixed monthly rental rate. In addition, it was noted that proponents could incorporate alternatives that provided for either owner-funded or lessee-funded fit-ups including kitchen appliances, tables and chairs.

ANALYSIS

Proposals from the following three proponents were received: 1848626 Ontario Inc. (Chilly Willy's), Sault Ste. Marie; Centre Ice Bar & Grill Inc., Sault Ste. Marie; Two Pizza and Wings Bar & Grill, Sudbury.

The evaluation committee was comprised of staff from the Community Services Department and the Purchasing Division of the Finance Department. The committee scored Two Pizza and Wings the highest, and recommends that Council authorize staff to commence the process to enter into an agreement with the proponent to operate the restaurant/lounge space at the John Rhodes Community Centre. Their proposal is for a period of five (5) years, with an option to renew upon successful negotiations.

The agreement and associated by-law will appear on a future Council Agenda.

IMPACT

The Two Pizza and Wings' proposal provides the City with an estimated annual payment of \$58,800. This payment is comprised of a fixed annual rental rate of \$26,212.12 and 6% of gross sales. In addition, the proponent will be responsible for municipal taxes of approximately \$19,000. annually. The rental revenue received from the previous proponent was \$28,970. in 2014, \$28,455. in 2013, and \$33,760. in 2012.

It was identified in the RFP that renovations, estimated to be \$100,000., need to be carried out. The recommended proponent has noted they are willing to cost share (50/50) in the renovations with their portion being as high as \$100,000., which is dependent upon the length of the agreement.

The City's share of the renovation cost can be allocated from money received from the Pepsi contract. This contract, which commenced in 2006, sees the City receive annual payments based upon the volume of Pepsi product sold. Presently there is approximately \$100,000. in the reserve account.

STRATEGIC PLAN

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

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Commissioner of Community Services dated April 13, 2015 concerning the Request For Proposals to Operate the John Rhodes Community Centre Restaurant Space be received and the recommendation that staff be authorized to enter into an agreement with Two Pizza and Wings Bar & Grill for the restaurant operations, be approved.

Respectfully submitted,



Nicholas J. Apostle
Commissioner Community Services



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Nicholas J. Apostle, Commissioner Community Services

DEPARTMENT: Community Services Department

RE: John Rhodes Community Centre – Request for Proposals to Operate the Restaurant Space – Additional Information

PURPOSE

This purpose of this report is to provide additional information to Council on this matter.

BACKGROUND

The following documents on this matter are attached:

1. The September 29, 2014 report to Council.
2. The Request for Proposal that was issued by the City
3. The evaluation grid used by the evaluation committee

IMPACT

This section does not pertain to this matter.

STRATEGIC PLAN

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

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the addendum report of the Commissioner of Community Services dated April 13, 2015 concerning the Request For Proposals to Operate the John Rhodes Community Centre Restaurant Space be received as information.

Respectfully submitted,

Nicholas J. Apostle
Commissioner Community Services



COUNCIL REPORT

September 29, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Nicholas J. Apostle, Commissioner of Community Services

DEPARTMENT: Community Services Department

RE: Chilly Willy's Sports Bar and Grill – Lease Agreement

PURPOSE

The purpose of this report is to notify Council of the expiration of the lease for the restaurant space at the John Rhodes Community Centre (JRCC) and to identify options for the continued leasing of the restaurant space and related food and beverage services.

BACKGROUND

The possible relocation of the Churchill Branch Public Library to the JRCC restaurant space was discussed at the September 8, 2014 Council meeting where the Director of Libraries, on behalf of the Library Board, advised Council that the Board was opting not to proceed with the John Rhodes Community Centre relocation.

The current lease for the restaurant space at the JRCC is with Mr. Jody Wilson for the operation of the Chilly Willy's Sports Bar and Grill. The lease is for three (3) years and expires on September 30, 2014.

ANALYSIS

Prior to the discussion of the possible relocation of the library into the JRCC, and in accordance with the terms of the current lease agreement, the operator, Mr. Wilson, notified the City of his intent to renew the agreement but noted he was requesting a decrease in rent. Recently, Mr. Wilson contacted me and stated that he is prepared to continue with the terms contained in the existing lease.

The current rent structure is made up of two components that are paid on a monthly basis. First is a percentage of sales (5%) and second is a common area cost of \$400. In addition, the operator pays municipal taxes, as do other commercial tenants in municipal buildings.

Over the three (3) year term of the lease, the proceeds to the City were not as expected. In the first year of operation the sales declined by approximately 33%, when compared to the previous operator, and stayed at this level for each of the subsequent years.

Generally, staff recommends renewing a lease when the lessee wants to renew at the existing terms and conditions. However, in this circumstance the rental rate is based on a percentage of reported sales and the sales that have been reported are substantially below what was expected in each of the years of the lease leading staff to recommend not proceeding with renewing the existing lease.

The following are options for Council's consideration:

1. Renew the present agreement with the present operator for a further period of three (3) years.
2. Re-negotiate with the present operator with the intent of having the base rent being a fixed amount rather than based on a percentage of sales, and to include having the operator participate financially in the cost of updating the restaurant.
3. Initiate an open competition for the operation of the lounge through a Request for Proposals process. Staff recommends this option based on the declining sales experienced with the present operator and because of recent interest from established restaurant owners to bid on operating the JRCC restaurant.

If Council approves proceeding with this option then the following will be implemented:

- a. Mr. Wilson will be offered an extension to the present agreement to the end of the current "ice-in" season (May 1, 2015).
- b. An RFP process will commence immediately and state that the rent will be based on a fixed rental rate and which will have regard to market rents for similar operations.
- c. The results of the RFP process will be reported to the new Council in early 2015.

IMPACT

The decrease in sales over each of the past 3 years has meant that the City's revenue has decreased as well.

The restaurant's kitchen equipment as well as the main décor including the seating area is in need of updating. Staff will include a figure of \$100,000 in the 2015 budget for Council's consideration unless the RFP process shifts this responsibility to the successful prospective tenant.

STRATEGIC PLAN

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

RECOMMENDATION

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

Resolved that the report of the Commissioner of Community Services dated September 29, 2014 concerning the Chilly Willy's Sports Bar and Grill lease agreement be received and the recommendation to have staff initiate a Request for Proposal process for the operation of the restaurant space at the John Rhodes Community Centre be approved and in addition that staff be authorized to extend the present lease under the current terms and conditions, with the existing operator, until May 1, 2015.

Respectfully submitted,



Nicholas J. Apostle
Commissioner Community Services Department

cc N. Kenny, City Solicitor



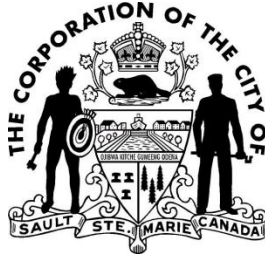
THE CORPORATION OF THE CITY OF SAULT STE. MARIE

REQUEST FOR PROPOSAL

LEASING & OPERATION OF RESTAURANT/LOUNGE AREA

JOHN RHODES COMMUNITY CENTRE

**November 24, 2014
File #2015CE01P**



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

REQUEST FOR PROPOSAL

LEASING & OPERATION OF RESTAURANT/LOUNGE AREA

JOHN RHODES COMMUNITY CENTRE

The Corporation of the City of Sault Ste. Marie invites you to submit a Proposal to lease and operate the Restaurant/Lounge Area located in the John Rhodes Community Centre.

The purpose of this request is to prompt a response from experienced Proponents interested in leasing and operating the Restaurant/Lounge Area located in the John Rhodes Community Centre.

Your Proposal must contain recommendations to satisfy the requirements described in the "Terms of Reference" section supplied with this request.

During the period for Proposal preparation, any questions concerning the requirements or intent of the statements contained herein should be addressed to Mr. Norm Fera, Manager of Community Centres, telephone 705-759-5259.

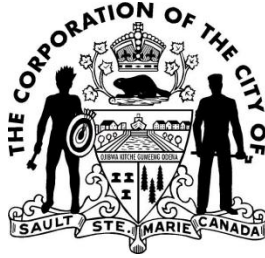
If you are in a position to submit a Proposal for this requirement, the completed Form of Proposal and any required attachments and schedules must be returned, in the Proposal envelope provided, to the Manager of Purchasing, Civic Centre, Sault Ste. Marie, Ontario, prior to the closing date. You are encouraged to make a full copy of the document for your file.

Proposals are due and will be accepted no later than 4:00 o'clock p.m., local time, Friday, January 9, 2015.

We look forward to receiving your response.

Yours sincerely

Tim Gowans
Manager of Purchasing



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

REQUEST FOR PROPOSAL

LEASING & OPERATION OF RESTAURANT/LOUNGE AREA

JOHN RHODES COMMUNITY CENTRE

Sealed Proposals plainly marked as to contents, will be received by the Manager of Purchasing, Civic Centre, Sault Ste. Marie, Ontario until:

4:00 O'CLOCK P.M., LOCAL TIME, FRIDAY, JANUARY 9, 2015

for :

LEASING & OPERATION OF RESTAURANT/LOUNGE AREA

located in the **JOHN RHODES COMMUNITY CENTRE**

Each Proposal must be accompanied by a Security Deposit in the amount of \$10,000.00, in the form of a certified cheque, or commitment from a recognized Financial Institution to provide an irrevocable letter of credit, payable to the Corporation of the City of Sault Ste. Marie, to qualify.

Proponents are required to make a Site Inspection of the Restaurant/Lounge Area accompanied by Mr. Norm Fera, telephone 705-759-5259, or his designate, prior to submitting a Proposal.

Request for Proposal Documents may be obtained from the office of the Manager of Purchasing, Civic Centre, 99 Foster Drive, Sault Ste. Marie, Ontario.

The highest or any Proposal will not necessarily be accepted.

Tim Gowans
Manager of Purchasing

I N D E X

- 1) INFORMATION TO PROPONENTS
- 2) FORM OF PROPOSAL
- 3) TERMS OF REFERENCE
- 4) BUILDING DIAGRAMS

SECTION 1

INFORMATION TO PROPONENTS

INFORMATION TO PROPONENTS
LEASING & OPERATION OF RESTAURANT/LOUNGE AREA
JOHN RHODES COMMUNITY CENTRE

1.0 Delivery and Opening of Proposals

Sealed Proposals properly marked as to the contents in the Corporation of the City of Sault Ste. Marie Proposal Envelopes (***please note that alternative packaging will be accepted for Proposal submissions exceeding the capacity of the envelope – use the Proposal Envelope supplied as a label***), will be received by the Manager of Purchasing, Level 2, Civic Centre, 99 Foster Drive Sault Ste. Marie, Ontario, until 4:00 o'clock p.m., local time, Friday, January 9, 2015. Late Proposals will not be accepted and will be returned unopened.

The Corporation reserves the right to reject any or all Proposals and the highest or any Proposal will not necessarily be accepted.

2.0 Errors, Omissions, Clarifications

All requests for technical information or to clarify the Terms of Reference shall be addressed to Mr. Norm Fera, Manager of Community Centres, telephone 705-759-5259 or by email to n.fera@cityssm.on.ca.

All questions and requests for clarification relating to the Request for Proposal process and/or identification of any errors or omissions in the Request for Proposal documents shall be directed to Mr. Tim Gowans, Manager of Purchasing, at (705) 759-5298, or by email to t.gowans@cityssm.on.ca. The Manager of Purchasing may, at his sole discretion, issue a written addendum. Neither the named City Contact nor the Manager of Purchasing will make oral interpretations or clarifications, as to the meaning of the Proposal documents.

3.0 Informal Proposals

Proposals which are incomplete, conditional, or obscure, or which contain additions not called for, erasures, alterations, or irregularities of any kind, may be rejected as informal.

Information to Proponents (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

4.0 Ability and Experience of Proponents

No Proposal will be considered from any Proponent unless known to have a background of experience in a related enterprise of a character similar to that covered by this document.

5.0 Conditions and Requirements of Work

Proponents are required to submit their Proposals upon the express conditions that they shall satisfy themselves by personal examination of the location of the proposed works. **To satisfy this requirement, Proponents are required to make a Site Inspection of the Restaurant/Lounge Area accompanied by Mr. Norm Fera, or his designate, prior to submitting a Proposal. The Date and Time of the Site Inspection shall be noted on the Form of Proposal submitted.**

6.0 Execution of Contract

The successful Proponent will be required to agree upon a Lease within 30 calendar days after the conclusion of any negotiations and approval by City Council.

7.0 Proposal Left Open

The Proponent shall keep their Proposal open for acceptance for ninety (90) days after the closing date.

8.0 Right To Accept or Reject Proposals

The City reserves the right to reject any or all Proposals or to accept any Proposal should it be deemed in the interests of the City to do so and if only one Proposal is received, the City reserves the right to reject it.

Notwithstanding the foregoing, in the event that a preferred Proposal does not exactly and entirely meet the City's requirements, the City reserves the right to enter into negotiations with the selected Proponent to arrive at a mutually satisfactory arrangement with respect to any modifications to the Proposal.

Information to Proponents (cont'd)
Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

9.0 Schedule

A- Release of RFP	November 24, 2014
B- Submission of Proposal	January 9, 2015
C- Proposal Evaluation	January/February 2015
D- Recommendation of Award	February 2015
E- Award of Contract	February/March 2015

The City reserves the right to alter the scheduling of items “C” to “E”.

10.0 Proposal Copies

Five (5) complete sets of the Proposal documents are to be submitted– one (1) marked as ***“Original”*** and four (4) sets marked as ***“Copy”***. The ***“Form of Proposal”*** included with the Proposal documents marked ***“Original”*** must bear original signatures to qualify.

Proponents are asked to designate one contact person to whom any additional information deemed to be relevant to the Proposal may be communicated.

11.0 Indemnity

The successful Proponent will indemnify and save harmless the City against and from all actions, causes of action, interest, claims, demands, costs, damages, expenses or loss which the City may bear, suffer, incur become liable for or be put to by reason of any damage to property or injury or death to persons by reason of, arising out of or in consequence of breach, violation of non-performance by the successful Proponent of any provision of the agreement, or by reason of or arising out of the use of the premises or in connection with the work covered by this contract, or by reason of or arising out of any act, neglect or default by the successful Proponent or any of its agents or employees or any other person or persons, in, on, or about the premises.

The Proponent further covenants that the indemnity herein contained shall extend to all claims, loss, cost and damages by reason of or arising out of improper or faulty erection of equipment erected or installed in connection with this Agreement by the Proponent, its servants or agents, whether or not these have been approved by the City, its servants or agents. The rights to indemnity contained in this paragraph shall survive any termination of this agreement, anything in this agreement to the contrary notwithstanding.

Information to Proponents (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

12.0 Insurance Policy & Certificate

The successful Proponent will indemnify and save harmless the Corporation of the City of Sault Ste. Marie of any action arising out of the course of this agreement and will provide a Certificate of Insurance certifying Public Liability and Property Damage Insurance for a minimum of \$2,000,000.00 per occurrence, prior to the commencement of the contract.

The successful Proponent shall maintain such insurance as will protect the Proponent and the City Corporation from all claims for damage or loss, or personal and bodily injury, including death, and from all claims of property damage on an occurrence basis which may arise from their operation under this contract.

The insurance shall be Comprehensive Liability Insurance, including Product and Completed Operations Liability, Contractual Liability, Owners and/or Contractors Protective Liability, Contingent Employers Liability, and shall contain a Cross Liability Clause protecting the City Corporation as if separately insured. The insurance shall have a limit of not less than \$2,000,000.00 inclusive for any one occurrence.

The deductible amount or amounts in any insurance policy required by the City pursuant to this contract shall be subject to the approval of the City. In the event that the City does not accept the deductible amount as proposed by the Contractor, the Contractor shall provide insurance coverage with a deductible amount acceptable to the City.

13.0 Health & Safety Requirements

The successful Proponent will be required to meet all of the requirements of the City's Contractor Prequalification Program prior to the commencement of occupancy of the leased space. Details of the Program requirements may be obtained by contacting Aldo Iacoe, Health & Safety Coordinator - Human Resources Department at 705-759-5367. Preference may be given to Proponents who have completed, or are in the process of completing this requirement prior to submitting a Proposal in response to this RFP.

The successful proponent will be required to submit an original Certificate of Good Standing from the Ontario Workplace Safety & Insurance Board on request by the City and shall provide additional certificates as often as is deemed necessary by the City during the term of the contract to ensure continued good standing with the Workplace Safety & Insurance Board.

Information to Proponents (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

14.0 Subletting

The successful Proponent shall keep the work under their personal control, and shall not assign, transfer or sublet any portion without first obtaining the written consent of the Commissioner of Community Services Department. The consent of the Commissioner of any such assignment, transfer or subletting, shall not, however, relieve the successful Proponent of any responsibility for the proper commencement, execution and completion of the work according to the terms of the contract, and the successful Proponent shall, either in person or through an accredited agent, receive all notices, communications, orders, instructions or legal service as if the Proponent were performing the work with their own plant and employees.

15.0 Security Deposit

Each Proposal must be accompanied by a Security Deposit in the amount of \$10,000.00, in the form of a certified cheque, or commitment from a recognized Financial Institution to provide an irrevocable letter of credit, payable to the Corporation of the City of Sault Ste. Marie, to qualify.

The Security Deposit of the successful Proponent will be retained by the City (no Interest will be paid) for the duration of the Lease Agreement and any extensions; and until all monies due to the City as a result of the lease and operation of the Restaurant/Lounge Area have been paid, as determined by the Commissioner of Community Services at his sole discretion. The Security Deposits of the unsuccessful Proponents will be returned after award of the Contract is made.

16.0 Incurred Costs

The City will not be liable nor reimburse any Proponent for costs incurred in the preparation of Proposals, inspections, demonstrations, or any other services that may be required as part of the evaluation process. **Whenever possible, at the sole determination of the City, additional information and/or clarifications will be obtained by telephone or other electronic means.**

17.0 Alterations to Documents

No electronic reproduction or alteration of the original document will be permitted under any circumstance. The Proponent shall not change the wording of the Proposal after submission; and no words or comments shall be added to the general conditions or detailed specifications unless requested by the Manager of Purchasing for the purpose of clarification.

Information to Proponents (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

18.0 *Confidentiality & Post-Award Comment*

No Proponent shall have the right to review or receive any information with respect to a Proposal, documentation, or information submitted by any other Proponent. The content of the Proposal, and all documentation, and information shall be held in confidence by the City subject only to the provision of freedom of information and privacy legislation, including without limitation, the *Municipal Freedom of Information and Protection of Privacy Act*. Post-Award Comment by the City regarding this Request for Proposal will be limited to written notification to all Proponents of the successful Proponent's name and address **only**. In submitting a Proposal, Proponents acknowledge and agree to this provision.

19.0 *Municipal Freedom Of Information & Protection Of Privacy Act*

The Corporation of the City of Sault Ste. Marie is governed by the provisions of the Municipal Freedom of Information and Protection of Privacy Act. The Act gives persons a right of access to information held by the municipality. The right of access is subject to the exemptions contained in the Act.

SECTION 2

FORM OF PROPOSAL

FORM OF PROPOSAL

LEASING & OPERATION OF RESTAURANT/LOUNGE AREA

JOHN RHODES COMMUNITY CENTRE

Mr. Tim Gowans
Manager of Purchasing
Civic Centre
Sault Ste. Marie

I/We the undersigned, having carefully examined the specifications provided, and having read the general conditions and instructions to bidders, attached to and forming a part of this Proposal, hereby propose and agree to lease the Restaurant/Lounge Area located in the John Rhodes Community Centre commencing operations on or before September 1, 2015; as outlined in this Request for Proposal.

I/We have included the required Security Deposit in the amount of \$10,000.00, in the form of a certified cheque, or commitment from a recognized Financial Institution to provide an irrevocable letter of credit, payable to the Corporation of the City of Sault Ste. Marie, with the Proposal. I/We are aware that Proposals submitted in the absence of the required Security Deposit will not be considered.

The mandatory Site Inspection accompanied by Norm Fera, Manager of Community Centres, or his designate, was conducted on _____ (state date & time).

I /We have attached the required Rent Schedule, specified documentation including references and details of experience of key personnel, and all other requirements of this Request for Proposal.

I/We understand that any Proposal submitted without the required attachments and documentation may not be considered.

I/We understand that the Proposal submitted shall include five (5) complete sets of Proposal documents labeled as outlined in Section 1 – Information to Proponents.

It is hereby understood and agreed that upon acceptance of this Proposal by the Corporation of the City of Sault Ste. Marie, a Lease Agreement covering the terms of the Agreement will be prepared by the City, at its own expense, and executed by all parties. This lease will constitute the Agreement for the lease of the space for the Restaurant/Lounge Area in conjunction with the Request for Proposal document and the Proposal submitted.

Form of Proposal (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

I/We agree that this Proposal shall be irrevocable from the time and date that Proposals are opened until the contract is awarded or ninety (90) days after the closing date, whichever occurs first.

I/We agree that this Proposal is made without any connection, knowledge, comparison of figures or arrangements with any other person or persons submitting a Proposal for the same purpose and is in all respects fair and without collusion or fraud.

I/We further declare that no member of the City Council, or any officer or employee, of the Corporation of the City of Sault Ste. Marie, is, or will become interested directly or indirectly as a contracting party, partner, surety or otherwise in the performance of the Contract, or in the supplies, work or business to which it relates or in any portion of the profits thereof, or of any such supplies to be used therein, or in any of the monies to be derived therefrom.

It is further understood and agreed that the highest, or any Proposal, will not necessarily be accepted, and that the City Corporation reserves the right in its absolute discretion to reject any or all Proposals or accept the Proposal including any options deemed most acceptable to the City Corporation.

The City further reserves the right to negotiate further with the successful Proponent to finalize terms and conditions of the Proposal.

This ***“Form of Proposal”*** must be completed, signed in ink, and returned as part of the Proposal submission to qualify.

Form of Proposal (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

NAME OF FIRM

ADDRESS

CITY

POSTAL CODE

SIGNING OFFICER SIGNATURE

WITNESS' SIGNATURE

(must be present if Corporate Seal is not affixed to Form of Proposal)

SIGNING OFFICER'S NAME (please print)

TELEPHONE NUMBER

DATE

FAX NUMBER

SECTION 3

TERMS OF REFERENCE

TERMS OF REFERENCE

LEASING & OPERATING RESTAURANT/LOUNGE AREA

JOHN RHODES COMMUNITY CENTRE

1. **Introduction**

The Corporation of the City of Sault Ste. Marie (“the City”) is seeking Proposals from qualified Proponents to lease and operate the restaurant/lounge area located the John Rhodes Community Centre. The restaurant/lounge area caters to both users of the John Rhodes Community Centre, and outside patrons. The restaurant/lounge area is approximately 6,000 square feet in size and is located on the Second Level of the John Rhodes Community Centre. It has viewing to both arenas; and is in close proximity and easily accessible to the Sault Ste. Marie Gymnastic Club and the Municipal Pool. Layout Drawings of the John Rhodes Community Centre are included in Section 4 of this RFP.

The restaurant/lounge area has been operated by a private sector operator since its opening in 1999. The Gross Sales reported for the restaurant/lounge area for 2011, 2012, and 2013 averaged \$543,574.00/year excluding H.S.T. Previously for 2008, 2009, and 2010, the Gross Sales reported averaged \$785,470.00 excluding H.S.T. annually. Future Sales Levels are not guaranteed.

The City’s intention through this Request for Proposals is to select a Proponent to lease and operate the restaurant/lounge area under an agreement that would be similar for comparable operations located in a similar environment.

Proponents are required to make a Site Inspection of the Restaurant/Lounge Area accompanied by Mr. Norm Fera, telephone 705-759-5259, or his designate prior to submitting a Proposal.

Each Proposal must be accompanied by a Security Deposit in the amount of \$10,000.00, in the form of a certified cheque, or commitment from a recognized Financial Institution to provide an irrevocable letter of credit, payable to the Corporation of the City of Sault Ste Marie.

2. **The Venue**

Though originally constructed in 1978, and expanded in 1999/2000, the John Rhodes Community Centre remains a state-of-the-art sports and recreation facility. The restaurant/lounge area is to be operated in a manner consistent with this status.

Terms of Reference (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

The John Rhodes Community Centre houses a twin pad arena, a 25 meter - 8 lane pool, the Sault Ste. Marie Gymnastic Club, a Pro Shop along with other amenities. The site also has two football fields, an all weather track, a Skate Park, a Slo-Pitch diamond, mini-soccer fields, and a cricket pitch.

3. Background

At their September 29, 2014 meeting, City Council authorized staff to initiate a Request for Proposal process for the restaurant/lounge area at the John Rhodes Community Centre. The timing of the process is such that the City expects a proponent to be selected and operational prior to September 1, 2015. The present tenant's lease expires in May of 2015.

4. Scope of Operation and Leasing of the Lounge

The City in consultation with private sector consultants provided the fit-up of the restaurant/lounge area in 1999. Most of the furniture, fixtures and equipment are approximately 14 years old.

The successful Proponent will operate a full-service restaurant bar operation in accordance with all applicable laws; and maintain operations in a manner appropriate for a venue of this type. Expenses associated with this requirement will be the responsibility of the successful Proponent.

Operation of the restaurant/lounge area includes but is not limited to the following:

- the restaurant/bar located at the John Rhodes Community Centre, 260 Elizabeth Street, Sault Ste. Marie, ON;
- the lounge will provide a family-oriented "SMOKE FREE" environment;
- the hours of operation will be somewhat flexible depending on the events. The City may require the restaurant/lounge area to be open during certain hours when the Community Centre is open;
- there are numerous special events at this facility and the successful Proponent will be required to work together with the events' organizers;
- serving of alcohol is required as part of the operation. The successful Proponent must be able to lawfully hold a Liquor License in Ontario.
- the furniture, fixtures and equipment are 14 years old. The proponent's proposed rental structure can incorporate alternatives that provide for owner-funded, or lessee-funded fitups. It is estimated that a maximum cost of \$100,000.00 could be attributed to upgrades.

Terms of Reference (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

Details concerning these proposed upgrades should be included in the Proposal.

If the event, that the Proponent wishes the City to fund all or a portion of the upgraded fitups, these would be limited to tables and chairs, major kitchen appliances, and similar items. Proponents should provide a list of the items to be upgraded. City-funded upgrades will remain the property of the City. Proponents should indicate the ownership and disposition of any lessee-funded upgrades funded after the lease is ended.

Upgrades to furniture, fixtures and equipment, whether owner or lessee funded, are subject to written approval in advance by the City. Significant changes to the existing décor of the Restaurant/Lounge Area also require advance written permission.

The City will provide existing tables, chairs, millwork, and kitchen equipment. The successful Proponent will provide all of the smallware, (dishes, knives, forks, glasses, pots, pans, etc.), however some smallware items may be available at start up. Clarification of included equipment and furnishings can be obtained during the Site Inspection.

- qualified “Smart Serve” personnel will be required;
- qualified serving and cooking staff will be required;
- the cleaning (janitorial) duties and supplies will be responsibility of the lessee;
- the City tenders for certain products on a Corporation-wide basis. Some of these products, i.e. soft drinks, will be used in the operation of the restaurant/lounge area. The successful Proponent will be required to use products awarded under these tenders in their operations and will be eligible for City pricing;
- the City will be operating food/beverage concessions in other areas of the building.

5. Structure of Agreement

The successful Proponent will be required to enter into a standard lease agreement with the City; similar to those employed for establishments located in a similar facility. The City will prepare the lease based upon the terms proposed by the successful Proponent. The terms of the lease will include, but not be limited to, the following:

- the length of the agreement - the City prefers a 5 year term with option to renew, contingent upon successful negotiations between the City and the successful Proponent;

Terms of Reference (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

- lease payments - the City prefers that rent be calculated based on a Fixed Monthly Rental Rate plus H.S.T. for the lease of the restaurant space and use of the common area amenities such as lobby area, parking, etc. The City understands that programming of the facility fluctuates from season to season, with the fall and winter months being the busiest, and is receptive to rent schedules that account for this. Alternative Rent Proposals may be considered;
- additional items - the successful Proponent will also be responsible for additional items which include, but are not limited to:
 - cleaning costs
 - property taxes (Municipal Taxes for 2014 approximately \$18,600.00)
 - payment of all applicable Sales Taxes (i.e.: H.S.T.)
 - maintaining Commercial General Liability Insurance (minimum of \$2,000,000.00 per occurrence – City to be named as Co-Insured)
 - maintaining a Security Deposit in the prescribed form and amount with the City for the duration of lease agreement.

6. Minimum Qualifications

An important evaluation criterion will be demonstrated experience in the operation of restaurant/lounge services. Proposals shall include details of the experience of the Principals and other Key Personnel. Proposals which do not demonstrate this level of experience will not be considered.

The City may also examine the Proponent for responsibility. Responsibility shall include such measures as financial stability, references, and other information related to responsibility. Proponents should be prepared to satisfy the City, upon request, that they possess the financial ability to support the start-up and ongoing costs associated with the lease and operation of the restaurant/lounge area.

7. Proposal Content

Five (5) sets of the Proposal documents shall be submitted – one (1) marked as “***Original***” and four (4) marked as “***Copy***”.

To aid the City in evaluation of the Proposals submitted, the following components are to be included in each set of Proposal documents. The order is to be maintained in the Proposal Submission. Pages are to be numbered and each document securely bound (method at discretion of Proponent):

Terms of Reference (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

Title Page - Showing RFP name and file number, closing date and time, Proponent's name, address, telephone number, facsimile number and Contact Person.

Table of Contents - Include page numbers.

Letter of Introduction - One page, introducing the Proponent and signed by the person(s) authorized to sign on behalf of, and bind the Proponent to, statements made in response to this RFP.

Form of Proposal - As included in Section 2 of the Request for Proposal – alterations not permitted. Signed and witnessed as required – original signatures must be present on the Proposal Document set marked "Original".

Proponent's Response –

Summary – Short one or two page summary of the key features of the Proposal. Proponents should outline their vision for the type of operation that they are proposing.

Leasing Term & Lease Payments – State proposed length for the Lease as well as the lease payment amounts and terms. **It should be noted that the Lease Payments require the payment of H.S.T. in addition to the Fixed Monthly Rental Rate.** See Section 5 above in the Terms of Reference for information regarding the City's minimum expectations for the Lease Agreement.

Marketing, Hours of Operation, & Menu – Detail the marketing, programming and/or systems that the Proponent plans to use to enhance the number of patrons and revenues, both from users of the John Rhodes Community Centre and outside.

Proponents should detail their proposed hours of operation – should reflect any seasonal changes.

A sample Menu should be included. Menu should include a variety of offerings appropriate for the patrons of the facility as well as the general public.

Qualifications & Experience – detail skills, qualifications and certifications of Proponent (Principals) and Key Staff for their proposed roles in the operation of the restaurant/lounge area as demonstrated in operations of a similar type, size and complexity.

References – Proponents are required to provide a minimum of four (4) references – should include personal, professional and financial parties with whom the Proponent has had relationships with in the last five (5) years.

Terms of Reference (cont'd)

Leasing & Operation of Restaurant/Lounge Area – John Rhodes Community Centre

Proponents should also include any other information or documentation that they deem to be of assistance to the City during the Evaluation Process.

8. Evaluation

The City of Sault Ste. Marie will evaluate all Proposals received on the basis of defined evaluation criteria. These criteria will not be made available to prospective Proponents. The evaluation criteria will reflect the submission requirements above and include:

- The degree to which all objectives of the City of Sault Ste. Marie are met;
- Quality and clarity of the submission;
- Demonstrated experience and qualifications;
- Financial responsibility;
- Financial Return to the City based on proposed lease payments.

The above list of criteria represents areas which are to be specifically addressed in the Proposal. The evaluation process will not be limited to these areas. Other criteria not specifically listed above will also receive consideration. The order in which the criteria are listed does not indicate the weighting of the evaluation.

As noted, the City of Sault Ste. Marie reserves the right, in its sole and absolute discretion to select a preferred Proponent with which to negotiate a final contract, terminate the Proposal call and negotiate with one or more Proponents, or reject any and all Proposals. The City of Sault Ste. Marie will not necessarily select the Proposal with the highest proposed revenue; or any other Proposal.

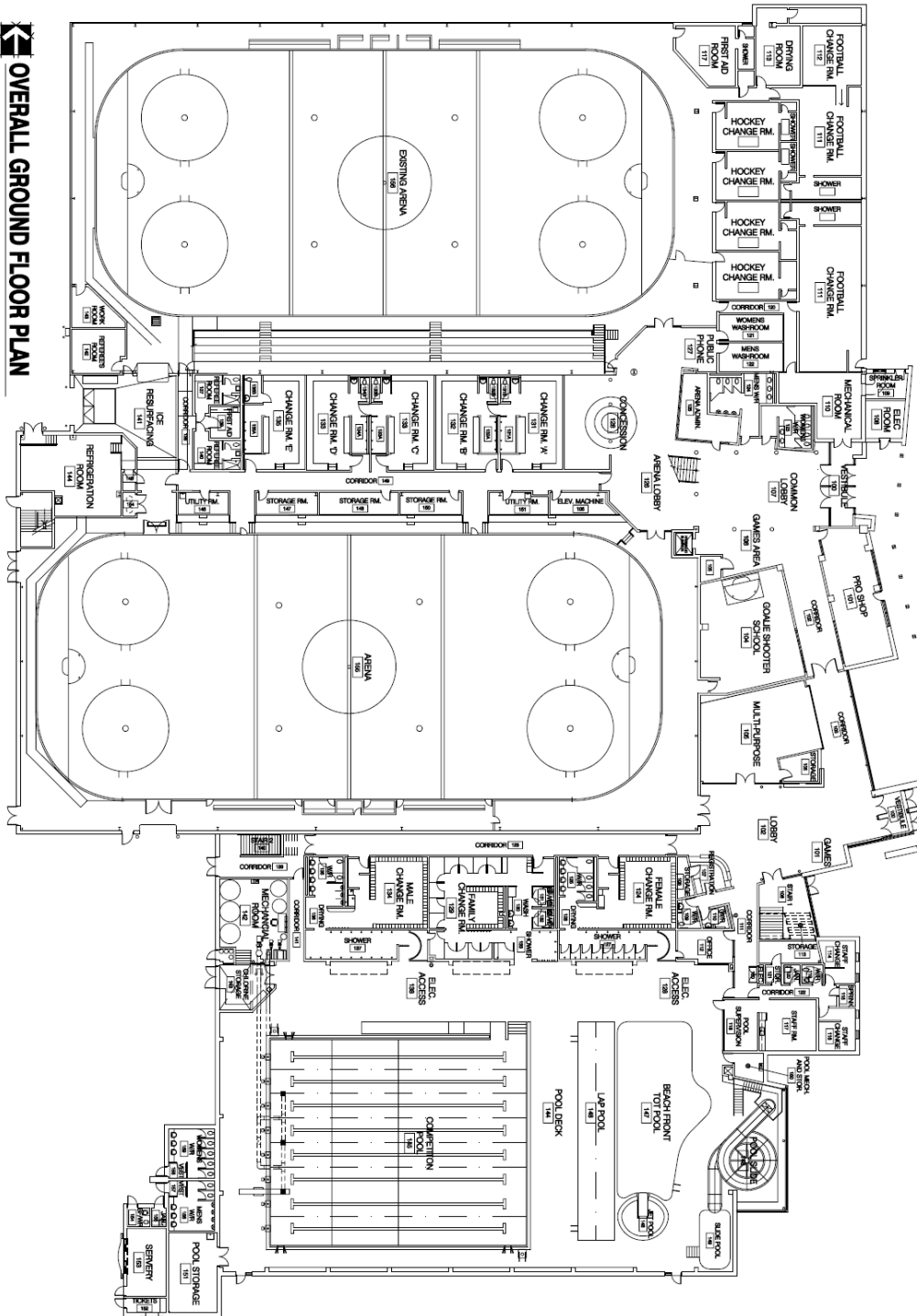
Proponents are reminded that there is no recourse to the City of Sault Ste. Marie for its decision and the City of Sault Ste. Marie will not provide any compensation to Proponents for costs incurred in the preparation of Proposals; or preparation for, or attendance at, any interview requested as part of the evaluation process for Proposals received.

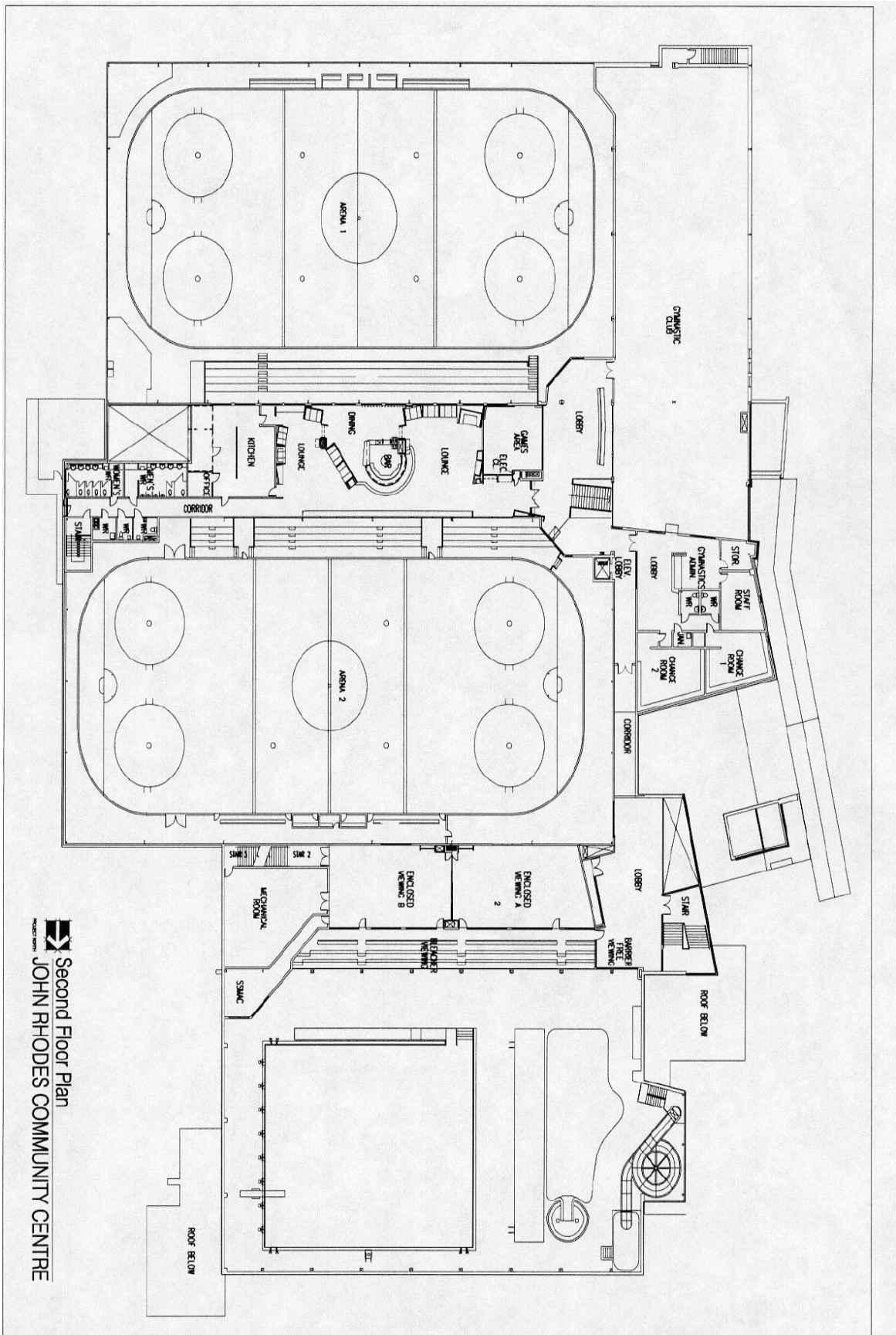
The City of Sault Ste. Marie will endeavour to complete the evaluation process in the shortest time possible. **The City of Sault Ste. Marie reserves the right to contact Proponents to seek clarification of the Proposals, as submitted, to assist in the evaluation process.**

SECTION 4

BUILDING DIAGRAMS

OVERALL GROUND FLOOR PLAN






Second Floor Plan
JOHN RHODES COMMUNITY CENTRE

PROPONENT EVALUATION SHEET

LEASING & OPERATION OF THE RESTAURANT/LOUNGE AREA - JRCC
File # 2015CE01P

PROPONENT: _____

Criteria	Notes	Score
Compliance to Requirements Proposal is Compliant (Signed & Witnessed), Complete, Understandable, Follows Required Format, Required Copies Provided, Securely Bound, Pages Numbered (maximum of 5 points)		
Solution Meets City's Requirements, Proponent's Vision of Operation, Proposed Lease Length Stated, Principals & Key Staff CV's, Marketing Plan, Proposed Hours of Operation, Sample Menu (maximum of 40 points)		
Revenue Generated for City Base Rental Rate, (maximum of 30 points)		
Experience, References & Responsibility References (min of 4) – Personal, Professional & Financial, Financial Responsibility, Demonstrated Successful Past Experience, Adequate Security Deposit (maximum of 25 points)		
	Total Score	

EVALUATED BY: _____



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Margaret Hazelton, Supervisor of Recreation

DEPARTMENT: Community Services Department

RE: Accessible Playground Infrastructure – Grant Application

PURPOSE

The purpose of this report is to request Council's approval to apply for a grant announced by Employment and Social Development Canada for accessible playground infrastructure.

BACKGROUND

On March 16, 2015 Employment and Social Development Canada announced the Enabling Accessibility in Communities funding program. The application deadline is April 27, 2015.

The program objectives are to enhance access to recreational spaces by means of projects and/or enhancements that build or facilitate access to recreational spaces for children with disabilities. The program requires contributions, equal to or greater than 35% of total eligible costs of the project, to be provided through sources other than the Federal Government either through cash donations or in-kind service contributions.

A meeting of potential partners was held on Wednesday, April 1, 2015. Those in attendance included the Algoma Autism Foundation, Rotary Club of Sault Ste. Marie, Sault Ste. Marie Accessibility Committee, Community Living Algoma, A Swing for Everyone community group, Parks Division of Public Works and Transportation Department, and Recreation & Culture Division of Community Services Department.

ANALYSIS

The partners, at their April 1, 2015 meeting, recommended a project that fit the program criteria. The suggested location is at Bellevue Park where accessible playground infrastructure is presently in place. It would be referred to as Interactive Outdoor Sensory Play; All Ages-All Abilities.

The Interactive Outdoor Sensory Play area at Bellevue Park would include two (2) park benches, rubberized tile, and five (5) to six (6) pieces of musical play components. These features would augment the already established accessible playground equipment at the park. It is anticipated that the project would be complete by June 2016.

A sensory outdoor play area would encourage social participation, improve human performance, and promote health and wellness. In addition, it would provide diversity in activities, stimulation, and challenging interactive ways to play in an environmental friendly setting.

A fully accessible playground goes beyond addressing mobility disabilities. It also addresses disabilities such as autism, visual or hearing impairments and intellectual or language delays. The Interactive Outdoor Sensory Play Area at Bellevue Park would address these issues.

Staff is recommending that Council authorize entering into an agreement with Employment and Social Development Canada regarding a grant for accessible playground infrastructure.

The subsequent agreement and associated by-law will appear on a future Council Agenda.

IMPACT

The estimated project cost including in-kind services is \$70,000.

The grant funding would cover the cost to supply all of the play features, as well as the benches and matting system. This is estimated to cost \$50,000.

The Algoma Autism Foundation and the Rotary Club of Sault Ste. Marie, have stated they would provide \$5,000. each towards the project for a total of \$10,000.

The Parks Division would provide in-kind service of approximately \$10,000. for site preparation and installation of the equipment. This cost can be accommodated within their existing budget.

The ongoing maintenance costs will be very minimal as maintenance is already performed on the existing playground features at this park.

STRATEGIC PLAN

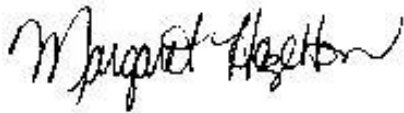
This project is not specifically identified in the Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

That the report of the Supervisor of Recreation concerning Enabling Accessibility in Communities Grant Funding be received and the recommendation that staff be authorized to apply to the Employment and Social Development Canada – Enabling Accessibility in Communities funding program for the Interactive Outdoor Sensory Play Area project at Bellevue Park, be approved.

Respectfully submitted,



Margaret Hazelton
Supervisor of Recreation

Recommended for approval



Nicholas J. Apostle
Commissioner Community Services



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Nicholas J. Apostle, Commissioner Community Services

DEPARTMENT: Community Services Department

RE: Play Works Youth Friendly Recognition Program Platinum Designation

PURPOSE

The purpose of this report is to update Council on the application to the Play Works Youth Friendly Recognition Program; specifically, from the applications (both new and re-applicants) received by Play Works this year, Sault Ste. Marie was the only community to receive the **Platinum** Youth Friendly Community Builder designation. The number of Youth Friendly Communities now totals 41 from across Ontario of which only six (6) have achieved the Platinum designation.

BACKGROUND

In 2009 Sault Ste. Marie achieved the Gold Youth Friendly Community Builder designation. The recognition is awarded for a five-year period, after which communities must reapply.

On October 7, 2013 Council passed a resolution authorizing the Commissioner, Community Services Department to reapply to the Play Works Youth Friendly Recognition Program.

On February 3, 2014 Council approved the transfer of \$13,500. from the Grants – Youth Partnership to the Community Services Department to support the Youth Friendly Recognition program application process.

The formation of a Youth Friendly working advisory committee was approved by Council at their March 3, 2014 meeting.

The application document was submitted to Play Works on December 1, 2014 and consists of approximately 700 pages.

Play Works contacted us on March 2, 2015 to advise that we received the Platinum designation. Further they advised that there was an award ceremony on March 25, 2015 in Collingwood, Ontario as part of the Parks and Recreation Ontario annual conference. Councillor Sheehan attended the award ceremony.

ANALYSIS

From the applications (both new and re-applicants) received by Play Works this year, Sault Ste. Marie was the only community to receive the **Platinum** Youth Friendly Community Builder designation. The number of Youth Friendly Communities now totals 41 from across Ontario of which only six (6) have achieved the Platinum designation.

The Youth Friendly Community Recognition Program was established in 2005 by Play Works, an independent group of organizations committed to encouraging and promoting a greater investment in youth play. The Play Works partners are: 4-H Ontario, Arts Network for Children and Youth, Boys and Girls Clubs of Canada Central Region, Laidlaw Foundation, Ophea, Sport Alliance Ontario, Parks and Recreation Ontario, YMCA Ontario. It acknowledges the great work that is being done in communities across Ontario to ensure that youth (ages 13 to 19) have continuous access to opportunities for play ranging from arts, to recreation, to civic leadership.

The Youth Friendly Community Recognition Program recognizes communities across Ontario that meet the ever growing needs of adolescent youth ages 13 to 19. The Play Works definition of a Youth Friendly Community is: “a community that actively supports and provides opportunities for the growth and development of youth through play.” “Play” is defined as any non-school activity that has elements of choice, leads to satisfaction, and encourages progressive learning. A community where youth have the space, support and freedom is proven to be one with less crime, more post-secondary graduates and increased youth engagement throughout the community. A youth friendly community provides opportunities for recreation, arts, culture and civic responsibility. All of these programs and services build community capacity and contribute to a healthy, competitive and artistic community. The benefits of being a Youth Friendly Community include:

- Providing an expression of support and commitment to the youth in your community.
- Avoiding the migration of young people to other communities by encouraging local youth to help guide the future of their own community.
- Providing programs and services that support the arts, culture, sport and civic responsibility which attract families to communities.

Play Works has developed 16 criteria, of which a minimum of 10 must be met and proven as part of the application process in order for a community to be deemed Youth Friendly. There are four Youth Friendly Community Builder levels that can be achieved based on the number of criteria communities achieve as follows: 10 or 11 – Bronze; 12 or 13 – Silver; 14 or 15 – Gold; and all 16 – Platinum. Recognition is awarded for a five-year period, after which communities must re-apply.

Supporting documentation was provided for the following 16 criteria as per the Play Works Youth Friendly Communities application:

1. Youth have options for play.
2. Youth are formally connected to the community.
3. Facilities are dedicated to youth play.
4. It is easy for youth to find information about play activities in the community.
5. The community supports public youth events.
6. The community celebrates and recognizes youth.

7. The community commits funding for youth play.
8. The community supports positive youth development.
9. The community supports youth volunteerism and leadership development.
10. The community has models of effective community partnerships that support youth play.
11. Youth activism and advocacy for play is nurtured.
12. Youth feel valued in their community.
13. Youth can get to the play programs that are offered.
14. Schools support the youth friendly approach.
15. Adults champion the cause for youth play.
16. Play is inclusive.

The following community organizations endorsed the project with evidence demonstrating how their own organization contributed to each or some of the criteria: Sault Ste. Marie United Way, Sault Ste. Marie YMCA, and Sault Ste. Marie Arts Council. In addition, letters from "Youth Endorsers" Christine Caron and Benn Fisher were submitted.

The Play Works Review Team will be providing a detailed report summarizing its review. This report should be received by the end of May.

IMPACT

This section does not pertain to this report.

STRATEGIC PLAN

This project is not specifically addressed in the Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Commissioner of Community Services concerning the Platinum Youth Friendly Community Builder designation be received as information.

Respectfully submitted,



Nicholas J. Apostle
Commissioner Community Services



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Nicholas J. Apostle, Commissioner Community Services

DEPARTMENT: Community Services Department

RE: Northern Community Centre

PURPOSE

This report provides information on implementing the components that were eliminated from the construction phase of the Northern Community Centre project, when it was originally built in 2012.

BACKGROUND

All of the tenders received for this project were over the amount approved by Council. A process referred to as “value engineering”, was undertaken to reduce the cost. This process involved the contractor, the consultant, and the City. It also included determining whether an eliminated component could be implemented later when funds became available, without extra costs being incurred.

Previous City construction projects went through a “value engineering” process to bring the tendered amounts in line with approved funding. Specific projects are: the Essar Centre, the John Rhodes Community Centre, and the Heritage Discovery Centre.

ANALYSIS

The elements that are being recommended to be added back to the Northern Community Centre project are:

1. The purchase of a multi-use floor cover for the turf field area. This allows for use by other events such as trade shows and sporting competitions (martial arts, wrestling, etc.).
2. The construction of an exterior canopy for main entrance. This feature shields customers from the rain/snow when entering and exiting the facility. It also provides an architectural element to the facility.
3. The construction of a barrier around the HVAC area. The HVAC area is very large and is located close to the front entrance. It should be fenced so that the public cannot access the area. It would also provide for a more visually pleasing entrance to the facility.

4. Installation of video surveillance equipment. The installation of this feature serves as both a safety and security measure. All of the City's major indoor recreation facilities have video surveillance equipment installed in them.
5. Supply and installation of protective padding on the main structural beams. These beams extend into the edge of the playing surface and there is a risk of injury if a participant runs into one.
6. Supply and installation of two (2) wireless scoreboards. There needs to be a scoreboard in each turf field area.
7. Supply and installation of the electrical connection that is required to activate the emergency mobile generator in a civic emergency. Upon recommendation of the Emergency Planning Committee, the City, in 2009, purchased a mobile generator capable of powering all aspects of the Essar Centre. The Northern Community Centre design took into consideration using it as an alternate emergency facility. The electrical components need to be purchased for the generator to be operable at this location.
8. The Library space is air conditioned, however it was removed from the project in the turf field area, lobby, change rooms, corridors, and public space areas. The facility does get very warm during the summer and also during days in the spring and fall. Air conditioning would ensure the facility is multi-use year round.

IMPACT

Attached is a complete list of the components that can be added back to the project, along with their associated costs.

The estimated cost to implement all of the components is approximately \$616,000.

Further to discussions with the Finance Department, it is recommended that financing the components that were eliminated from the construction phase of the Northern Community Centre project be referred to the 2015 budget process.

STRATEGIC PLAN

The Corporate Strategic Plan references this matter - Strategic Direction 3: Enhancing Quality of Life Objective 3A – Recreational/Cultural Infrastructure.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Commissioner of Community Services concerning the Northern Community Centre be received and further that the financing of the components that were eliminated from the construction phase of the Northern Community Centre project be referred to the 2015 budget process.

Respectfully submitted,



Nicholas J. Apostle
Commissioner Community Services

Northern Community Centre - Value Engineered Items - April 13/15

ITEM	CONSTRUCTION ESTIMATE	ASSOCIATED PROFESSIONAL FEES
Multi-use floor covering for the turf area	\$200,000	
Exterior canopy for main entrance	\$50,000	\$4,000
Exterior architectural fencing for HVAC area and entrance way	\$65,000	\$4,800
Video surveillance	\$19,000	
Protective padding on main structural beams for the protection of players/participants	\$20,000	
Wireless Score boards - 2	\$15,000	
Electrical connection to accept the portable generator capable of powering the entire facility during a civic emergency. This is the same portable generator that is used to power the Essar Centre during an emergency	\$19,000	\$1,600
Air conditioning – public space - lobby - change rooms, corridors	\$45,000	\$3,200
Air conditioning - turf area	\$120,000	\$8,500
Contingency	\$16,900	
TOTALS	\$569,900	\$22,100
Allowance for Inflation (4%)	\$23,680	
TOTAL PROJECT COST	\$615,680	



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Jerry Dolcetti, Commissioner

DEPARTMENT: Engineering and Planning Department

RE: Civic Centre – Cladding Refurbishment and Window Replacement Study

PURPOSE

The purpose of this report is to provide City Council with information regarding the recent study of the cladding refurbishment and window replacement of the Civic Centre and how it relates to the Asset Management Plan.

BACKGROUND

At the meeting of 2015 02 23 Council approved the Asset Management Plan as presented by the Finance and Engineering & Planning Departments.

The recent study was provided under the direction of Mr. Jacob Bruzas, Manager of Audits & Capital Planning. The analysis of the Civic Centre was undertaken by the firm Morrison Hershfield and provided to staff on February 13, 2015.

The Civic Centre refurbishment was investigated in greater detail and it was determined that upgrades to cladding and windows are a top priority for optimal longevity of the building.

The initial estimate was based on a typical unit cost approach and came in at \$3.75M for window and exterior cladding of the entire building. Subsequently, a more detailed review was conducted, and given the complexity of the exterior wall design of the building, a revised projection was prepared. Cost to carry out the described work will range from \$5.6M to \$6.2M (see attached).

ANALYSIS

The Civic Centre is an aging building (40+years) that is in need of major upgrades due to issues regarding deterioration of cladding and supports, water penetration, cosmetics and health and safety. Windows have been replaced as necessary over the years, but are at the point of requiring complete replacement

due to broken seals, leaks, and degeneration of gold finish within the panes as well as the inability to source similar replacement units.

The City's Engineering Department provided information and assistance with regards to history, removal and replacement of both cladding and windows, and construction. A third-party Contractor was hired to assist with the removal of cladding and windows in certain areas for deeper investigation.

Three options were provided in the report along with one recommendation. Two of the options were not recommended as they were either much more expensive, and/or did not have a life expectancy beyond 20 years.

A complete replacement of cladding was recommended using a similar system, but lighter material. Bronze tinted windows were also recommended, as they are readily available from multiple suppliers. It was also noted that both projects should occur together, as window mechanisms are directly associated with the existing panels and cost savings would be incurred.

IMPACT

The study identified expenditures estimated between \$5.6M-\$6.2M with a completion date of no later than 2018.

STRATEGIC PLAN

The development of an asset management plan is listed under Strategic Direct 1: Developing Solid Infrastructure Objective 1C – Property Management and Development.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Commissioner of Engineering dated 2015 04 13 be received as information.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'J. Dolcetti', with a stylized flourish at the end.

Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Department

/bb
Attach.

DRAFT

REPORT
**Cladding Refurbishment
Feasibility Study**

99 Foster Drive, Sault Ste. Marie, Ontario



Presented to:

Mr. Jacob Bruzas
Manager of Audits and Capital Planning

The Corporation of the City of Sault Ste Marie
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5N120

Report No. 1140334.00

March 31, 2015

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CENTER CLADDING REPORT 20150331.DOC

1.	INTRODUCTION	2
1.1	Terms of Reference	2
1.2	Scope of Work	2
1.3	Building Description	2
1.4	Background	3
1.5	Limitations	3
2.	EXAMINATION OF EXISTING CONDITIONS	4
2.1	Visual Review	4
2.2	Exploratory Openings	5
3.	DISCUSSION OF OBSERVATIONS	8
3.1	Opaque Wall Areas and Cladding	8
3.2	Windows	10
3.3	Curtain Wall	11
4.	RECOMMENDATIONS	12
4.1	Schedule	13
5.	CLOSING	14

APPENDIX A: PHOTOGRAPHS

APPENDIX B: DETAILED COST ESTIMATE

1. INTRODUCTION

DRAFT

1.1 Terms of Reference

Morrison Hershfield Limited ("MH") was retained by the City of Sault Ste. Marie to conduct a condition assessment of the existing metal cladding system at the CIVIC Center located on 99 Foster Drive in Sault Ste. Marie, Ontario. Authorization to proceed with the assessment was provided by the City via purchase order #21184, dated August 5, 2014.

1.2 Scope of Work

The purpose of our investigation was to review and assess the current condition of the existing metal cladding system and provide options for repair or replacement. A summary of our scope of services from our proposal is as follows:

- Review original architectural drawings and details by Marani, Rounthwaite & Dick Architects dated Feb 29, 1973, as well as any other condition reports and photographs of previous repair work.
- Interview Mr. Caron and the Civic Centre maintenance staff in more detail to determine what other problems exist, such as condensation, air leakage, glare, over-heating, etc.
- Retain the services of a qualified contractor to locally disassemble a portion of the cladding in two or more locations to review as-built construction details, seals, drainage, and condition of concealed components.
- With assistance from the curtain wall manufacturer, we will investigate the feasibility of repairing and/or retrofitting the existing frame systems.
- Prepare a written report outlining our findings, describing options for repair, including options for phasing, impact on occupants, opinion of probable cost (Class D) and discussion of future capital needs for each option.

Our scope of work does not include architectural design of spandrel replacement options to change the overall building aesthetic, or detailed design and specification, though we can provide those services later in the design stage.

A detailed description of our scope of services is included in our proposal dated, July 7, 2014.

1.3 Building Description

The Civic Center is a six storey structure constructed in 1974. The main entrance of the building faces north. The building is clad in metal panels and has gold coloured glazing, and has an irregular footprint and complicated elevations with several areas of sloped panels.

The structure of the building is a combination of steel and concrete and the exterior walls are a combination of strip windows, metal panels and curtain wall. The structure is atypical due to the mixture of steel and concrete.

1.4 Background

Morrison Hershfield recently completed an Asset Management Facility Condition Assessment for the Corporation of the City of Sault Ste. Marie (the City), covering several buildings including the Civic Centre. The Civic Centre cladding includes brown metal panels and gold-tinted insulated glazing units. There are problems with spandrel fasteners deteriorating, and some previous repairs. The window frame finish is generally faded. The gold-tinted glazing units are not available commercially anymore, and there are a large number of failed sealed units.

In 2005 it was noted during some work on the building that some metal panels had shifted. As a result, panels in the area were removed and deterioration of the panels and panel fasteners was noted. Repairs were made in the area to secure the panels to the building.

Major cladding repairs and refurbishment is required in the next few years. Complete replacement of all cladding is expensive and disruptive, and the City would like to understand what other options there are for refurbishment.

1.5 Limitations

The following limitations are intended to outline the obligations future users of this study have with respect to the content of the report:

- It is a basic assumption that any correspondence, material, data, evaluations and reports furnished by others are free of latent deficiencies or inaccuracies except for apparent variances discovered by MH during the completion of this study and documented in this report.
- Only testing as identified in this report was completed on the building. Other testing, detailed analysis and/or design calculations were not performed for this study, nor were they part of the scope of work.
- Any comments or conclusions within this report represent the professional opinion of MH, and this opinion is based upon the documents provided, our field review of apparent physical conditions, specifically identified testing, and our experience.
- Some of the findings herein are based on a random sampling, and some of the findings are based on a visual review of visible conditions. Deficiencies existing but not recorded in this report were not apparent given the level of study undertaken. Components not included have not been reviewed, and further study will be required if their conditions need to be known.
- Morrison Hershfield Limited prepared this report for the City of Sault Ste. Marie. The material contained within reflects the best judgement of Morrison Hershfield Limited in light of the information available to it at the time of preparation. Any use which a *third party* makes of this report, or any reliance on or decisions made

based on it, are the responsibilities of such *third parties*. Morrison Hershfield Limited accepts no responsibility for damages, if any, suffered by any *third party* as a result of decisions made or actions based upon this report.

2. EXAMINATION OF EXISTING CONDITIONS

In order to obtain a better understanding of the condition of the existing cladding system and extent of deterioration, Morrison Hershfield completed a field investigation program that included a visual review of the existing cladding, and sealants from grade level, and the completion of localized exploratory openings through the existing cladding to better quantify the underlying condition and panel attachment. Exploratory openings were selected to gain an understating of the various details at the building.

Mark Lucuik, P.Eng., carried out the field investigation work during the period of October 6 to 8, 2014. The exploratory openings were performed by two employees from Glass Employees Ltd..

2.1 Visual Review

Morrison Hershfield carried out a visual review of the existing cladding s from grade level to obtain a better understanding on the condition and extent of deterioration and corrosion staining. The following summarizes our general observations and visible deterioration observed to the exterior cladding components (note: photographs referenced below can be found in Appendix A):

- Some corrosion streaking was observed above and below windows throughout the building.
- A few shifted panels were noted at the north-east corner of the 5th floor. No other areas of shifted panels were noted.
- Fairly large horizontal gaps (37mm) were noted at the head of many of the window locations (photo 9). These gaps appeared to be present to allow for drainage of the wall systems above the windows. Note that in our discussions with building staff, many windows exhibit water leakage at window heads in driving rain conditions.
- All punched windows had drainage holes at window sills that appear to have been retrofitted to the windows (photo 27). We believe these were retrofitted as they were not in consistent locations on the windows and the paint coating was not evident in the drain holes (they were installed after the frames were painted).
- Sealants are around panels and windows were generally brittle and many adhesive and cohesive sealant failures were noted.
- Panel and window frame colours were faded.

- Many glazing units had failed seals as evidenced by moisture within the glazing cavity. In addition, many insulated glazing units had failed spacers that had crept into the glazing cavity (photo 26).
- Some glazing units were a slightly different colour. We understand the original colour of the glass is no longer available, and units recently replaced are of a different colour.
- The majority of the building's windows were interior glazed strip windows. The atrium, however, utilized an exterior glazed curtain wall system, with different colour glass (photo 28). The curtain wall framing appeared to be in good condition, but many of the curtain wall insulated glazing units were noted to have failed seals.

2.2 Exploratory Openings

Exploratory openings were performed through the cladding elements to review the condition of the cladding, wall system components, and underlying cladding components and structural supports (photos 9 to 25). A total of three exploratory openings were performed in select locations, to sample different conditions. At each exterior opening the existing sealants, painted steel panels and underlying glass fibre insulation was removed to expose the existing construction, detailing and underlying condition.

The first and most extensive opening was made on the east elevation near grade to expose a panel corner condition and window head, sill and jamb conditions. The general wall construction is as follows:

- The painted steel panels are constructed of an outer skin of painted steel with a plywood core and an inner skin of galvanized steel. The panels are approximately 7/8" thick in the field of the panel and have galvanized steel legs and clips (with welded connections) at their perimeter. Between the inner and outer skins in the field of the panel is a plywood core. The inner metal skin was not sealed to the outer metal skin at its perimeter, but rather an open folded joint was present. Panels are fastened to the vertical steel furring channels through the clips with screws (described below) along the sides of each panel. The system was installed such that one side of the panel would be screwed in place and the other would fit into a slot on the adjacent panel, such that a single panel is typically difficult to remove without moving all the panels to the right. Each panel had guides and supports at panel sills and heads to align all panels.

Some rust was noted on inside surface and legs of removed panels (photos 20 to 22). The rust was readily apparent on most legs, but was not to a degree that failure of the legs or supports would be likely in the near future. However, there was significant section loss in the galvanized steel sheet on the interior face of the panel (photo 21).

- The plywood backing was observable in locations where the panel was rusted (photo 21). In these locations the plywood appeared weathered, but there was no rot noted.

- There were 50 mm wide “U” shaped supports (furring) located at each vertical panel joint (viewable on the right side of photo 11). This furring was heavy gauge galvanized steel, and spanned the height of each panel. The furring was positioned about 25 mm outside of the inner metal pan (described below) enabling insulation to fill the gap between the furring and the pan. The furring was welded to horizontal steel angles running along horizontal panel joints.

The galvanized steel furring was in good condition, although some rust was noted at the welded joints at the ends of some supports.

- There was a 37 mm air space between the insulation and exterior metal panel.
- One layer of 75 mm thick semi rigid glass fiber insulation was attached to the inner galvanized sheet steel described below with stick pins. The insulation was in good condition.
- A galvanized sheet steel interior liner was located to the interior of the insulation. Joints and panel edges were sealed with sealant. While the galvanized steel itself was in good condition, many of these joints were noted to have failed sealant, and many open gaps were noted (photo 10).

The construction to the interior of the galvanized sheet steel pan was not visually reviewed. From review of the drawings it was noted that the horizontal angles below each floor slab are supported from adjacent heavy beams with structural steel members and braces from the beams. The steel angles at the top of the panels were supported by intermediate vertical structural members that were in turn supported by the same angled steel members noted above. The same systems are used to support the windows.

Similar support systems are present at angled panels on the building. Beyond the angled panels were the same exposed galvanized steel pans and concrete slabs, but with more complex bracing systems for the angled panels (photos 24 and 25).

The panels at the upper parts of the council chambers may have been of a slightly different and simplified construction. These panels were longer and narrower, and may not have been stiffened in the same way as the panels noted above. No removals at these locations were performed.

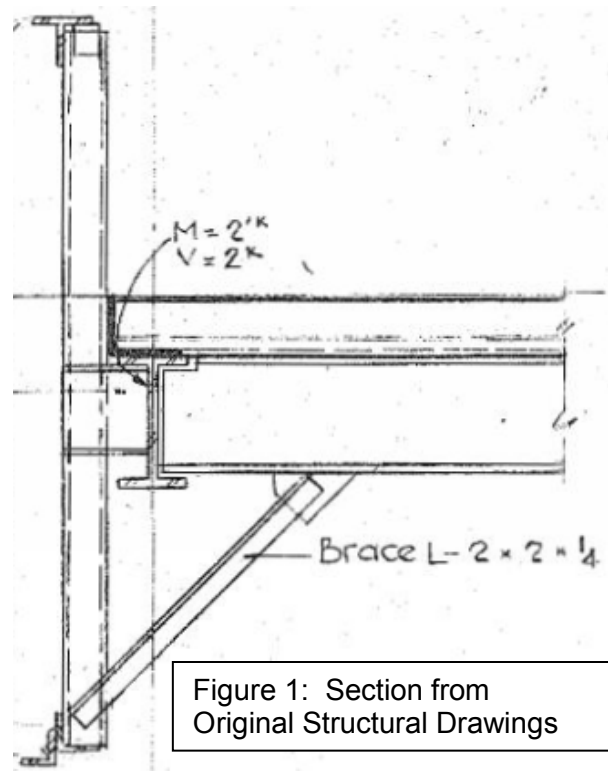


Figure 1: Section from Original Structural Drawings

Windows and Curtain Wall

The majority of the building has aluminum framed strip window systems with double glazed units. The only exception is the atrium that utilizes aluminum curtain wall systems. Both systems were reviewed from the exterior (from grade) and at random interior locations. Sections through typical window and curtain wall systems are presented below to demonstrate differences in the systems.

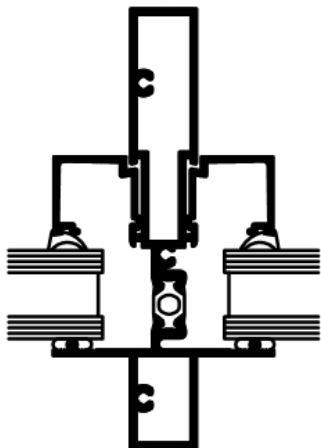


Figure 2: Typical Modern Strip Window

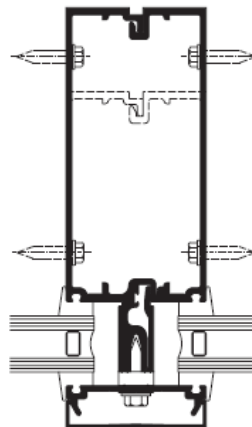


Figure 3: Typical Modern Curtain Wall

Some removals were made around an existing glazing unit to allow review of hidden conditions. Notable findings are as follows:

- Strip windows are aluminum framed without thermal breaks, and accordingly will perform poorly from a thermal perspective
- Many glazing units have failed either with seal failure (fogging of the units) or a structural failure of the spacer, evidenced by the spacer creeping into the vision area (photo 26).
- Glazing units were caulked to the frame beneath the interior window stop, likely in an effort to improve air and/or water tightness. This caulking is very hard and brittle, making removal of the glazing unit very difficult.
- The flashing above the strip windows was provided with galvanized steel sheeting (photo 15). The flashing was caulked at its upper edge, and this caulking had failed resulting in gaps in water tightness at some locations.
- Flashings at window jambs was also provided with galvanized steel sheeting (photos 16 and 17). The flashing was caulked at its edges, and this caulking had failed resulting in gaps in water and air tightness at some locations.

- Window and curtain wall framing was generally faded with some paint chalking present.

3. DISCUSSION OF OBSERVATIONS

3.1 Opaque Wall Areas and Cladding

The opaque wall areas consist of metal panel systems supported through steel girts, with insulation and galvanized steel sheeting behind. These wall systems were designed as a rainscreen system and have performed well over most of their life. The design should manage water well, is capable of being reasonably air and moisture tight, and can perform well from a thermal resistance perspective. However, the wall systems are quite old and have reached the end of their serviceable life. Notable issues are as follows:

1. The cladding systems exhibit some underlying corrosion of the support system, notably the clips that support each cladding panel. A failure to resolve this issue will result in risk of panels falling from the walls, which is a life safety concern. The panels are also faded in appearance, and some additional rusting of the back of some panels has resulted in exposure of the underlying plywood, which brings risk of accelerated rusting as water accumulates inside these panels. The support clips and rusted back pans are not repairable.
2. The vertical girts supporting the panels are in good condition, but connections of these girts to the support angles are rusting. The conditions may be repairable at many locations if retrofit work is performed soon, but if work as the work is delayed, the risk of the need for replacement of the girts increases.
3. The galvanized sheet air and water barrier exhibits many open laps that were previously sealed with caulking. Repair of these deficiencies is possible, but only with complete removal of all cladding and insulation.
4. The window systems are attached to the galvanized sheet air and water barrier material. Removal of the windows will damage the galvanized sheeting.

The panel systems are at the end of their serviceable life and require replacement. The nature of the found deterioration at the panel anchors makes repair of these panels unlikely. More specifically, repair is not possible for the following reasons:

- The panel legs are steel that were welded to the panel. These supports exhibit rust, as do the connection to the supports to the panel. The supports are hidden, so repairs would require removal of the panel, which would be very costly.

- The rusted back pans result in opportunities for water to accumulate within a panel, accelerating panel rusting. The back pans are hidden from view, so it is not possible to predict the degree of rust until the panel is removed.
- Some rust was present on the girts supporting the panels. It is possible that some girts have deteriorated to a degree that full panel support is in question, but it is not possible to confirm this unless all panels are removed.
- The metal panels have faded paint externally. A site applied paint is possible, but will have poor quality and a shorter life span than a factory applied paint.

As noted previously, the wall systems have performed reasonably well over their life. Similar replacement systems are available and the minimum intervention would be a replacement of the exterior cladding along with a rehabilitation of the hidden wall components. More specifically, this would include replacement of all metal wall panels with similar systems, repair of any found deficiencies in the vertical girts, and installation of a continuous bituminous membrane, such as Blueskin, to the galvanized sheeting. The existing insulation could either be replaced or re-used, although it should be noted that the fire code does not allow it to be replaced with better performing foam insulation. Note that aluminum replacement panels are available which would look the same as steel panels, but offer significantly better corrosion resistance.

Note the panel replacement work could be performed in an occupied building. The nature of the system enables complete removal of the metal cladding and insulation without removing the galvanized back pan, so building occupants should not be affected by dust, drafts, or odours, but will hear some construction noise. There would also be no safety issues for occupants if the work is occurring near them.

Other options are available for the exterior walls, which are briefly discussed below:

- Curtain wall system: The entire exterior walls, including the metal panels and windows, could be replaced with a curtain wall system. We have worked with a curtain wall manufacturer (Kawneer) to explore this option. This would result in a wall system a few inches to the exterior of the existing plane of the exterior wall. It would offer a potentially more durable system from a rain penetration perspective, but would perform worse from a thermal perspective. This would also be difficult to provide structural support, and would be much more expensive than the option noted above. It would also require the spaces on the interior of the building to be unoccupied due to safety concerns.
- Exterior Insulation Finish System (EIFS): A foam based EIFS system could potentially be retrofit into opaque areas. This lightweight system would have better thermal performance, but would require more maintenance, and would have an expected life of about twenty years. It would be a lower capital cost than the panel replacement option, but due to its shorter life span, would result in higher life cycle costs. EIFS is also susceptible to impact damage, so there could be ongoing repair issues. EIFS would also look very different

than the existing panels, as it would have an appearance similar to concrete. Note also that this could create a building code issue as most EIFS systems are foam based and some form of fire protection would need to be considered, such as the addition of fire rated drywall. Lastly, EIFS can be susceptible to impact damage, so the public nature and public accessibility to the building perimeter could present problems.

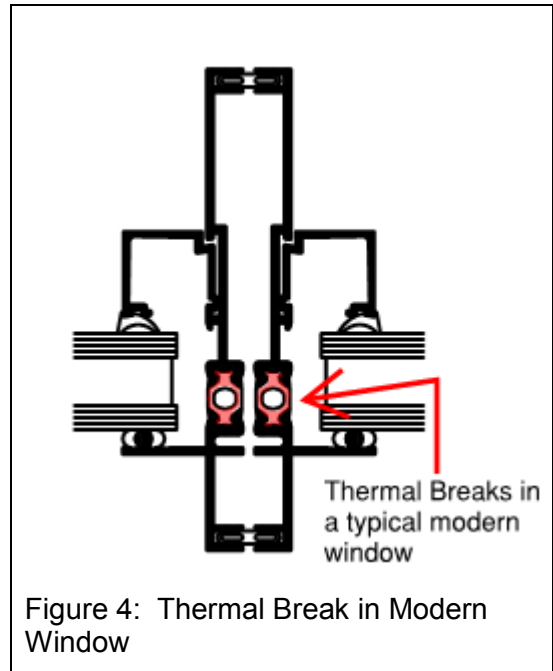
3.2 Windows

The strip windows at the Civic center are suffering from several major problems:

1. The aluminum frames are not thermally broken. Thermal breaks in aluminum framed windows became common in the late 1970's and are now included in all new aluminum windows. . Excessive heat loss, frost, condensation, and drafts are possible.

Thermal breaks are typically comprised of PVC, and are located in window systems to resist excessive heat loss. It is not possible to retrofit thermal breaks into existing windows.

2. Many of the current windows leak during driving rain storms. This is likely the result of a failure of the flashing above the window heads, (discussed in cladding section above) and not the cause of the windows directly.
3. Many of the glazing units have failed, resulting in obvious aesthetic concerns and reduced thermal performance.
4. The existing colour of the glazing units is no longer available.
5. The windows systems have been retrofitted with drain holes likely in an attempt to achieve a rainscreen design. While this may have been partly successful, it is doubtful they would perform as well as modern window systems from a water and air resistance perspective.



The frequency and type of deficiencies noted make refurbishment ineffectual, and these window systems will require replacement in the near term.

Replacement could be made with either strip window systems or curtain wall:

- Strip window systems would be very similar to the existing, except would include rain screen design principles and thermal breaks, and more thermally efficient glazing. This would make the new windows much more resistant to rain penetration and more thermally efficient.
- Curtain wall systems would function well from a rain penetration perspective. However, they would perform more poorly from a thermal perspective than strip windows. In addition, curtain wall would be more costly than strip windows, and could cause operation issues as the glazing would typically be installed and replaced from the exterior of the building.

With respect to the glazing colour, we were able to source a similar glazing to that in place (Pilkington Eclipse).

Note the windows are connected to the wall panels, so window replacement should ideally be performed at the same time as cladding replacement. Replacement of windows separately from the cladding is possible, but would be slightly more costly and could result in a lower overall resistance to water and air leakage of the system as a whole.

Window replacement could be performed in an occupied building, although some measures will be necessary to protect occupants from inclement weather and falling while the windows are being replaced. Typically, we would expect windows replacement to occur in a manner where the opening is present for only a small amount of time, and never overnight, thereby reducing the impact on occupants.

3.3 Curtain Wall

The curtain wall is limited to the glazed area for the atrium at the north façade of the building. The curtain wall differs from the window systems in that they have heavier aluminum frames, no opaque areas, and the glazed units are a different colour. The curtain wall is also self-supporting, where the strip windows bear on structural elements within the wall.

The curtain wall framing is in reasonably good condition for its age, although there are a few deficiencies that were noted:

1. Many of the sealed insulated glass units are failed, evidenced by the fogging of the units.
2. Although not observed directly, it is likely that there is only a very small thermal break within the frame. Curtain wall thermal breaks are components added to the curtain wall, and can possibly be retrofitted into place.
3. The painted finish on the exterior snap caps of the curtain wall is faded.

The curtain wall is not likely performing well from a thermal resistance perspective, but replacement with a modern system will have only a minor effect on building energy use. It is also worth noting that any air leakage or cold draft issues

associated with the curtain wall would have little effects on comfort, as the areas inside of the curtain wall are not regularly occupied.

The curtain wall glazing exhibits many failed seals. This may be the result of the age of the glazing and/or the failure of the curtain wall system to readily drain water. Curtain wall systems are normally incorporate rain screen design principles, in which water is expected to penetrate the exterior seals but is collected and drained through horizontal and vertical channels within the system. It is common in older curtain wall systems for these channels to become clogged with dirt and debris, causing water to accumulate in the curtain wall which can result in failure of the window seals.

The curtain wall framing is in reasonably good condition and should remain functional for twenty years or more. However, the glazing is in poor condition and the exterior snap caps are faded.

The minimum level of intervention we suggest is a comprehensive repair program incorporating removal and replacement of all IG units, snap caps and pressure plate gaskets. There may be the possibility to replace the thermal break as well to improve thermal resistance.

If this option is pursued, we would suggest that the curtain wall anchors be reviewed at the time of cladding retrofit to confirm that they will attain a similar service life. We would also suggest a trial repair at one location to confirm the availability of appropriate replacement components.

Alternatively, the entire curtain wall system could be replaced. This would have the small aesthetic benefit of new framing, and enable the possibility of improving thermal performance of the system, but it is unlikely the associated operational cost savings would justify the expense.

4. RECOMMENDATIONS

DRAFT

The existing metal paneled walls and window systems have worked reasonably well since construction, but have aged to a degree that replacement in the near future is needed. Major issues with the existing systems are metal panel support deterioration, air and water barrier deficiencies, an inability to source new glazing of the same colour as the existing, and numerous seal failures in insulated glazing units.

We have reviewed several alternative systems to the existing, but these were found to have significant drawbacks without major benefits, so we recommend replacing with a similar system to what exists at this time.

The curtain wall system could be either replaced in its entirety, or undergo an extensive repair program. It is our recommendation that the repair program for the curtain wall be pursued, as it will have lower capital costs, should achieve a long term workable solution, and will perform similarly to a completely new system.

The window and cladding replacement should occur together, as the window head, sill and jamb flashings are directly associated with the metal panels.

For budgeting purposes, the total probable cost of design and construction for this option is \$5,550,000 + taxes and permits (see table below for breakdown of the costs). Cost estimates should be reviewed and reassessed at completion of preliminary and final design.

OPTION #1 – New Aluminum Panel System, Refurbished Curtain Wall	
A. New Strip Windows	\$ 1,000,000
B. Refurbished Curtain Wall	\$ 350,000
C. Metal Cladding	\$ 1,900,000
D. Metal Girt Repairs	\$ 600,000
E. Membrane, insulation, caulking	\$ 290,000
F. Misc (Setup, dumpster, foreman, scaffolding)	\$ 300,000
<i>SUB-TOTAL</i>	<i>\$ 4,440,000</i>
G. Contingency (assumed 15% of subtotal)	\$ 666,000
H. Engineering (assumed 10% of subtotal)	\$ 444,000
<i>TOTAL</i>	<i>\$ 5,550,000</i>

If full curtain wall replacement is pursued, the above total would rise to \$6.2 M. Note the above estimates exclude permits and taxes.

4.1 Schedule

The glazing issues are primarily aesthetic at this time, although the fogged insulating glass units are very noticeable and the number of failures will increase over time. The water leakage at window heads will continue to leak in driving rains, and increased locations of leakage should be expected as more hidden seams in the galvanized sheeting fail. The primary issue from a life safety perspective, driving the need to perform work, is the deterioration of the metal cladding panels. These panels have exhibited past failures, and display many indications of compromised support systems. The supports for these panels will continue to degrade until a point at which there will be significant risk of panels falling from the building. These panels are fairly heavy, as they are comprised of plywood wrapped in steel, and a falling panel could represent a serious life safety concern.

From our observations, we recommend that full panel replacement be performed as soon as is feasible, but no later than 2018. Further, a regular review program should be put in place to confirm (from grade) that no panels exhibit evidence of past movement that could be representative of a failure of its support system. This review should be performed independently at least once per year, and more frequently by building staff.

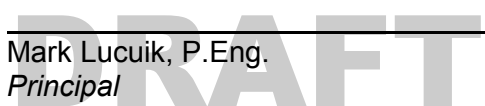
There is no doubt that the replacement program for the windows and metal panels can be effectively be performed, but there remain some questions regarding the feasibility and effectiveness of the repairs to the curtain wall. As such, we recommend the repair program begin with a trial repair of the curtain wall (in the spring of 2015). This would require the involvement of a specialist building envelope consultant such as Morrison Hershfield and a local contractor, and would include removal of two glazing units, replacement of existing gaskets, cleaning of the system, and replacement of the snap caps. It will also be possible to determine if new thermal breaks are possible. The purpose of this trial repair is to confirm the availability of materials and feasibility of the approach to be used in the repair of the curtain wall, thereby enabling more accurate tender documents to be developed.

Afterwards a specialist building envelope consultant should be retained to develop a tender package (drawings and specifications) for repair and replacement of the cladding, window, and curtain wall systems. Due to the nature of the work, it is suggested that all repair and replacement work be contracted to a single general contractor. This work should ideally be tendered to multiple bidders to help ensure a reasonable cost.

5. CLOSING

We trust that this report satisfies your current requirements. We would be pleased to assist you in the development and completion of any of the recommendations presented in this report. If you have any questions regarding the information contained herein, please contact the undersigned.

Morrison Hershfield Limited


Mark Lucuik, P.Eng.
Principal

Amy Heppler

APPENDIX A

Photographs

APPENDIX A

Photographs



Photo 1 North Elevation.JPG



Photo 2 West Elevation.JPG



Photo 3 South Elevation.JPG



Photo 4 South East Corner.JPG



Photo 5 South Elevation.JPG



Photo 6 Penthouse.JPG

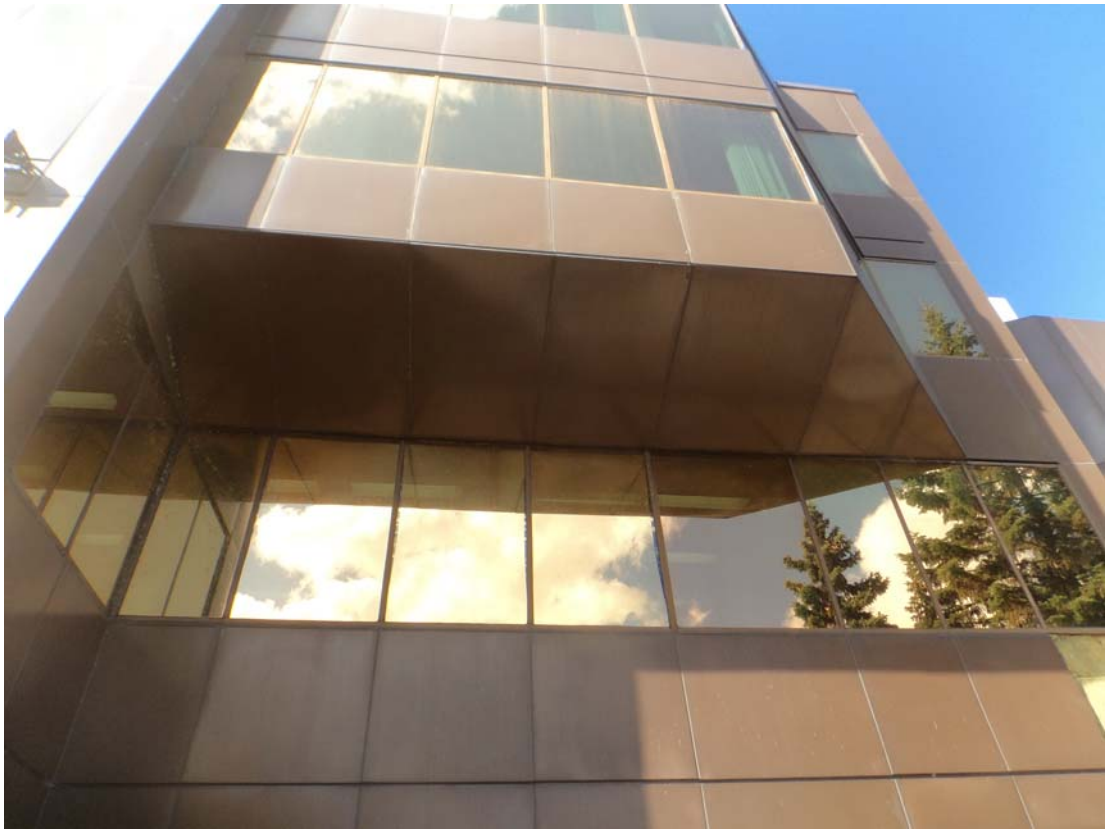


Photo 7 Soffit Panels.JPG



Photo 8 Sloped Panels.JPG



Photo 9 Test Opening on East Elvation.JPG



Photo 10 Test Opening on East Elevation.JPG



Photo 11 Close up at Top of Removed Panel.JPG



Photo 12 Window Sill.JPG



Photo 13 Window Sill.JPG



Photo 14 Corner Detail.JPG



Photo 15 Window Head.JPG



Photo 16 Window Jamb.JPG



Photo 17 Window Jamb.JPG



Photo 18 Removed Corner Panels.JPG



Photo 19 Removed Panel.JPG



Photo 20 Removed Panel Back.JPG



Photo 21 Corner Deterioration at Back of Panel.JPG



Photo 22 Removed Panel.JPG



Photo 23 Opening Number 2.JPG



Photo 24 Opening Number 3.JPG



Photo 25 Opening 3 Showing Supports.JPG



Photo 26 Window with Failed Spacer.JPG



Photo 27 Sill of Window.JPG



Photo 28 Curtain Wall.JPG

APPENDIX B

Detailed Cost Estimate

	ht (ft)	length (ft)	sq ft	Unit Cost	Sub Total
Windows compete with frames and Installation					
North Elevation					
Regular 6'-4" glazing panels	6.33	440	2,785		
Full Glazing Curtain Wall	48	90	4,320		
Glazing around Entrance	6.33	26	165		
Glazing around Entrance	12.66	90	1,139		
South Elevation					
Regular 6'-4" glazing panels	6.33	1080	6,836		
West Elevation					
Regular 6'-4" glazing panels	6.33	160	1,013		
Regular 6'-4" glazing panels at Entrance Grnd	7	27	189		
Regular 6'-4" glazing panels over Entrance 2nd	6.33	27	171		
Regular 6'-4" glazing panels over Entrance 2nd	8	26	208		
West					
East Elevation					
Regular 6'-4" glazing panels	6.33	340	2,152		
Regular 7'-0" glazing panels	7	64	448		
Regular 6'-4" glazing panels	6.33	32	203		
Regular 7'-0" glazing panels	7	32	224		
Total area of Glazing			15,533	\$ 65.00	\$ 1,009,648
Curtain Wall			4,320	\$ 130.00	\$ 561,600
Metal Cladding					
North Elevation					
Regular GL 1 to 4	5.75	256	1,472		
Regular GL 1 to 4 at roof	4	256	1,024		
Regular GL 7 to 17 around curve Grnd and 2nd	7	134	938		
Regular GL 7 to 17 around curve 3rd and 4th	6.33	22	139		
Irregular entrance dome	22	143	3,146		
Irregular entrance dome at roof	10	62	620		

South Elevation					
Regular GL 1 to 17	5.75	800	4,600		
Regular GL A to F at roof	4	160	640		
West Elevation					
Regular GL A to F	5.75	550	3,163		
Regular GL J to F	5.75	27	155		
Regular GL A to F at roof	4	550	2,200		
Easth Elevation					
Regular GL A to F	5.75	550	3,163		
Regular GL A to F at roof	4	110	440		
Additional at 5th and 6th	4	64	256		
Regular at roof	4	550	2,200		
Penthouse					
Large area 8'-3" high	8.25	276	2,277		
Small area 6'3" high	6.25	136	850		
Total area of Metal Cladding			27,283	\$ 70.00	\$ 1,909,776
Metal Cladding Supports and Repair					
70% of cladding cost					\$ 1,336,843
Insulation Installed					
Area as metal cladding			27,283	\$ 4.00	\$ 109,130
Self adhesive membrane installed			27,283	\$ 6.00	\$ 163,695
Interior fix up	6			\$ 20,000.00	\$ 120,000
Sealant	8880			\$ 2.00	\$ 17,760
Required Items					
Set Up			1	\$ 20,000.00	\$ 20,000
Access			1	\$ 24,000.00	\$ 24,000
Demob			1	\$ 10,000.00	\$ 10,000
scaffold			1	\$ 100,000.00	\$ 100,000
covering			1	\$ 50,000.00	\$ 50,000
Johnny on the spot			1	\$ 10,000.00	\$ 10,000
Dumpster			1	\$ 5,000.00	\$ 5,000
Site Foreman/Project Manager			1	\$ 96,000.00	\$ 96,000
TOTAL					\$ 5,543,452
Contingency 15%					\$ 6,374,970
with HST					\$ 7,203,716

APPENDIX B

Detailed Cost Estimate

	ht (ft)	length (ft)	sq ft	Unit Cost	Sub Total
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West Elevation					
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Regular GL J to F	5.75	27	155		
Regular GL A to F at roof	4	550	2,200		
Easth Elevation					
Regular GL A to F	5.75	550	3,163		
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Insulation Installed					
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Interior fix up (incl)	6			\$ 20,000.00	\$ -
Sealant	8880			\$ 2.00	\$ 17,760
Required Items					
Set Up			1	\$ 20,000.00	\$ 20,000
Access			1	\$ 24,000.00	\$ 24,000
Demob			1	\$ 10,000.00	\$ 10,000
scaffold			1	\$ 100,000.00	\$ 100,000
covering			1	\$ 50,000.00	\$ 50,000
Johnny on the spot			1	\$ 10,000.00	\$ 10,000
Dumpster			1	\$ 5,000.00	\$ 5,000
Site Foreman/Project Manager			1	\$ 96,000.00	\$ 96,000
SUBTOTAL					\$ 4,443,542
Contingency 15%					\$ 666,531
Engineering (10%)					\$ 444,354
Total					\$ 5,554,427
with HST					\$ 6,276,503



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Freddie Pozzebon, Chief Building Official

DEPARTMENT: Engineering and Planning Department

RE: Town of Bruce Mines – Request for Plans Review and Inspection Services

PURPOSE

The purpose of this report is to request Council's approval of an Agreement between the City of Sault Ste. Marie and the Town of Bruce Mines for plans review and inspection services from the City's Building Division. These services are required during a renovation project to the Bruce Mines and Plummer Additional Arena located in Bruce Mines.

BACKGROUND

Currently Tulloch Engineering performs the related duties under the Ontario Building Code Act for the Township of Bruce Mines. This includes reviewing permit applications, issuing permits and inspections, similar to our agreement with Prince Township. Tulloch Engineering has indicated a conflict of interest being the Engineering Consultant overseeing the project.

The construction consists of interior renovations with the majority of the work to be done to structural elements. The construction value of the project has been determine to be \$ 42,000.00.

ANALYSIS

Please see the attached letter of from the Corporation of the Town of Bruce Mines.

IMPACT

The Building Division services such as plans examination, inspections and administrative services for this project can be accommodated within the current staffing levels. The Township has agreed to pay \$ 70.00/ hour and \$0.48/kilometer travelled, equivalent to the contract currently held with Tulloch

Engineering. The term of the agreement will end upon completion of the project which is estimated to take 2-3 months.

STRATEGIC PLAN

This is not an applicable Strategic Plan direction, but supports the fact that our municipality is willing to provide a cooperative, efficient and quality service to a neighboring Township within the District of Algoma.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Chief Building Official dated 2015 04 13 be received and the recommendation that By-law 2015-66 authorizing the execution of an Agreement between Corporation City of Sault Ste. Marie and the Corporation of the Town of Bruce Mines for the provision of plans examination and building inspection services, be approved.

Respectfully submitted,



Freddie Pozzebon, CBO
Chief Building Official

Recommended for approval



Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Division



The Corporation of the Town of Bruce Mines

PO Box 220
9126 Hwy. 17 East
Bruce Mines ON P0R 1C0

MAYOR: LORY PATERI
CLERK: DONNA BRUNKE

Phone: (705)785-3493
Fax: (705)785-3170
Email: brucemines@bellnet.ca
www.brucemines.ca

April 2, 2015

Mr. Freddie Pozzebon
CBO
City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie ON P6A 5X6

Dear Mr. Pozzebon:

**RE: REQUEST FOR CBO INSPECTION SERVICES OF ARENA PILLAR PROJECT
AT THE BRUCE MINES AND PLUMMER ADDITIONAL ARENA**

Council is requesting from the City of Sault Ste. Marie's Council, approval of your department to oversee the above noted project located in the Town of Bruce Mines.

The town contracts out CBO services to Ron Leblanc of Tulloch Engineering but Tulloch Engineering was hired to do the design and tendering documents for this project so, we're in need of an independent CBO for inspections.

I've provided you with the tender document and drawings so, please advise if you require anything further to take to your council.

Thank you!

Regards,
Town of Bruce Mines

Donna Brunke
Clerk

/db



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Don McConnell, RPP, MCIP

DEPARTMENT: Engineering and Planning Department

RE: Proposed Etienne Brulé Hub Trail Spoke

PURPOSE

The purpose of this report is to advise City Council of a funding request to extend the Hub Trail through the Etienne Brulé school property.

BACKGROUND

The City has worked with both local school boards previously as parts of the Hub Trail are located on Tarentorus Public School, East View Public School and Holy Cross Separate School properties.

With the redevelopment of the International Bridge Plaza, the Hub Trail is being relocated to the south side of Albert Street between Carmen's Way and Huron Street. Last year City Council approved funding for the development of a bike pump track at Esposito Park. Extending the Hub Trail through the Etienne Brulé property would connect both projects and improve both pedestrian and cyclist access from the West End into the downtown.

In 2014, Etienne Brulé closed as an elementary school. Subsequently, one of the Board's Alternative Education programs, the Urban Aboriginal Program was relocated to the site. The teen parenting program will remain in the school and the Board is also in the process of relocating an existing daycare into the building. A classroom in the building is also being used for a pilot project involving Superior Skills, a strategic job training program jointly funded and operated by Ontario Works and Destination North Discovery Group.

Over the last year staff from Algoma District School Board, the City's Public Works and Transportation Department, Social Services Department, Planning Division and various community stakeholders have been working on a conceptual plan to redevelop the school property into an educational, cultural and recreational centre that would serve the needs of the Urban Aboriginal School, the surrounding neighbourhood and the larger community.

ANALYSIS

This project was recommended as part of the Canal District Neighbourhood Plan and is consistent with the City's ongoing commitment to further develop cycling and pedestrian infrastructure in the community. Committed funding will allow the City to work with the Algoma District School Board to seek additional funding from senior levels of government to further develop this project.

The estimated cost to construct approximately 300 m of asphalt trail with lighting is \$150,000.

IMPACT

Planning staff is currently working with staff from the Engineering and Finance Departments to identify a funding source for City Council's consideration as part of the 2015 Budget.

STRATEGIC PLAN

The extension of the Hub Trail and redevelopment of the Etienne Brule property is complementary to the City's Downtown Community Improvement Plan, as well as the implementation of cycling infrastructure, both of which are highlighted in the City's Corporate Strategic Plan.

SUMMARY

The extension of the Hub Trail supports the re-use of the Etienne Brule property and will have significant benefits to both the surrounding neighbourhood and the larger community. This will assist with implementing the recently approved Canal District Neighbourhood Plan, and supports the overall goals of the City's Downtown Community Improvement Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

That the report of the Planning Division, dated April 13, 2015, be accepted as information and that staff be requested to identify possible funding for construction of the Hub Trail spoke through the Etienne Brulé school property.

Respectfully submitted,



Stephen Turco, MCIP, RPP
Planner

Recommended for approval



Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval



Jerry Dolcetti, RPP
Commissioner Engineering & Planning

DBM:ps



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Susan Hamilton Beach, P. Eng. Deputy Commissioner

DEPARTMENT: Public Works and Transportation Department

RE: Railway Crossing Upgrades – Wellington and John Street Crossing and the Lake Street Crossing

PURPOSE

The purpose of this report is to advise Council of the proposed work on railway crossings by Huron Central and to seek support of referring to budget the funds required to accomplish these upgrades.

BACKGROUND

PWT understands that the City is 100% responsible for payment of maintenance items related to the Wellington and John Street crossing and the Lake Street crossing as per respective Transport Canada Board Orders. Photos of the areas are included with this report. Huron Central has identified issues with these railway crossings which they have scheduled to re-build this summer. These are high priority items with the railway. These crossings have been visited by PWT several times throughout recent years due to deficiencies and both of these intersections have had to be closed to through traffic within the past calendar year to accomplish these repairs.

Huron Central recently contacted PWT and a meeting was held on March 24, 2015. PWT advised that there was no funding identified in our 2015 budget for these projects, however, the request would have to be made of Council. Work will be scheduled on weekends and throughout the evenings to avoid as much traffic congestion as possible. It will involve two weekends at each location as settlement must occur prior to finalizing grade. A detour will be planned and staff asks for the public's patience and cooperation.

ANALYSIS

It is recognized that work needs to be completed at these railway crossings and that the City is 100% responsible for the crossings. It is estimated that these projects will cost a total of \$140,000 in capital (ie. rail, railway ties, asphalt and

granular material) and labour costs which will be expended by both Huron Central and PWT. Bill Freiburger, Commissioner of Finance has recommended that this item be referred to the 2015 budget.

IMPACT

Railway crossing maintenance and upgrades is becoming more costly and a crucial item to the country's infrastructure. Recent events throughout the country have brought to light the importance of the rail system and proper operation and maintenance. As the City is 100% responsible for funding the railway crossing at these intersections there is a financial impact to the budget. It should also be noted that traffic will be affected with a significant detour planned for both of these locations.

STRATEGIC PLAN

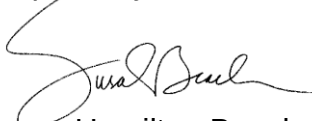
The topic of this report is tied to the first Strategic Direction: Developing Solid Infrastructure within the Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

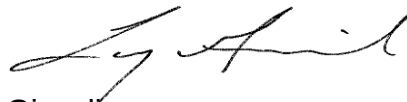
"That the report of the Deputy Commissioner concerning the proposed railway crossing projects at Wellington and John Street and Lake Street be accepted and furthermore that Council support that the estimated total cost of \$140,000 be referred to the 2015 budget."

Respectfully submitted,



Susan Hamilton Beach, P. Eng.
Deputy Commissioner

Recommended for approval,



Larry Girard
Commissioner



Lake Street

Lake Street

Lake Street

Trunk Road

Trunk Road

Caesar Road



P

P

P

P

152

209

207

202

200

198

196

194

192

317

315

316

310

308

306

108

108

108

3

2

1

98

90

86

82

78

76

72

75

79

81

83

St. Andrew's Terrace

St. Andrew's Terrace

John Street

Wellington Street West

Wellington Street West

Edinburgh Street
Wellington Street West

Edinburgh Street

John Street

John Street

286

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COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Susan Hamilton-Beach, P. Eng

DEPARTMENT: Public Works and Transportation Department

RE: Pine Street/Pleasant Drive Intersection

PURPOSE

The purpose of this report is to address the Council resolution dated February 9th, 2015 which reads:

"Whereas increasing traffic on the section of Pine Street that lies north of McNabb Street has been an issue of concern for many years, and has been exacerbated in recent years with the expansion of Sault College, the opening of Maple View Extendicare, and the extension of Pine Street to Second Line; and Whereas the traffic volume on this section of Pine Street is expected to continue to increase, given that significant new development has occurred or is forthcoming in the immediate area; and Whereas a report by the City Traffic division dated November 16, 2001 determined that a review of traffic control should be undertaken following the extension of Pine Street to Second Line; and Whereas the Pine Street extension has now been completed; Now Therefore Be It Resolved that in accordance with the staff report dated November 16, 2001, that the Traffic Division of the City of Sault Ste. Marie review the intersection at Pine Street and Pleasant Drive and report to Council if additional traffic control measures are warranted, given both current and projected traffic volumes."

BACKGROUND

In response to the resolution noted above, CIMA was consulted to provide a traffic engineering analysis of the intersection. This involved PWT – Traffic Division providing all plan and profile mapping, traffic volumes, pedestrian volumes, traffic speeds and collision reports to the consultant.

ANALYSIS

CIMA has conducted an evaluation of the intersection of Pine Street and Pleasant Drive and has made some recommendations on how to address public concerns brought forward about the above noted intersection. CIMA confirms the

previous findings the Traffic Division and has determined that the current conditions of the intersection do not warrant traffic signals or an all-way stop. The executive summary from CIMA's report is as follows:

"CIMA was retained by the City of Sault Ste. Marie to conduct an Operations and Safety Review of the intersection of Pine Street and Pleasant Drive. The City has been receiving complaints related to traffic operations and safety at this intersection, including:

- + Difficulty (delay) making the westbound left-turn from Pleasant Drive onto Pine Street from the stop control; and
- + Non-compliance of westbound right-turn vehicles with the school crossing guards' Stop sign while students are crossing Pine Street on the north side.

The scope of this study included the review and analysis of items such as intersection geometry, traffic and pedestrian volumes, traffic speeds, collision history, intersection capacity and level of service, and all-way stop warrant and traffic signal justification reviews.

The main findings from our review are:

- + Traffic volumes on both Pine Street and Pleasant Drive are within typical ranges for their respective road classifications; pedestrian volumes are significantly concentrated within 15-minute periods in both AM and PM school peaks and are very low during other times of the day;
- + 85th percentile speed on Pine Street is at least 15 km/h in excess of the posted speed, including the regular 50 km/h and 40 km/h associated with the school zone;
- + The intersection operates with acceptable volume to capacity ratios and levels of service for all approaches;
- + All-way stop control and traffic signals are not justified at the intersection; and
- + No evidence was found that operational issues may cause conflicts between westbound right-turning vehicles and pedestrians on the north crosswalk.

In short there were no obvious problems found at this intersection. Based on our findings, the following recommendations are provided:

- + The existing traffic control (minor-road stop control) should be maintained;
- + Consideration should be given to observe traffic operations on-site to further investigate potential conflicts and delays between pedestrians and westbound (i.e. from Pleasant Drive) right-turning vehicles. If non-compliance is found to be significant, occasional police patrols could mitigate the issue;

Although the speeding on Pine Street is typical for such a road; if the City wishes to address this issue they may consider the following:

- + In the short-term, the City may consider installing electronic speed feedback signs on Pine Street approaching Pleasant Drive to reduce operating speeds along this road; and
- + If speeds remain a concern the City may consider installing traffic calming measures on Pine Street, including raised median islands and/or intersection curb extensions.

As Council is aware, the Traffic Division manages the use of the six (6) radar display boards. In general, the placement of the boards allows for each ward to be assigned one (1) and it is circulated through that ward by request. If no requests have been received, a program has been developed to ensure they are used throughout the community. PWT – Traffic Division has also worked with Police Services and if a major problem is identified it is brought to their attention. PWT – Traffic recommends the placement of one of the radar display boards be used at this intersection, on a temporary basis, throughout the year.

Although the traffic assessment of the Pine Street and Pleasant Drive intersection has determined the intersection is functioning at an acceptable level, Ward Three Councillors would like to examine alternatives to access/egress from this subdivision. Looking at these alternatives would involve conducting an Environmental Assessment. A resolution, found elsewhere on Council's agenda, provides further details to this potential study.

IMPACT

There is no impact to budget based on the recommendations of this report.

STRATEGIC PLAN

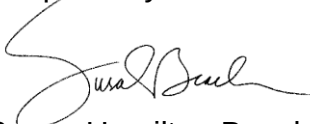
The recommendations of this request are not linked to any activity of the Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

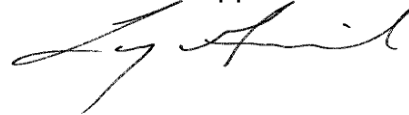
Resolved that the report of the Deputy Commissioner concerning the intersection of Pine Street and Pleasant Drive be received as information; and furthermore that Council support the temporary placement of a radar display board at this intersection.

Respectfully submitted,

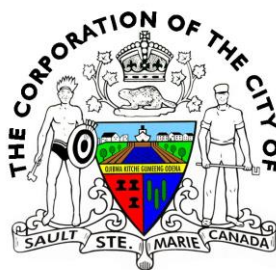


Susan Hamilton Beach, P. Eng
Deputy Commissioner.

Recommended for approval,



Larry Girardi
Commissioner



COMMITTEE REPORT TO COUNCIL

April 13, 2015

TO: *Mayor Christian Provenzano and Members of City Council*

COMMITTEE: *CAO Selection Committee*

AUTHOR: *Mayor Christian Provenzano, Chair*

RE: *Consultant – CAO Recruitment*

PURPOSE: The purpose of this report is to advise Council regarding the selection of a consultant for recruitment of a new CAO.

BACKGROUND: A Request for Proposals for a consultant regarding CAO recruitment was issued on February 9, 2014. The deadline for submissions was March 6, 2015. Twelve proposals were received.

ANALYSIS:: A sub-committee evaluated proposals. Three proponents were short-listed and interviewed.

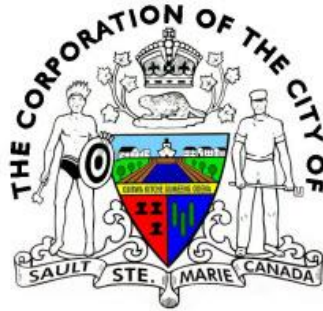
Subsequent to the interviews, the proponent scoring the highest in the evaluation process was Organization Consulting Limited.

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

Resolved that the report of the Chair of the CAO Selection Committee dated 2015 04 13 concerning Consultant – CAO Recruitment be received as information and the retention of Organization Consulting Limited at the fixed fee of \$30,200 plus HST and disbursements be confirmed.

Respectfully submitted,

Mayor Christian Provenzano, Chair
CAO Selection Committee



CAO SELECTION COMMITTEE MINUTES

Wednesday, March 4, 2015

4:00 p.m.

Thompson Room, Civic Centre

Present: Mayor C. Provenzano, Councillor M. Bruni, Councillor R. Romano, Councillor M. Shoemaker

Absent: Councillor S. Myers

Officials: R. Tyczinski

Others: T. Gowans

1. Approval of Minutes

Moved By: Councillor M. Shoemaker

Seconded By: Councillor M. Bruni

Resolved that Minutes of 2015 02 05 CAO Selection Committee meeting be approved.

Carried

2. Adoption of Agenda

Moved By: Councillor M. Bruni

Seconded By: Councillor M. Shoemaker

Resolved that Agenda for 2015 03 04 meeting of the CAO Selection Committee be accepted as presented.

Carried

Councillor Shoemaker suggested that Committee members should sign confidentiality agreements.

3. Process – Request for Proposal – Consultant

Moved By: Councillor M. Shoemaker

Seconded By: Councillor M. Bruni

Resolved that the report of the Manager of Purchasing dated 2015 03 04 concerning Process – Request for Proposal – Consultant be received and that the Committee adopt steps 1, 2 and 3 of the process as set out therein.

Carried

The Committee requested that the City Solicitor be requested to attend the next meeting to provide advice.

4. Closed Session

Moved By: Councillor M. Shoemaker

Seconded By: Councillor M. Bruni

Resolved that this Committee proceed into closed session to discuss personal matters about identifiable individuals (human resources requirements post April 30, 2015); further be it resolved that should the said closed session be adjourned, the Committee may reconvene in closed session to continue to discuss the same matter without the need for a further authorizing resolution. (*Personal matters about identifiable individuals – section 239(2)(b)*).

Carried

5. Adjournment

Moved By: Councillor M. Bruni

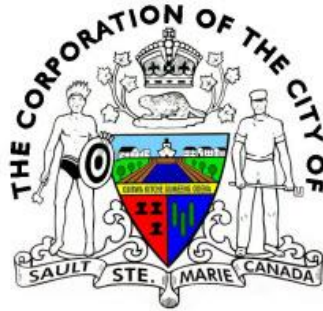
Seconded By: Councillor M. Shoemaker

Resolved that this Committee now adjourn.

Carried

Mayor

Deputy City Clerk



CAO SELECTION COMMITTEE MINUTES

Thursday, March 19, 2015

3:30 p.m.

Biggings Room

Civic Centre

Present: Mayor C. Provenzano, Councillor M. Bruni, Councillor S. Myers, Councillor R. Romano, Councillor M. Shoemaker

Officials: P. Niro, R. Tyczinski, T. Gowans

1. Approval of Minutes

Moved By: Councillor R. Romano

Seconded By: Councillor M. Shoemaker

Resolved that Minutes of 2015 03 04 CAO Selection Committee meeting be approved.

Carried

2. Adoption of Agenda

Moved By: Councillor M. Bruni

Seconded By: Councillor S. Myers

Resolved that Agenda for the 2015 03 19 meeting of the CAO Selection Committee be accepted as presented.

Carried

3. Appointment of Sub-committee Members – RFP Evaluation

Mark Brown requested to speak to the Committee. Mayor Provenzano allowed Mr. Brown an opportunity to make his remarks.

Moved By: Councillor M. Bruni

Seconded By: Councillor M. Shoemaker

Resolved that Councillor S. Myers, Councillor R. Romano, the Commissioner of Human Resources, the Manager of Purchasing and the Deputy City Clerk be appointed as a sub-committee to evaluate Requests for Proposals – Consultant – CAO Recruitment and make a recommendation to the CAO Selection Committee.

Carried

4. Closed Session

Moved By: Councillor R. Romano

Seconded By: Councillor S. Myers

Resolved that this Committee proceed into closed session to discuss personal matters about identifiable individuals (human resources requirements post April 30, 2015); further be it resolved that should the said closed session be adjourned, the Committee may reconvene in closed session to continue to discuss the same matter without the need for a further authorizing resolution. (*Personal matters about identifiable individuals – section 239(2)(b)*)

Carried

5. Adjournment

Moved By: Councillor S. Myers

Seconded By: Councillor M. Bruni

Resolved that this Committee now adjourn.

Carried

Mayor

Deputy City Clerk



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Board – Committee Appointment Review Committee

RE: Board – Committee Appointment Review

PURPOSE

This committee was authorized by the following resolution passed at the 2015 02 09 Council meeting and considered the matters outlined in the resolution:

Whereas the policy that governs City Council appointments to boards and committees (A-III-1) is dated November 1, 1982 and has not been updated since; and

Whereas the policy specifically prescribes and requires that City Council will make the appointments to boards and committees in closed session; and

Whereas the policy is silent on whether City Council could or should make appointments or endorsements to share capital corporation boards or any boards and committees that are otherwise private operations or enterprises; and

Whereas the current policy is outdated and does not ensure that City Council makes its appointments openly and transparently; and

Whereas it is good practice to update City Council policy and procedure regularly in order to ensure that City Council is employing best practices;

Now Therefore Be It Resolved that:

1. A Committee be struck consisting of two City Councillors (Councillors Shoemaker and Romano) and the City Clerk to review the appointments policy, research current and best practices as used by other municipalities and redraft the policy in accord with those current and best practices for City Council's consideration and approval; and
2. That the Committee ensure that the policy brought to City Council for review and approval proposes an open and transparent boards and committee appointment process; and

3. That the Committee ensure that the policy brought to City Council for review and approval canvasses and outlines the scope of City Council's authority to make appointments to boards and committees including appointments to or endorsements of directors to share capital corporation boards or any boards and committees that are otherwise private operations or enterprises; and
4. In the meantime, and while City Council awaits the provision of the policy for its review and approval, any appointments to boards and committees made by Council shall be made in an open Council session;
5. In the meantime, and while City Council awaits the provision of the policy for its review and approval, no appointments or endorsements to private or share capital boards shall be made by Council.

BACKGROUND

The committee met on seven occasions to consider the matters referred to it and develop recommendations for Council.

At the direction of the committee the City Clerk contacted 10 municipalities of similar size and/or makeup (single-tier or separated city) to gather information concerning the board and committee review processes. A summary of those findings is attached to this report.

Through this information and in reference to the intentions of Council as stated in the authorizing resolution, the committee developed a revised Appointments to Board and Committees policy (attached) that is recommended for Council's approval.

ANALYSIS

The committee reviewed the policies and practices of the other municipalities. For the most part, the process was fairly consistent. As noted in the summary, the process is conducted in open session in some municipalities and in closed session in others. Some communities make use of a nominating or striking committee made up of part or the whole of council or, in one instance, a community based committee.

The process outlined in the recommended policy remains close to the process we follow currently, with the exception of a closed meeting session.

Of particular note is the reference to simultaneous recorded voting. This voting procedure is used by the City of Greater Sudbury and is described in the attached excerpts from their procedure by-law. In practical terms, members of Council would nominate applicants to be considered for a board or committee. If the number of nominees exceeds the positions available, run-off voting would occur whereby each member of Council would print their selections on a ballot form and sign their name to the ballot. The ballots would be then collected by the Clerk who would then announce each member's selections. Rounds of voting would continue until all positions for the board of committee were filled by majority vote.

Council will also note that the policy states that Council shall not nominate or recommend any person to be appointed to the board of any share-capital corporation.

The policy makes reference to an Application Form that would be pre-approved by Council. Elsewhere on the agenda is a report from the City Clerk with a revised application form for Council's approval.

The committee also considered whether criminal record checks should be required as part of the appointment process. There are a number of issues to review when considering adding a requirement for criminal record checks. The committee is recommending that this be referred to staff for further review and report to Council.

IMPACT

There are no significant budget or resource impacts incurred by adopting the recommendations of this report.

STRATEGIC PLAN

This report is not linked to current items in the strategic plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Board – Committee Appointment Review Committee dated 2015 04 13 concerning a revised board and committee appointment policy be received and that Council approve the revised Appointments to Boards and Committees policy and direct staff to prepare an amending by-law to the Council Procedure by-law that would see the policy included as a schedule to the by-law and add to the by-law the necessary wording to allow for simultaneous recorded voting to be used as part of the board and committee appointment process, and

Further that the feasibility of requiring criminal record checks for persons appointed or nominated to boards and committees be referred to staff for review and report back to Council.

Respectfully submitted,

Councillor Matthew Shoemaker,
Chair, Board – Committee
Appointment Review Committee

City	Appointment Process	Closed v Open	Policy/Practice
Thunder Bay	Similar to current SSM process	Closed (previously open)	
Greater Sudbury	Nominating Committee	Open	Procedure by-law
North Bay	Same as current SSM process	Closed	
Windsor	Striking/Selection Committee	Closed	Procedure by-law
London	Community based nominating committee	Open	Policy
Brantford	Appointments committee	Closed	Policy
Guelph	Nomination committee (Councillor appointments)	Closed	Procedure by-law
Barrie	Standing committee	Open	Procedure by-law



INFORMATION MANUAL

A-III-1

Subject: APPOINTMENTS

Department/Division: Boards and Committees

Source: City Council

Date: 2015 04 13

Page: 1 of 3

DEFINITIONS

Interested Persons: Any eligible person who submits an Application Form and who is not a member of Council.

Applicants: Are both members of Council and Interested Persons who wish to be appointed to any Boards or Committees.

Boards and Committees: Boards and committees of Council, other boards and committees, or boards and committees to which Council nominates or recommends members for consideration.

Application Form: Refers to the document that is pre-approved by Council for the purpose of an Interested Person making application to be appointed to Boards and Committees.

PURPOSE

The City of Sault Ste. Marie is committed to ensuring the appointment of qualified candidates to Boards and Committees in a manner that is open, transparent, fair and equitable and strives for representation that is consistent with the makeup of the community.

This policy outlines the process by which Applicants are appointed to Boards and Committees.

As a matter of policy, Council shall not nominate or recommend any person to be appointed to the board of any share-capital corporation.

PUBLIC NOTICE

The Clerk's Department shall issue public notice to all media and post said public notice to the corporate website concerning upcoming vacancies on Boards and Committees including the Application Form and the timeline for receipt of the completed Application Form.

APPLICATIONS

Interested persons must submit the Application Form if they want to be considered for an appointment to Boards and Committees. Members of Council must provide written notice of their wish to be



INFORMATION MANUAL

A-III-1

Subject: APPOINTMENTS

Department/Division: Boards and Committees

Source: City Council

Date: 2015 04 13

Page: 2 of 3

appointed to Boards and Committees to the City Clerk according to the deadline established by the City Clerk.

Notwithstanding the above, where there are an insufficient number of members of Council to fill the available vacancies on Boards and Committees, a member of Council may indicate their wish to be appointed at the meeting where the appointments are being considered.

ELIGIBILITY OF CITIZENS

Council may make appointments at their discretion and are not limited to only eligible electors. No Interested Persons shall be appointed to more than four (4) Boards and Committees.

ELIGIBILITY OF CITY EMPLOYEES

City employees are not eligible for appointment to the following Boards and Committees:

- Committee of Adjustment
- Committee of Revision
- Fence Viewers Committee
- Police Services Board
- Property Standards Appeal Committee

APPOINTMENTS

City Council will meet in open session, either at a regular meeting or a special meeting called for that purpose to make appointments to Boards and Committees.

The agenda for such meetings shall contain only the names of the Applicants. Further to the Municipal Freedom of Information and Protection of Privacy Act the Application Form and supporting material of Applicants shall be circulated only to Council and will not be disclosed for use by any 3rd party and will only be disclosed, as required, through the open discussions of Council, when considering Applicants.

Council may request further information concerning an Applicant,



INFORMATION MANUAL

A-III-1

Subject: APPOINTMENTS

Department/Division: Boards and Committees

Source: City Council

Date: 2015 04 13

Page: 3 of 3

either in writing or by personal attendance at the meeting.

When considering appointments to any particular Boards or Committees, the members of Council may nominate other members of Council or Interested Persons, as the case may be, from the pool of Applicants for other Boards and Committees.

Should the number of nominees exceed the number of vacancies for any Board and Committee, balloting will take place in accordance with the provisions for simultaneous recorded vote in the procedure by-law.

Every appointment made by Council to Boards and Committees shall be at the pleasure of Council, whether or not the appointment is for a specified time period.

APPOINTEES NOTIFIED The City Clerk notifies all appointees in writing of their appointments following the meeting.

37.08 Committee Appointments –Simultaneous Recorded Vote

At the first regular meeting of a new Council, or as soon thereafter as is reasonable, Council shall appoint Members to Committees and Boards as required, by way of simultaneous recorded vote as described in Article 33.05.

37.09 Where Number of Applicants Exceeds Positions

Where the number of applicants exceeds the number of positions available, the following procedure shall be followed, for as many voting rounds as necessary:

- (1) Each Member may cast a vote for each position available.
- (2) Applicants receiving a majority vote of Members present shall be recommended for appointment.
- (3) Applicants receiving no votes shall be excluded from further consideration.
- (4) In addition to those applicants receiving no votes, applicants receiving the least amount of votes shall also be excluded from further consideration, unless this would result in insufficient applicants to fill the positions available.
- (5) If two or more applicants are tied with the least number of votes and their exclusion would result in insufficient applicants to fill the positions available:
 - (a) the Committee shall decide by majority vote which of the tied applicants shall remain eligible for further consideration; however
 - (b) if the Committee vote still results in too few applicants left to fill the remaining position(s), then the Clerk shall choose the person(s) to remain eligible by lot.
- (6) If it becomes apparent by reason of an equality of votes that no applicant can achieve sufficient votes to become a recommended applicant, then the Clerk shall make the selection by lot.

++++

33.05 Method - Simultaneous Recorded Vote

Any Member may request a simultaneous recorded vote before the taking of a vote, following which:

- (1) each Member present, unless otherwise prohibited by statute or this Bylaw, shall on a sheet of paper provided by the Clerk, simultaneously mark in favour of or against the question and sign their respective names; and
- (2) the Clerk shall:
 - (a) collect the sheets of paper;
 - (b) announce the name and vote of each Member and the vote result; and
 - (c) record the result, including how each Member voted.



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Peter Tonazzo, MCIP, RPP, Planner

DEPARTMENT: Engineering and Planning Department

RE: A-7-15-Z – 104 Rankin Road

PURPOSE

To rezone the subject property to permit up to twenty (20) dwelling units within the existing building. The applicant is also seeking a rezoning to permit the existing gymnasium to be rented to groups engaged in sporting and cultural activities.

PROPOSED CHANGE

The applicant, Paul Finck is seeking Council's approval to rezone the subject property from "R2" (Single Detached Residential Zone) to "R4.S" (Medium Density Residential Zone with a Special Exception) to permit the gymnasium to be utilized for sporting and cultural activities.

Subject Property:

- Location – The subject property is located at the stub end of Rankin Street, approximately 66m southwest of its intersection with Melville Road, civic no. 104 Rankin Road.
- Size – 98m (321') x 222m (728') with 20m (66') frontage and 2.2ha (5.5acres) area.
- Present Use – Former Elementary School.
- Owner – Paul Finck

BACKGROUND

There have been no previous applications on the subject property, which was once occupied by Ste. Jeanne D'Arc and Cardinal Leger elementary schools. The school was declared surplus and subsequently sold to the applicant in 2013. The existing building and site remains relatively unchanged from when it was an elementary school.

ANALYSIS

Conformity with the Official Plan (OP)

The subject property is designated 'Residential' on Land Use Schedule 'C' of the Official Plan. The applicant is seeking Council's approval to renovate the existing building to create up to 20 dwelling units.

There are a number of Residential Policies contained within the Official Plan which support this application:

R.3 *Medium density residential dwellings may be integrated into low density areas subject to rezoning.*

R.4 *Small scale intensification may be permitted in all residential areas unless adequate supporting infrastructure is not available or significant physical constraints exist.*

R.5 *Small scale residential intensification may include, but not be limited to, rooming, boarding and lodging houses, apartments in houses, infill development and redevelopment.*

Utilizing the number of proposed dwelling units and the size of the existing parcel, the resulting density for this particular development is 3.6 dwelling units per acre, which is similar to that of a single detached residential subdivision. Having said this, numbers alone cannot completely characterize the nature of a particular development. The form of development is an apartment building, and there exists future development potential on the remainder of the subject property. It is therefore recommended that the part of the subject property proposed to be rezoned, as shown on the attached 'Proposed Area to be Rezoned' map be utilized to calculate density, resulting in nine (9) dwelling units per acre. Within the local context, this is characterized as a medium density residential development.

Policy R.3 permits the integration of medium density dwellings into low density areas, subject to this rezoning application.

Policy R.4 further permits small scale residential intensification into all areas; unless adequate supporting infrastructure is not available or significant physical constraints exist. Based on a preliminary review, it appears that there is adequate supporting infrastructure to support the proposed use, and there are no known significant physical constraints.

Policy R.5 defines 'small scale residential intensification' as among other things, infill development and redevelopment. The applicant's proposal represents an infill redevelopment opportunity of an existing building. Consequently, the

proposal to create up to 20 new dwelling units on the subject property can be defined as small scale residential intensification.

The applicant is also seeking Council's approval to permit the existing gymnasium to be rented to various sporting and cultural groups, in a manner that is similar to existing schools renting facilities to such groups after hours. The introduction to the Residential policies of the Official Plan (Section 2.3.1) note that 'social and recreation centres' are permitted on lands which are designated 'Residential' within the Official Plan. Such uses are intended to *'contribute to the completeness of the neighbourhood, but not depreciate or affect the amenity of the residential environment'*. It is Planning staff's opinion that permitting the gym to be rented to sporting and cultural groups will contribute to the completeness of the neighbourhood without depreciating or affecting the residential environments.

Portions of the subject property are identified as having Archaeological Potential. Archaeological Policy 2 of the Official Plan notes that *'Archaeological assessments may not be required in areas that have been subject to previous intensive and extensive soil disturbance.'* According to the City's Archaeological Master Plan, local archaeological resources are relatively shallow. The development of the school and grading of the surrounding 'schoolyard' has negated any archaeological remains that may have been on-site. Consequently, an archaeological assessment is not required to support this application.

It is Planning staff's opinion that this application conforms to the City's Official Plan.

Comments

The applicant, Paul Finck is seeking Council's approval to rezone the subject property from "R2" (Single Detached Residential Zone) to "R4.S" (Medium Density Residential Zone with a Special Exception) to permit the gymnasium to be utilized for sporting and cultural activities. Referring to the applicant's preliminary site plan attached, the existing building is located roughly in the middle of the subject property. Approximately 44 spaces are proposed to be accommodated on the existing paved parking area. 25 spaces are required to support the residential portion of the use. Parking associated with the gymnasium is one (1) space per five (5) persons maximum building capacity. In this particular case, the maximum capacity for the gymnasium is 219 people requiring an additional 44 parking spaces. Therefore, the total required parking for the site is 69 spaces. Although the applicant is only showing 44 spaces on the preliminary site plan, there is ample space on the site to accommodate the additional required parking spaces. Having said this, it is recognized that full 219 person occupancy of the gym will be a rare occurrence. Even if overflow parking is required on rare occasions, it would be for relatively short periods of time. Requiring the applicant to provide additional paved parking is not the best solution in this situation. Additional pavement would reduce the overall

permeability of the site, potentially resulting in the need for costly and disruptive stormwater management works to be installed. Such a requirement would also decrease the overall greenspace on the subject property. Historically, overflow parking has been accommodated beyond the northwestern extent of the subject property. Consequently, it is appropriate to reduce the overall parking requirement in association with the gymnasium, from 44 spaces to 19 spaces.

The applicant has indicated that the majority of the units would be 2-bedroom, with some 1-bedroom units. The applicant has also indicated that Ontario Building Code requirements (among other things, each bedroom requires a window) will likely dictate the overall split between one and two bedroom units. Based on preliminary discussions with an architect, the applicant notes the existing building cannot support more than 20 dwelling units. Although this application proposes to 'cap' the number of units to not more than 20, the Ontario Building Code will ultimately dictate the number of units that can be accommodated within the existing building footprint.

Formerly occupied by an elementary school, the subject property is fairly large, measuring 98m (321') x 222m (728') with 20m (66') frontage and 2.2ha (5.5acres) area. As with most older school sites, the property was designed to be integrated into the neighbourhood, resulting in the majority of the site abutting existing single detached rear yards. While this can result in overlook and privacy issues, in this particular case the applicant is proposing to create the new dwelling units without changing the footprint or height of the existing building. Consequently, impacts associated with overlook and privacy will be negligible.

The inclusion of 20 new dwelling units within the existing building will not create additional impacts such as noise and traffic that are not within the character of a residential area. In fact, noise and traffic will be far less than when the elementary school was open.

The character of the surrounding area is single detached residential. A church abuts the subject property to the northwest, and there are a number of medium and higher density residential developments just beyond the limits of the immediate neighbourhood surrounding the subject property. As previously mentioned, this application represents an appropriate re-use of an existing building. The 1-storey building fits into the overall character of the area in terms of height and mass.

Consultation

The following department/agencies commented on the application as part of the consultation process:

- See attached letters – Accessory Advisory Committee, Engineering Department, PWT

- No objections/comments – Building Division, CSD, Municipal Heritage Committee, PUC Services, Fire Services, Conservation Authority

Planning staff has had discussions with a number of neighbours, however up to the drafting of this report no formal comments or objections have been received. One neighbour wished to note that the gym continues to be rented to a Martial Arts Club, even though Building Division sent the owner a letter indicating that the use was illegal and should be discontinued.

Correspondence from the Accessory Advisory Committee speaks to the overall accessibility of the existing building, as it relates to the inclusion of accessible dwelling units, and the potential for the gym to accommodate persons with disabilities who play sports. As per recent Ontario Building Code amendments, no less than 15% of the proposed dwelling units must be designed in a barrier free manner. Furthermore, accessible parking spaces will be required in accordance with the provisions of the Zoning By-law. Generally speaking, there exists a barrier free path of travel from outside of the building to the gymnasium, which can be accessed from just inside the main entrance to the building.

Engineering Division notes that post-development flows shall not exceed pre-development flows for storm events up to and including the 100-year storm and the regional storm. Given that no exterior alterations are proposed, it is likely that existing stormwater management works will accommodate the development. Engineering also requires that downstream capacity of the sanitary sewer on Rankin Road must be verified to ensure that the flows from the proposed development can be accommodated. Such verification will be a condition of obtaining a building permit.

Staff from Public works have no objection to the approval of the application, but wish to note that they will require a snow plow turnaround at the end of Rankin Road. It is recommended that as a condition of approval, the applicant grant PWT the required snow plow turnaround.

Summary

The applicant's proposal represents an appropriate reuse of this former elementary school. The overall impact of the proposed development will be minimal. Offsite impacts such as noise and traffic will be within the character of a residential area, and in fact, the proposed 20 dwelling units and gymnasium rentals will result in less traffic and noise than when the site functioned as an elementary school.

There exists additional development potential on the subject property, although at this time, the applicant has no intentions of developing the site beyond what is currently proposed, that being a 20-unit apartment building and gym rental, within

the existing building footprint. Given that there are no future plans to further develop the site, and the lack of a site plan depicting the form of future development, it is not appropriate to rezone the entire property to “R4” (Medium Density Residential Zone). Alternatively, it is recommended that the portion of the site occupied by the building and parking areas be rezoned by way of a Special Exception to permit a 20-unit apartment building, gym rental and the associated parking areas only. Future development of the remainder of the site, or an expansion to the existing building will require Council's approval by way of a rezoning application.

IMPACT

Approval of this application will not negatively impact municipal finances. The proposed development will make use of an existing building, thereby increasing the overall assessment of the community. The tax revenues generated from this development will adequately support the required services.

STRATEGIC PLAN

Approval of this application is not directly linked to any specific policies contained within the Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the Report of the Planner dated 2015 04 13 be accepted and that Council rezone a portion of the subject property as shown on the attached map entitled ‘*Proposed Area to be Rezoned*’ from “R2” (Single Detached Residential Zone) to “R2.S” (Single Detached Residential Zone with a Special Exception) outlining the following provisions:

1. To permit as an additional use, an apartment building consisting of not more than 20 dwelling units.
2. That the dwelling units be contained within the existing building. Any expansions to the building's footprint or height shall require a rezoning application.
3. That gymnasium rentals to sporting and cultural groups be permitted as an additional permitted use.
4. That the parking requirement in association with the gymnasium rental use be reduced to 19 spaces.
5. That the owner of the subject property grant the City a snow plow turnaround, constructed and maintained to the satisfaction of the Commissioner of Public Works and Traffic, or his designate.

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)



Proposed Area to be Rezoned

104 RANKIN ROAD

Planning Application: A-7-15-Z

COMMENTS



Area to be Rezoned From R2 to R2 with a Special Exception



Area to Remain R2



SUBJECT PROPERTY = 104 RANKIN ROAD



METRIC SCALE
1 : 2,000

ROLL NUMBER
010-050-053-00

MAIL LABEL ID
A-7-15-Z

MAP NUMBERS
47 & 1-39



Don McConnell, Planning Director,
F.Bozzebon, Chief Building Official
City Planning & Engineering Division

SUBJECT: Zoning REVIEW A-7 15 -Z AMENDMENT

Address: 104 Rankin Road

Dear Mr. McConnell,

The Accessibility Advisory Committee makes the following recommendations in respect of barriers to access for person with disabilities on the subject zoning review.

Remarks/Questions:

1. According to Zoning Bylaw

- ◆ Will the conversion of this building accommodate 20 units?
- ◆ If each apartment is going to be the size of the classroom, it is hard to see it as a very big apartment. I think we need the rest of the plan

2. Questions if any?

- ◆ Will any of the units become accessible i.e. bathrooms etc. entrance to building, one at least accessible parking spot.
- ◆ If plan for rental of gym will it be able to accommodate persons with disabilities who play sports.

3. Site Pan required: Absolutely.

4. Other: Fire and emergency signals that are at present code

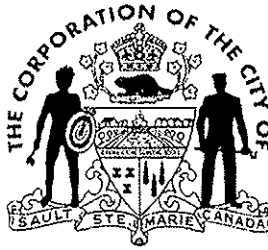
Thank you for your attention

Sincerely,

Ann Marie McPhee
Chair, Site Plan Sub Committee

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2015 03 13

Our File: A-7-15-Z

MEMO TO: Donald B. McConnell, MCIP, RPP
Planning Director

**RE: A-7-15-Z – 104 RANKIN ROAD
REQUEST FOR AN AMENDMENT TO THE ZONING BY-LAW**

The Engineering and Construction Division has reviewed the above noted application and provides the following:

- Post-development flows shall not exceed pre-development flows for storm events up to and including the 100-year storm and the regional storm; and
- Downstream capacity of the sanitary sewer on Rankin Road must be verified to ensure that the flows from the proposed development can be accommodated.

If you have any questions, please contact the undersigned.

Yours truly,

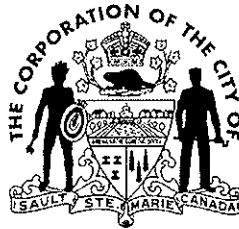
Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Planning

F:\ENGINEERING DATA\REZONING\Rankin Road - Civic 104 - A-7-15-Z 2015 03 13.docx

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

S. Hamilton Beach P. Eng
Deputy Commissioner



Larry Girardi
Commissioner

March 12, 2015

Donald McConnell
Planning Director

PWT File No.: P.10.0

Subject: Application Number A-7-15-Z
Request for an amendment to the Zoning By-law

Applicant: Paul Finck

Subject Property: 104 Rankin Road

Staff from Public Works and Transportation has reviewed this application and have no objections, however, PWT requires a snow plow turnaround at the end of Rankin Road.

If you have any further questions please contact me at (705) 541-5207.

Susan Hamilton Beach, P. Eng.

Deputy Commissioner
Public Works and Transportation

c. D. Perri, EIT



2012 ORTHO PHOTO

104 RANKIN ROAD

Planning Application: A-7-15-Z



METRIC SCALE
1 : 3200

ROLL NUMBER
010-050-053-00

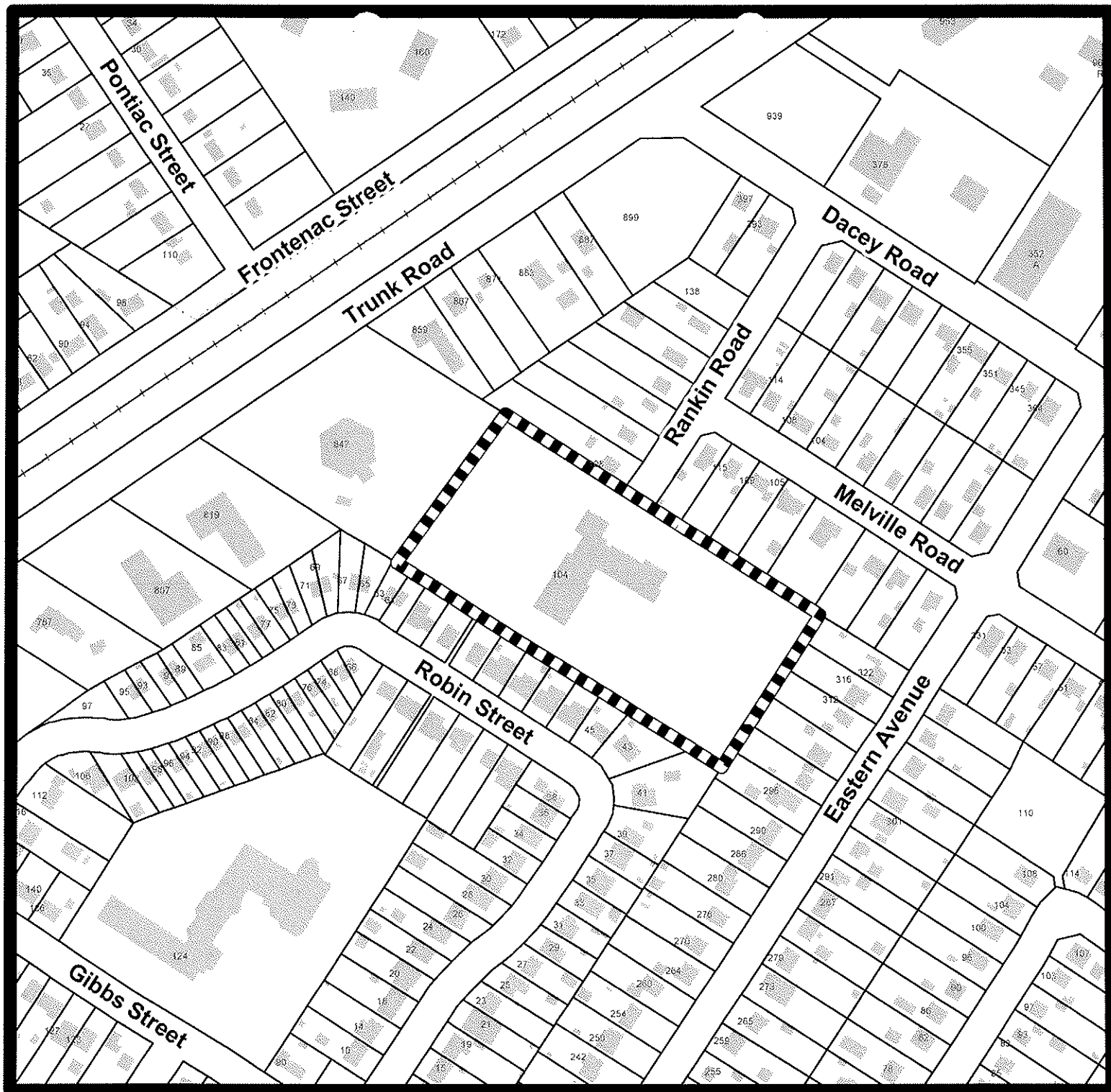
MAIL LABEL ID
A-7-15-Z

MAP NUMBERS
47 & 1-39

Legend



SUBJECT PROPERTY = 104 RANKIN ROAD



SUBJECT PROPERTY MAP

104 RANKIN ROAD

Planning Application: A-7-15-Z



METRIC SCALE
1 : 3200

ROLL NUMBER
010-050-053-00

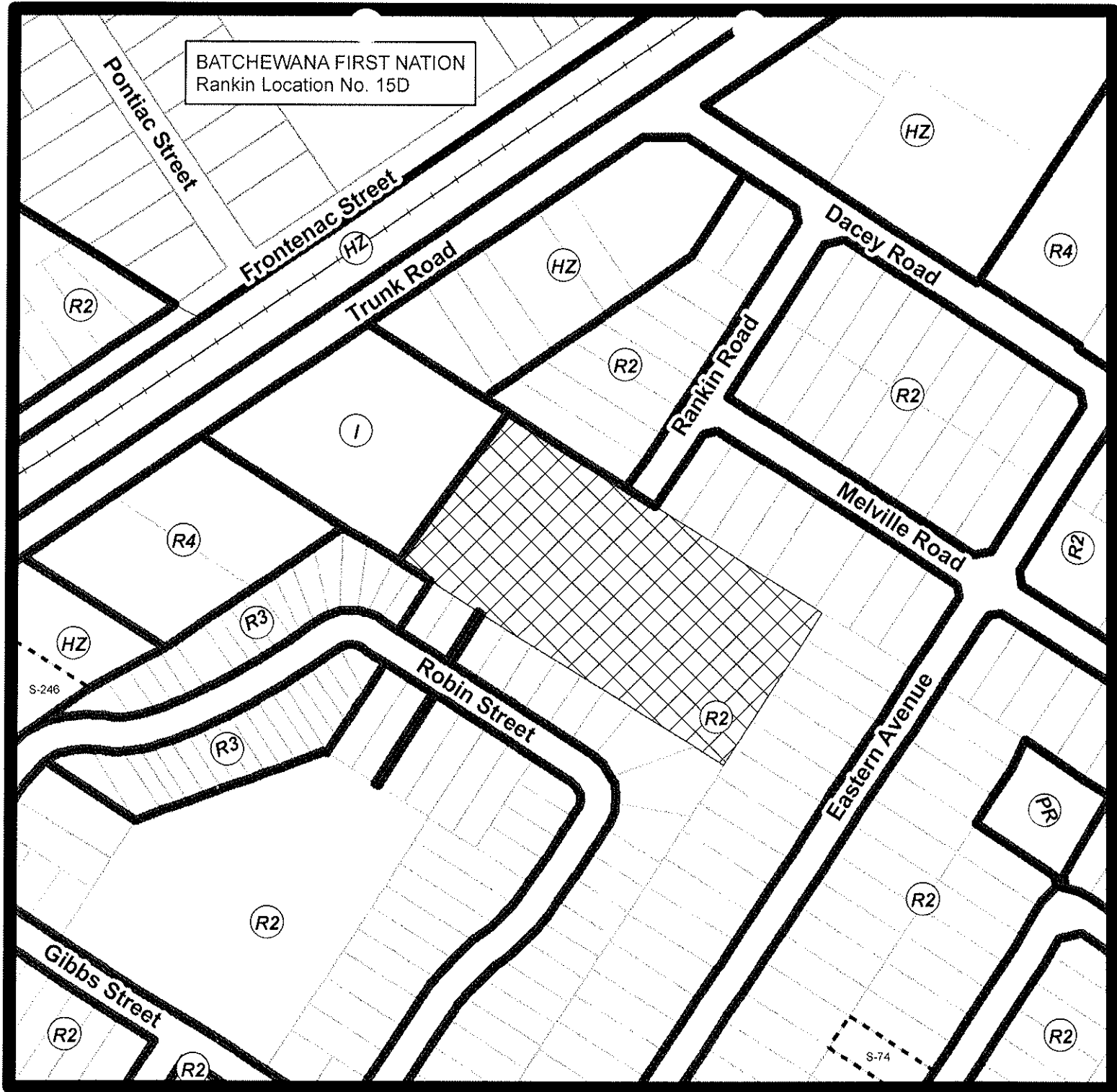
MAIL LABEL ID
A-7-15-Z

MAP NUMBERS
47 & 1-39

Legend



Subject Property = 104 Rankin Road Page 312 of 384



BATCHEWANA FIRST NATION
Rankin Location No. 15D

EXISTING ZONING MAP

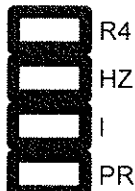
104 RANKIN ROAD

Planning Application: A-7-15-Z

 SUBJECT PROPERTY = 104 RANKIN ROAD

ZONE CATEGORIES

NCZBYLAWCLASS



Page 313 of 384
Exception Zone



METRIC SCALE
1 : 3200

ROLL NUMBER
010-050-053-00

MAIL LABEL ID
A-7-15-Z

MAP NUMBERS
47 & 1-39

Subject: FW: Letter to Planning Board

From: DEREK BOYLING [<mailto:brummie2@shaw.ca>]
Sent: Wednesday, April 08, 2015 2:06 PM
To: Peter Tonazzo
Cc: Paul Christian
Subject: Fwd: Letter to Planning Board

Subject: Letter to Planning Board

Peter Tonazzo, Planner

99 Foster Drive, Sault Ste. Marie, ON P6A 5X6

Dear Mr. Tonazzo,

RE: Application for Rezoning of 104 Rankin Road, Sault Ste. Marie
Application No. A-7-15-Z; Applicant: Paul Finck

We have lived in our home at 108 Rankin Road for over 50 years. Our home is directly adjacent to the property for which the application for rezoning has been filed.

We have always worked hard to maintain our property and contribute the upkeep and well being of our neighborhood. We are friends and/or acquaintances with

all of our neighbors. Rankin Road is a small street. It bares secondary pavement, no curbs or sidewalks and still has ditches and culverts. While, for many years

there has been a school at the end of the street we found that it was a neighbor we could live with. Traffic and activity was scheduled to mostly during the week.

Evenings and weekends the property was quiet. The property was monitored and maintained at a satisfactory level. There was always a person to communicate

with when there were concerns. Any concerns were always met reasonably and with cooperation.

Our home is an investment to us. Its value we rely on to ensure our financial security in our elderly years ahead, as we are retired. If we are fortunate enough to

remain in our home we expect to pass on the property to our children that has gained in value not declined.

It is our understanding that the zone change will bring more people into the neighborhood and most likely force property values down while increasing

traffic, noise and possibly crime. There are other factors in addition to these basic ones that will impact the neighborhood. Such as congestion of the street

during the winter when the building's parking lot requires snow removal and the cars are parked out on the road. The assumed return of a dumpster to the

property and the possibility of an increase in litter on the street. The possibility that the property will not be monitored and/or maintained in a manner that will contribute

to the quality of life on Rankin Road.

Mr Finck and his partner own another property in the area (a motel that is being used as housing). We have witnessed ourselves how he runs and maintains it.

This is why we are so concerned with the rezone. The property in question is already being used and openly advertised for a purpose in which he does not have

permission from the city. What is to stop him doing more of the same if the rezone is granted. His purposed renovation to the building to house 20 units is an extensive

and expensive undertaking. It will take a lot of funding to complete. There are permits to apply for, building and fire codes to meet to bring this property up to today's

safety standards. We have little faith that all of this will come to fruition based on his reputation with his other properties.

What is stopping Mr Finck from gaining his rezone and then changing the purpose for the building and doing whatever he wants with it? If he does not apply for the

required permits for the construction how will the city monitor the activity on the property? As it has already been proven that Mr Finck can get away with using the property

how he wants without the city having knowledge of his activities. We and our neighbors whom have lived on the street for many years will be left with

our property devalued and our quality of life reduced. Our quiet and relatively safe neighborhood would be altered for the worse.

We ask that they city consider the current residents of the street in this matter and not grant this rezoning to the applicant.

Sincerely,

Derek and Barbara Boyling

108 Rankin Road

Subject: FW: Application A-7-15-Z, Applicant - Paul Finck

From: Peter Tonazzo
Sent: Thursday, April 09, 2015 11:19 AM
To: Malcolm White
Subject: FW: Application A-7-15-Z, Applicant - Paul Finck

From: Kathleen Bryant [<mailto:kemb61@gmail.com>]
Sent: Thursday, April 09, 2015 11:11 AM
To: Peter Tonazzo
Subject: Application A-7-15-Z, Applicant - Paul Finck

Mr. Tonazzo:

Thank you for taking my call last week. As I indicated to you, my partner and I are both quite concerned about the plans for the former school located at 104 Rankin Road.

At the only public meeting held to discuss Mr. Finck's plans for the school he was not in attendance. His wife was not able to answer the questions posed by the concerned residents living in the school's vicinity. There was a promise made by her to have another meeting when her husband could be in attendance. That meeting never materialized.

As you can appreciate this left many questioning the credibility of the owner(s).

We are concerned about numerous issues and wish to speak to it on April 13, 2015. I would appreciate receiving a copy of the report of the Planning Division.

You indicated that you would send a copy via email and I appreciate that.

Some of the concerns that we have are as follows:

1. Mr. Finck has indicated that he wishes to build up to 20 dwelling units within the existing building. What type of dwelling units are we talking about?
2. Will Mr. Finck be allowed to build up thereby increasing the number of floors in the building? Currently, the building has one floor.
3. How much of the existing land around the school will be used for parking and other uses?
4. Is this request part of a multi-phased process? If so, what is the next proposal from Mr. Finck as it relates to the property?

5. What, if any, feedback are the residents in the vicinity afforded with regards to the proposed construction in that area?

Finally, I wish to encourage the City of Sault Ste. Marie and the Planning Division to re-think its currently policy as it relates to the timeline for feedback. The opportunity to view the plan is slated for April 10, 2015 and the deadline for our input is April 13, 2015. This timeline is very restrictive.

Again, I thank you for your consideration.

Kathleen Bryant
Resident
43 Robin Street
Sault Ste. Marie, ON

Rachel Tyczinski

Subject: FW: Application for Rezoning of 104 Rankin Road; Application No. A-7-15-Z
Attachments: 1626_001.pdf

From: Kyleigh Maille [<mailto:kyleight@hotmail.com>]
Sent: Tuesday, April 07, 2015 10:59 AM
To: Peter Tonazzo
Cc: Paul Christian; Steve Butland
Subject: Application for Rezoning of 104 Rankin Road; Application No. A-7-15-Z

Tuesday, April 7, 2015

Via email - p.tonazzo@cityssm.on.ca

Peter Tonazzo, Planner
99 Foster Drive, Sault Ste. Marie, ON P6A 5X6

Dear Mr. Tonazzo,

**RE: Application for Rezoning of 104 Rankin Road, Sault Ste. Marie
Application No. A-7-15-Z; Applicant: Paul Finck**

I am writing with respect to the above noted application for rezoning of 104 Rankin Road, Sault Ste. Marie. After speaking with some of our neighbours there are some common concerns that have come up.

My husband and I have owned our home in front of the school since 2008 and have enjoyed living in a neighbourhood that I grew up in. Most of our neighbours have lived on our street since the neighbourhood was created and it has always been a friendly and quiet place to live. A big concern for us and many of our neighbours is that with an apartment/housing complex pretty much in our backyard it will no longer be a quiet, low traffic area to live in. Right now the building's gym is the home of Steel City MMA and the traffic has already at least doubled in volume.

Another concern is what type of apartment complex will this building become if the rezoning is passed. Mr. Finck or Mr. Finck's family already own a couple apartment buildings in town and after asking around it is clear that they have very bad reputations. I know Mr. Finck and his partner have said that they are hoping to gear this new building to retirement living and will be charging market rent but once they get the go ahead there is no telling what kind of environment this building will become. What will happen to property values if this building becomes an undesirable addition to the neighbourhood? People will be very leery about buying a house with an apartment building or dormitory right in its backyard. My husband and I have worked very hard for what we have and we took great care in choosing where to purchase a home to raise a family. We have also worked very hard over the years to maintain value in our property and our neighbourhood. To think that the investment we made in our future by buying this home and the enjoyment we experience living there could be compromised or taken away from us is just devastating. As homeowners do we not have any rights to maintain the same level of gratification from our properties and neighbourhood? The thought that Mr. Finck's plans would be put ahead of a whole neighbourhood's rights and quality of life is very upsetting.

Mr. Finck and his partner can say all the right things and make all these grand promises but who knows what kind of place they are going to create if this rezoning is passed. If the other apartments they are associated with have gained bad reputations how is this one going to be any different? How can we trust someone that is already breaking the law? I am aware that Mr. Finck was in trouble for renting out the gym without the proper zoning. Why is he above the law to carry out what ever activities he wants? The gym continues to be used by Steel City MMA and they cannot deny it as they show 104 Rankin Road as their address and we watch the people and cars go in and out of there on a daily basis (see print out of their Facebook page attached).

I have spoken to neighbours and many people are starting to feel helpless and hopeless that we will be given no rights in this matter. A for sale sign has already gone up a few houses down from the school. It is scary to think what will happen to our area if Mr. Finck's plans start to drive good neighbours out of their homes. We can clearly see from news articles that there is an increase of crime, violence and drugs in Sault Ste. Marie so why would we want to spoil an area of town that maintains small town charm?

I really hope that this matter is considered from all points of view as this project may not be in the best interest of the neighbourhood.

We wish to be notified of the Council of the City of Sault Ste. Marie's decision to adopt or refuse the approval of this application.

Thank you for taking the time to hear our concerns.

Jeff and Kyleigh Maille
119 Melville Road, Sault Ste. Marie, ON P6A 5J6

https://www.facebook.com/steelcitymma/info?tab=overview Steel City MMA & Jiu Jitsu

Search Facebook

Kyleigh Home Find Friends

Cover Photo



Steel City MMA & Jiu Jitsu
Sports & Recreation

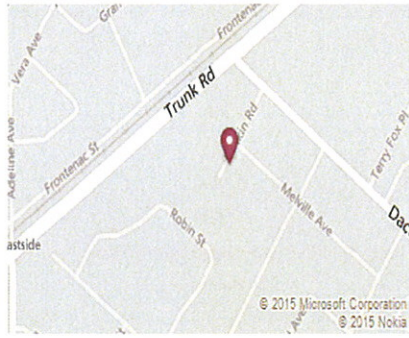
Contact Us Like Message

Timeline About Photos Reviews More

About Steel City MMA & Jiu Jitsu

Overview

Page Info



104 Rankin Road
Sault Ste. Marie, Ont...

(705) 989-6869

Price Range: \$

http://www.steelcitymma...

Suggest Edits

Sault Ste. Marie's premier MMA, Jiu Jitsu, and Kickboxing training center

About Create Ad Create Page Developers Careers Privacy Cookies Terms Help

Facebook © 2015
English (US)

https://www.facebook.com/steelcitymma/photos/a.653809731352158.1073741828.653407421392389/653809861352145/?type=1

Subject: FW: Application A-8-15-Z.OP

From: John Patterson [<mailto:patterj@email.adsb.on.ca>]
Sent: Tuesday, April 07, 2015 8:32 PM
To: Peter Tonazzo
Cc: Frank Fata
Subject: Application A-8-15-Z.OP

Dear Mr. P. Tonazzo (SSM City Planner),

I am writing in regards to this application. My name is John Patterson and I live at 305 Old Goulais Bay Road.

I oppose this application for the following reasons:

1. Drainage - the lots in question drain my property (17 acres) from the North and the property also drains a creek that crosses Old Goulais Bay road besides Mr. S. Devoe's property. The proposed lots drop off almost immediately into this drainage area. When my house was built, no interference with this extensive drainage could be made. Why would the city now allow development on areas of drainage that should not be built upon?
2. The applicants already have two lots. There is a lot for sale besides Mr. Mogg's that has been on the market for over a year. No one is buying it. Over development of a rural area is not needed and compromises the houses in this area.
3. The FicMar development at the end of Old Goulais Bay Road is within a 1 km of the applicants proposed lots. There already is an overabundance of high end lots for city development. Furthermore, there is a second development off of Third Line and People's Road. Again, there is an overabundance of lots for Sault Ste. Marie development in this immediate area.
4. Old Goulais Bay Road has no sidewalks and is already dangerous to pedestrians. My wife and I can't even think of walking on a road that we once enjoyed because of traffic. More houses and development will only serve to compromise this problem.
5. My wife and I moved to our present property because of the attractiveness of rural living. Our taxes are quite high and we do not access city water, city sewer, or city sidewalks. I doubt we would have moved here if we had known of the extensive development that was going to be carried out.

I respectfully submit this letter of concern. Thank you for your time. If this development is accepted, I will be contacting Watershed Resources immediately and will be appealing the city's decision.

Sincerely,

John Patterson
305 Old Goulais Bay Road
Sault Ste. Marie, Ontario
P6A 0B5

April 10,2015

Page1 

To: Mayor Christain Provenzano and Members of City Council and City Engineering and Planning Department and City Chief Building Inspector.

Purpose to deny Proposed zoning Proposal {A-7-15-z-104 Rankin Road},Civic number 104 Rankin Road,City of Sault Saint Marie Ontario.

This letter is concerning the issue of rezoning 104 Rankin Road Property.

A formal request to speak on this subject is requested at City Council Meeting Monday April 13 2015.

Violations prior to this date are<
Application for required permits not done,
Asbestos in building not inspected and quantified
by city inspectors prior to removal of any
materials,
Re-Zoning application not approved prior to any
disturbance to the said property,
Single family R2 Designation for adjoining
property.>

Because of the issues addressed above the application for Re-Zoning application shall be denied.

Additional devaluation of adjoining Properties.
Loss of City Tax Revenue if additional single family units are not built.

Increased traffic use on Rankin Road

Over concentration of apartments in the area
Requires no more rental units in a residential area. This area has already too many rental units and semi detached homes in the area.

A request to formally deny this application in any form including special provisions shall be denied.

Your respectful consideration on this matter is warranted your action to Deny this zoning Application and shall remain R2 at this time.

Thank You Mr Darrel Quinn
55 Robin Street
Sault Saint Marie
Ontario P6A5Y4 Phone 705 946 3335

Daniel A Quinn April 10 2015

From: The Tomlinson Family [<mailto:famtom@shaw.ca>]
Sent: Monday, April 13, 2015 10:58 AM
To: Peter Tonazzo
Subject: Concerns Regarding Council Report Package A-7-15-Z-104

Mr. Tonazzo

I have had the opportunity to review the Council Report Package A-7-15-Z-104 Rankin. I will be attending the meeting tonight. I do have some concerns which I would like to express at this time. Though the Planning Department is in favour of the proposal, members of the neighbourhood are concerned about uncontrolled development. The Report states "the existing building and site remain relatively unchanged from when it was an elementary school". This is not what was observed, as there appeared to have been extensive demolition occurring inside the building last year. The question is whether this work was carried out under a permit issued by the city? My concern is that given the age of the building it is reasonable to believe there is the possibility of the presence of asbestos, PCB (from transformers), abandoned or unused fuel tanks (heating system) and other regulated materials. There is no mention in the Report to Council of any type of Hazard Assessment. Large dumpster containers were filled on site and there did not seem to be any hazardous materials protocols in place.

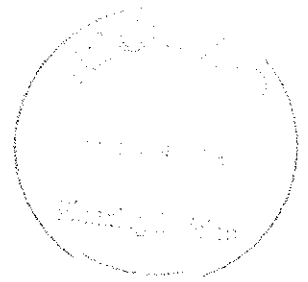
I believe it would be reasonable, that if no building permit had been issued for the demolition work, that the application be put on "hold" until a Building Inspector has had the opportunity conduct an investigation and make a report back to Council.

Sincerely,

Bruce Tomlinson
43 Robin Street
Sault Ste. Marie ON
P6A 5Y4

705 254 4047

April 9, 2015
To: Peter Tonazzo, Planner
99 Foster Drive
Sault Ste. Marie, ON P6A 5X6



Re: 104 Rankin Road
Application No: A-7-15-Z, Applicant : Paul Fink

Without Prejudice,

Thank you for allowing and accepting this written submission.
It is apparent to me, and I believe city officials, that there is a sufficient density of residential apartment units in the general vicinity of this subject property.

The highest and best use of this property would be a development of single family units within a Cul de sac environment.

It is my opinion that the applicant intends to convert this school into efficiency units with a target population which would be transient in nature, with the primary objective being to provide accommodations to weekly and monthly tenants. This target group would most likely be low income and transient workers that are casual and short term in residency; all of which would be a detriment to a well established older residential neighborhood.

I also contend that the applicant would endeavor to provide furnished efficiency units to facilitate a transient target market.

I can not fathom that the applicant will provide ample egress, ingress per unit, nor do I imagine that long term residential tenants wish to observe and interact with numerous individuals on varying days, varying times to facilitate the usage of the gymnasium.

I strongly urge the municipality to reject the application, as I and others feel this development would have an adverse affect on both adjacent and non adjacent property owners.

This objection is not intended to be adverse to reasonable development nor do I contend selfish motives, but suggest resonable alternatives to this submitted intent.

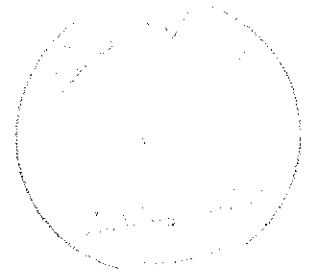
I have faith that this municipality of Sault Ste. Marie, will not approve a flawed application merely on the fact that the application was made. Nor can I invision that all other school closures, which were formally a integral part of a neighborhood environment, would now be destined to this form of redevelopment.

Sincerley,

A handwritten signature in black ink that reads 'Lynn Pecjak, Anton Pecjak'.

Lynn and Anton Pecjak
51 Robin Street
Sault Ste. Marie Ontario P6A 5Y4
705-942-7811

April 8, 2015
To; Peter Tonazzo, Planner
99 Foster Drive
Sault Ste, Marie ON



Re; 104 Rankin Road
Application No: A-7-15-Z, Applicant: Paul Fink

To whom it may concern,

My home is located at 51 Robin Street, which sits back to back with the proposed rezoning of 104 Rankin Road property.

I would like to take this opportunity to express my dire concern over the proposal to rezone this property into a building that would allow 20 some units for people to dwell in, in addition to permitting existing gymnasium to being rented to outside groups.

I take great pride and comfort in the neighborhood that I live in. All the current neighbors close to us are all respectful of each other and have chosen to live here because of the single family atmosphere. I would not have bought a home here if I knew that down the road a multi tenant complex would be developed in place of the small quiet elementary school.

If this rezoning occurs, I will plan to move.

Please take this into consideration when considering approving this property for the stated intended use.

Sincerely,

Lynn Pecjak
51 Robin Street
Sault Ste. Marie
Ontario P6A 5Y4
705-942-7811



COUNCIL REPORT

April 13, 2015

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Peter Tonazzo, MCIP, RPP, Planner

DEPARTMENT: Engineering and Planning Department

RE: A-8-15-Z.OP – 235 Old Goulais Bay Road

PURPOSE

The applicants are requesting a Rezoning and Official Plan Amendment to facilitate the creation of five (5) new serviced rural estate residential lots, plus the remnant or remaining parcel.

PROPOSED CHANGE

The applicants, Harold and Anna Mogg are seeking Council's approval of an Official Plan Amendment by way of a notwithstanding clause to permit the creation of five (5) new rural estate residential lots, whereas the Rural Area Policies contained in the Official Plan only permit the creation of two (2) new lots plus the remnant in the Rural Area. The applicants are also seeking Council's approval to rezone the eastern (front) 91.44m of the subject property from "RA" (Rural Area Zone) to "R1" (Estate Residential Zone).

Subject Property:

- Location – Located on the west side of Old Goulais Bay Road approximately 785m (2575') north of its intersection with Third Line East, 235 Old Goulais Bay Road.
- Size – Approximately 204m (669') frontage by 391m (1283') depth, totalling 8ha (19.7acres)
- Present Use – Single Detached Dwelling
- Owner – Harold & Anna Mogg

BACKGROUND

There are no previous applications on the subject property.

ANALYSIS

Conformity with the Official Plan

The subject property is designated Rural Area on Land Use Schedule 'C' of the Official Plan. Rural Area Policy 11 states:

“Unless otherwise noted in this Section, new un-serviced estate 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 (July 14, 2014).”

The request to sever five (5) additional lots does not conform to the current Rural Area policies of the Official Plan. The policy limiting the creation of two (2) new lots was passed by Council in July 2014. This policy aims to allow landowners to create new rural residential lots, while at the same time limiting Rural Area development and maintaining the characteristics that generally define the Rural Area of the community.

Having said this, there is variation in the overall development of the Rural Area, some areas are characterized as having large lots, while others, including this portion of Old Garden River Road have developed into more of an Estate Residential Area, with higher residential densities and smaller lots. Moreover, in this case, full city services (sewer and water) are available to this development.

The subject property has been identified as having archaeological potential, however based on a review of historic air photography; the area was actively tilled until at least the late 1960's. Archaeological Policy 2 of the Official Plan notes that *'Archaeological assessments may not be required in areas that have been subject to previous intensive and extensive soil disturbance.'* According to the City's Archaeological Master Plan, local archaeological resources are relatively shallow. Tilling in association with an agricultural use would negate any archaeological resources that may have been present. Consequently, an Archaeological Assessment is not required to support this application.

Official Plan Schedule 'A' also shows an 'intermittent water course' traversing the subject property in a northeast/southwest direction. Intermittent water courses are those which only have water at certain times of the year, generally in the spring and fall or after a heavy rain. In this particular case, the intermittent watercourse is more of a natural drainage channel, which begins approximately 250m (820') north of the subject property and terminates at the stub end of Greenfield Drive. As Greenfield Subdivision continues to develop, this drainage course will eventually terminate into a catch basin. Based on a preliminary review, it has been determined that this watercourse does not represent fish habitat.

Rural Area Policy 13 notes that *'development within the Rural Area shall adhere to the Ontario Ministry of Agriculture Food and Rural Affairs' (OMAFRA) Minimum Distance Separation Formulae, as it pertains to non-livestock related development and existing or potential livestock related development.'* OMAFRA's setbacks are aimed at mitigating odour conflicts between livestock and manure storage facilities and nearby sensitive uses, such as residences. With regards to this particular proposal, there are no nearby livestock facilities or barns. In terms of potential livestock facilities or barns, the surrounding area has developed in a manner that precludes the siting of a barn near the Old Goulais Bay Road frontage. Given the depth (approx. 395m) of the proposed remnant parcel, there remains ample space to build a barn near the rear of the property and maintain the required setback distances.

Comments

The applicants, Harold and Anna Mogg are requesting an Official Plan Amendment and Rezoning to facilitate the creation of five (5) new serviced, rural residential lots. Referring to the applicants' site plan attached, the five (5) new lots will be located on the Old Goulais Bay Road frontage, with the remnant or remaining parcel retaining 43m (141.3') of frontage.

The severed lots are proposed to be 30.5m (100') and 33.5m (110') frontage by 91.4m (300') depth, with areas of 0.28ha (0.69acres) and 0.31ha (0.76acres) respectively. Zoning by-law 2005-150 requires new rural residential lots to have 45m (147.6') of frontage and an area of 0.8ha (1.98acres). While the proposed lots do not meet minimum zoning standards, Official Plan policy RA.11.g. states *'where Municipal water and sewer services exist, smaller lots may be considered, so long as the severed and retained lot frontages and sizes are within the general character of the area.'* The proposed severed lots are within the general character of the area. Furthermore, it is recommended that as a condition of approval, the proposed lots must connect to Municipal water and sewer services, which are available along this portion of Old Goulais Bay Road.

While in the past staff has recommended against multiple lot rural residential severances, the ability to connect to existing sewer and water services is of critical importance to the proposed Official Plan Amendment.

The Official Plan (OP) currently limits the severance of rural properties to two (2) new lots, plus the remnant. The OP also recognizes the ability to develop within the rural area at higher densities where Municipal services exist and the proposed lot sizes are within the character of the surrounding area.

In the late 1990's sewer and water services were installed along Old Goulais Bay Road to service the leachate collection system at the landfill site. At that time, landowners were permitted to access these services. While the servicing was

primarily intended for the landfill, many landowners chose to connect, due in part to the relatively small lots found along this portion of Old Goulais Bay Road.

The subject property is also located relatively close (approx. 285m north) to the current Urban Settlement Area. As such, regard must be given to the future serviced development potential of the remnant parcel. The applicant is proposing to retain 43m (141.3') of frontage, which is more than adequate to accommodate a future 20m (66') right-of-way to access the rear lands. In addition, the severances have been designed in a manner that maintains a large contiguous remnant piece, with little impact on the future development potential of the rear lands.

Referring to the applicants' site plan, the retained portion of the subject property would be occupied by a number of outbuildings which are accessory to the existing residence on the subject property, which is proposed to be severed. This will eventually create zoning issues as the accessory buildings will become the main buildings on the property. The applicant has indicated that the proposed lot occupied by the dwelling will remain attached to the remnant until such time that a new dwelling is constructed on the remnant or the out buildings are removed. Such matters are appropriately addressed during the applicants' severance application to the Committee of Adjustment.

The applicants' are also requesting to rezone the front (east) +/-91.4m (300') of the subject from "RA" (Rural Area Zone) to "R1" (Estate Residential Zone). The proposed rezoning will reinforce a consistent built form, similar to the estate residential properties located directly across the street. The permitted uses within the "R1" zone are more restrictive than those within the "RA" zone, which is warranted given the relatively small size of these estate lots in comparison to that of a Rural Area zoned parcel.

If Council chooses to approve this application, reductions to the proposed lot frontages and areas are required. In this particular case, the "R1" zone provisions require a minimum frontage of 45m (148') and a minimum area of 0.4ha (0.99acres), whereas the 3 of the lots are proposed to have 30.5m (100') of frontage and 0.28ha (0.69acres). The proposed frontages and lot areas are within the general character of the area, and large enough to support estate residential development on Municipal water and sewer services, therefore, the reductions are appropriate.

Consultation

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Algoma Public Health, Ministry of Municipal Affairs and Housing, PUC Services Inc., Engineering Division

- No objections/comments – Conservation Authority, CSD, Municipal Heritage Committee

Up to the drafting of this report, no comments or objections have been received by neighbours who were circulated as part of the processing of this application.

Correspondence from Algoma Public Health notes no objections to this application so long as the severed parcels are serviced with Municipal sewer and water, and the retained parcel is serviced once the existing private services need replacement. As previously stated, servicing the proposed lots is recommended as a condition of approval.

PUC Services Inc. notes that if water frontage charges have not been previously collected, they will be assessed and due at the time of the severance.

Engineering Division has no objection to the approval of this application but wish to note that if the severances are eventually approved, the applicants will be required to enter into a Subdivision Agreement with the City. Prior to entering into the Agreement, a servicing plan showing proposed sanitary and water services must be submitted. Equivalent local improvement charges for the sanitary sewer on Old Goulais Bay Road are also owing. Laterals and lateral permits will be required for each new lateral and culverts and culvert permits will be required for any new culverts. Engineering also notes that a 3m road widening is required. Finally, the applicant will be required to install the sanitary and water services for each lot, and then re-pave the portion of the road that was excavated during the installation of services. Engineering will not support individual asphalt patches for each service connection.

The Ministry of Municipal Affairs and Housing (MMAH) has also commented on this application, as it relates to the Provincial Policy Statement (PPS). It is worth noting that prior to commenting MMAH staff was unaware that full services were available. MMAH's comments generally revolve around the portions of the PPS which aim to limit rural sprawl and focus development growth within the Urban Settlement Area of the community. It is recognized that albeit very close, the subject property is located beyond the current Urban Settlement Area boundary. Having said this, Old Goulais Bay Road is serviced, and the overall character of the area reflects access to full services. The lots are generally undersized and the density is higher than the majority of the Rural Area, which in most cases does not have access to water and sewer services. Given the historic development of this area, which in many cases dates back to when it was part of Korah Township, future typical rural land uses such as the keeping of livestock have been precluded by the numerous nearby rural residences that have developed over time. In terms of this proposal's impact on the efficient and effective provision of services, trunk services are already in place, and this development will simply connect to existing services, therefore negative financial

impacts are not anticipated. Additional connections should actually increase the overall viability and efficiency of providing municipal water and sewer services to this particular area.

It is Planning staff's opinion that this application does in fact meet Provincial Policy, given the access to servicing and the existing character of the area. In many respects, this application represents an infill rural residential development. Over the past few years Planning staff has consistently recommended against the approval of multi-rural lot severance applications. Alternatively, Planning staff supported, and Council approved a recent multi-lot (4 new lots) severance application at 576 Brule Road. This proposal is similar as the proposed lots were required to connect to city services, and previous estate residential development essentially precluded future rural development potential beyond rural residential development. MMAH also provided comments to this previous application, but those comments recognized that city services would be available.

It is worth clarifying that 'OPA 167' (as referenced in MMAH's correspondence) was in fact replaced by 'OPA 203', approved by Council in July 2014. Among other things, 'OPA 203' increased the number of rural severances permitted from one to two.

SUMMARY

The applicants' proposed Official Plan Amendment to create five (5) new rural residential lots is appropriate, given the general character of the area, and the ability to connect to full city services, without the need to extend trunk services. The proposed rezoning of the front (east) +/-91.44m (300') from Rural Area Zone (RA) to Estate Residential Zone (R1) will further reinforce the consistent built form within this area, and limit the permitted uses to those which are appropriately located upon the undersized lots. The recommended reductions to lot standards (frontage and area) are appropriate and will result in new parcels that are of a similar frontage and area to surrounding lots.

IMPACT

Approval of this application will not impact municipal finances. It is recognized that rural residential development is often less efficient to service, given the relatively low densities; however in this case trunk services already exist. The lots will connect to the existing trunk services along Old Goulais Bay Road. Furthermore, approval of five (5) additional rural residential lots along the existing Old Goulais Bay Road frontage will not impact other services and it is anticipated that tax revenues will adequately cover these costs.

STRATEGIC PLAN

This application is not directly linked to any specific policies contained within the Corporate Strategic Plan.

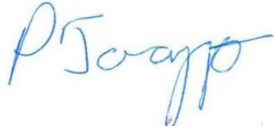
RECOMMENDATION

It is therefore recommended that Council take the following action:

“Resolved that the report of the Planner dated 2015 04 13, concerning Application A-8-15-Z.OP be accepted and that Council approve Official Plan Amendment 213 by way of a notwithstanding clause to the Rural Area Policies of the Official Plan, to facilitate a severance application to the Committee of Adjustment to create not more than five (5) new rural residential lots, plus the remnant, subject to:

1. That Council rezone the eastern 91.44m of the subject property from “RA” (Rural Area Zone) to “R1.S” (Estate Residential Zone with a Special Exception which:
 - a. Reduces the required lot frontages from 45m to 30.48m and the required lot areas from 0.4ha to 0.28ha.
 - b. Requires the new lots to connect to city water and sewer services.

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)

**AMENDMENT NO. 213
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to the Text of the Official Plan as it relates to the Rural Area policies.

LOCATION

Section 24 NE 1/4PT, located on the west side of Old Goulais Bay Road, approximately 785m north of its intersection with Third Line East. Civic No. 235 Old Goulais Bay Road.

BASIS

This Amendment is necessary in view of a request to create five (5) additional serviced rural residential lots, plus the remnant.

The proposal does not conform to Rural Area Policy 11 which permits the creation of two (2) new lots, plus the remnant.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

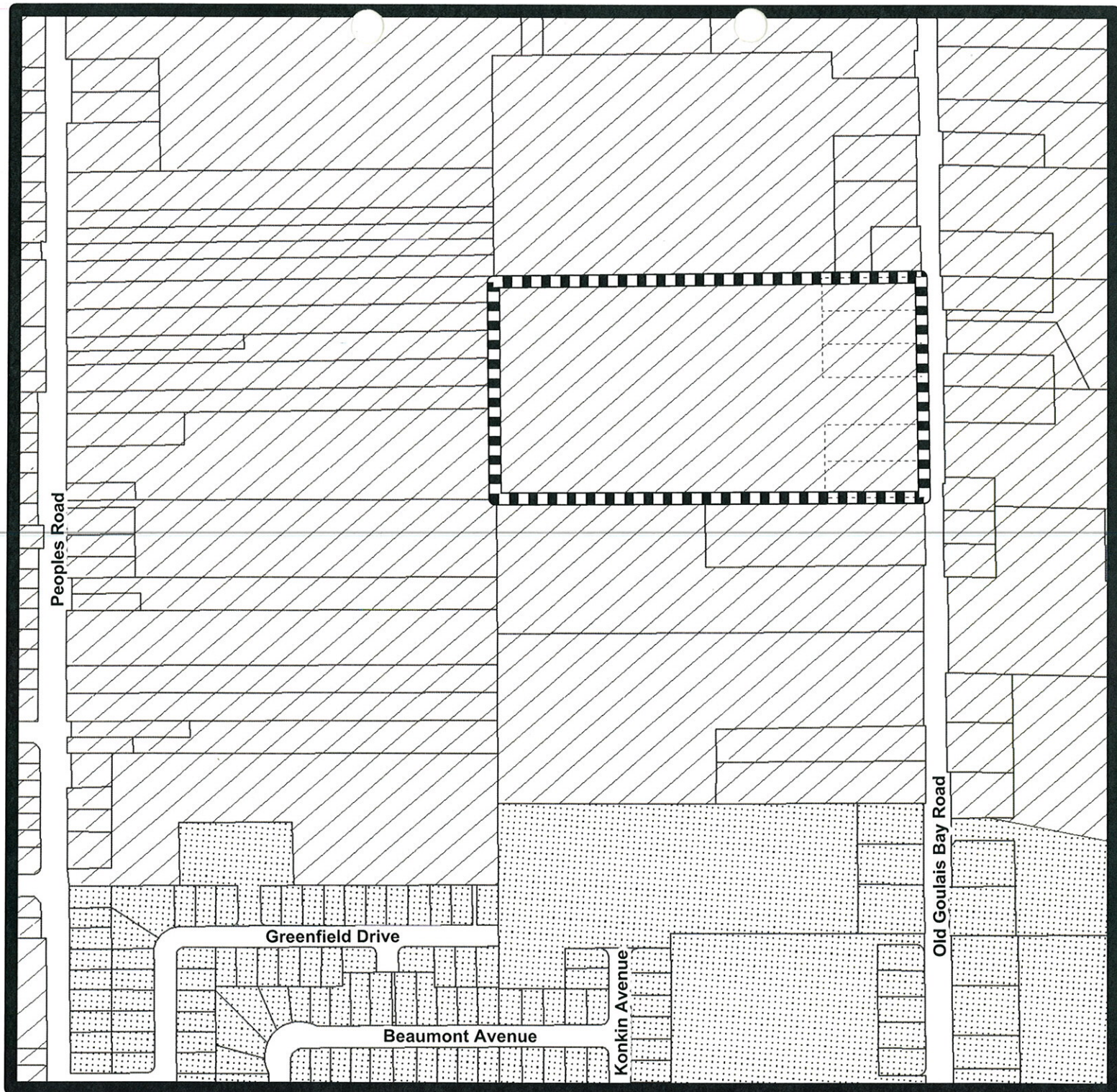
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

142. Notwithstanding the Rural Area Policy 11 of the Official Plan, lands described as Section 24 NE 1/4PT, located on the west side of Old Goulais Bay Road, approximately 785m north of its intersection with Third Line East, having Civic No. 235 Old Goulais Bay Road may be permitted to apply to the Committee of Adjustment to create five (5) fully serviced rural residential properties, plus the remnant.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



OFFICIAL PLAN Schedule "C" Land Use

235 OLD GOULAIS BAY ROAD

Planning Application: A-8-15-Z-OP



SUBJECT PROPERTY = 235 Old Goulais Bay Road

Official Plan LAND USE DESIGNATION



Residential



Rural Area

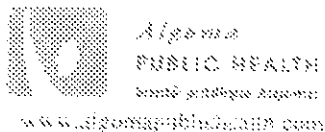
OFFICIAL PLAN
AMENDMENT
NUMBER

213



METRIC SCALE
1 : 5000

ROLL NUMBER
050-070-052-00



March 24, 2015

DON MCCONNELL
CITY OF SAULT STE MARIE
PLANNING DIVISION
P O BOX 580
SAULT STE MARIE ON P6A 5N1

Re: Application: A-8-15-Z.OP
MOGG, Harold & Anna
235 Old Goulais Bay Rd, Sault Ste. Marie, ON

Algoma public health has no objections to the request for amendment to the zoning by-law and official plan under the following conditions:

1. The severed parcel is municipally serviced with sewer and water; and
2. Parcel to be retained is municipally serviced with sewer once the existing private services need replacement.

Please forward notice of the approval authority's decision on this matter.

For healthier communities,

Gary Leith, CPHI(C), BASc.
Public Health Inspector

/s/

Blind River
P.O. Box 194
9B Lawton Street
Blind River, ON P0R 1B0
Tel: 705-356-2551
TF: 1 (888) 356-2551
Fax: 705-356-2494

Elliot Lake
50 Roman Avenue
Elliot Lake, ON P5A 1R9
Tel: 705-848-2314
TF: 1 (877) 748-2314
Fax: 705-848-1911

Sault Ste. Marie
294 Willow Avenue
Sault Ste. Marie, ON P6B 0A9
Tel: 705-942-4646
TF: 1 (866) 892-0172
Fax: 705-759-1534

Wawa
18 Ganley Street
Wawa, ON P0S 1K0
Tel: 705-856-7208
TF: 1 (888) 211-8074
Fax: 705-856-1752

**Ministry of
Municipal Affairs
and Housing**

**Ministère des
Affaires municipales
et du Logement**



Municipal Services Office
North (Sudbury)

159 Cedar Street, Suite 401
Sudbury ON P3E 6A5

Telephone: 705 564-0120

Toll Free: 1 800-461-1193

Fax: 705 564-6863

Web : www.mah.gov.on.ca/onramp-ne

Bureau des services aux municipalités
du Nord-Est

159, rue Cedar, bureau 401

Sudbury ON P3E 6A5

Téléphone : 705 564-0120

Sans frais : 1 800 461-1193

Télécopieur : 705 564-6863

Site Web: www.mah.gov.on.ca/onramp-ne



March 20, 2015

By E-mail and Post

Mr. Donald McConnell, MCIP, RPP

Planning Director

City of Sault Ste Marie

P.O. Box 580

99 Foster Drive

Sault Ste. Marie, ON P6A 5N1

Dear Mr. McConnell:

RE: Request for amendment to the Zoning By-law and Official Plan,
Application No. A-8-15-Z.OP
City of Sault Ste. Marie

I am writing to you in respect of Application No. A-8-15-Z.OP to amend the City's Zoning By-law and Official Plan which was circulated to the Ministry of Municipal Affairs and Housing (MMAH) by the City of Sault Ste. Marie on March 13, 2015.

The City's Official Plan identifies that the subject lands are located within the Rural Area designation outside of the identified urban settlement area.

The proposed OPA must have regard for matters of Provincial interest outlined in Section 2 of the *Planning Act*. MMAH has identified several provincial interests that may be impacted by the proposed amendment, such as:

- h) the orderly development of safe and healthy communities;*
- l) the protection of the financial and economic well-being of the Province and its municipalities;*
- p) the appropriate location of growth and development; and*
- q) the promotion of development that is designed to be sustainable, to support public transit and be oriented to pedestrians.*

In accordance with Section 3 of the *Planning Act* a decision of the council of a municipality in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" the PPS, 2014. The PPS, 2014 applies to all decisions made as of April 30, 2014. MMAH has identified several policy areas for the City's consideration related to building strong communities by wisely managing change and promoting efficient land use and development patterns: Section

1.1.1, Section 1.1.3, Section 1.1.4, Section 1.1.5, Section 1.4.3, and Section 1.6.6 of the PPS, 2014.

We note that the proposed OPA to allow the creation of 5 lots by consent is not in keeping with the policy direction of the City's Official Plan, as amended by OPA 167 on November 9, 2009. This policy was intended to permit limited rural residential development and a choice of location and affordable housing in the City while maintaining a rural character and focusing new development to the identified Urban Settlement Area. The City has received a number of requests for OPAs to increase the limit on the number of severances since the approval of OPA 167. As part of its ongoing Official Plan update, we encourage the City to review its Rural Area Policies, specifically define "limited rural residential" in the Sault Ste. Marie context, and require applicants to meet that test.

To ensure that any decision on these planning applications is consistent with the PPS and conforms to the official plan, the City should ensure that the above provincial interests and policy areas are addressed.

The Ministry of Municipal Affairs and Housing would like to request that the City of Sault Ste. Marie forward to our office a copy of the Notice of Public Meeting published for this application in accordance with Ontario Regulation 543/06 s(3)(10) and (12). In addition, the Ministry would like to receive Notice of Decision on this application, issued in accordance with the Planning Act section 17 (23) and Ontario Regulation 543/06 s(5)(2).

Thank you for this opportunity to comment on the proposed application. If you have any questions or comments on any of the above, please contact me at (705) 564-6855 or david.welwood@ontario.ca

Sincerely;



David Welwood, M.C.I.P., R.P.P
Planner – Algoma, Cochrane and Timiskaming Districts
Municipal Services Office - North (Sudbury)
Ministry of Municipal Affairs and Housing
Suite 401, 159 Cedar Street
Sudbury, Ontario P3E 6A5
Tel:(705) 564-6855; Fax:(705) 564-6863
TTY Toll-free:1-866-220-2290
e-mail: david.welwood@ontario.ca



March 27, 2015

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 p.schinnners@cityssm.on.ca

Dear Sir:

**Re: Application No. A-08-15-Z.OP
235 Old Goulais Bay Road**

PUC has no concerns with the above noted rezoning application.

We do comment however, that water frontage charges would be assessed and due at the time of severance if they have not been previously collected.

Best Regards,

PUC SERVICES INC.

A handwritten signature in black ink, appearing to be 'Rob Harten', written over a horizontal line.

Rob Harten, P. Eng.
Manager of Engineering

A-08-15 Old Goulais Bay Rd [235] Response.docx

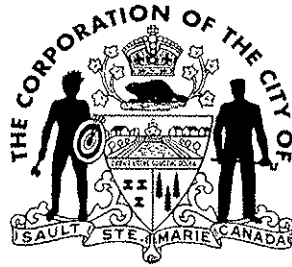
PUC DISTRIBUTION INC.
Tel. (705) 759-6576

PUC SERVICES INC.
Fax. (705) 949-0083

PUBLIC UTILITIES COMMISSION
Email: Eng-Dept@ssmpuc.com

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2015 04 01

Our File: A-8-15-Z.OP

MEMO TO: Donald B. McConnell, MCIP, RPP
Planning Director

**RE: A-8-15-Z.OP – 235 OLD GOULAIS BAY ROAD
REQUEST FOR AN AMENDMENT TO THE ZONING BY-LAW & OFFICIAL
PLAN**

The Engineering and Construction Division has reviewed the above noted application and provides the following:

- The Applicant must enter into a Subdivision Agreement with the City;
- A 3m road widening is required;
- Equivalent local improvement charges for the sanitary sewer on Old Goulais Bay Road are owing;
- Individual sanitary laterals are required for each newly created lot;
- A servicing plan showing proposed sanitary and water services is required;
- The applicant will be required to install the sanitary and water services for each lot and then re-pave the portion of the road that was excavated during the installation of services. Patches for each service connection will not be acceptable;
- A lateral permit will be required for any new laterals;
- Culverts will be required for any new driveway entrances. A culvert permit will be required for any new culverts;

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2015 04 01.docx

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

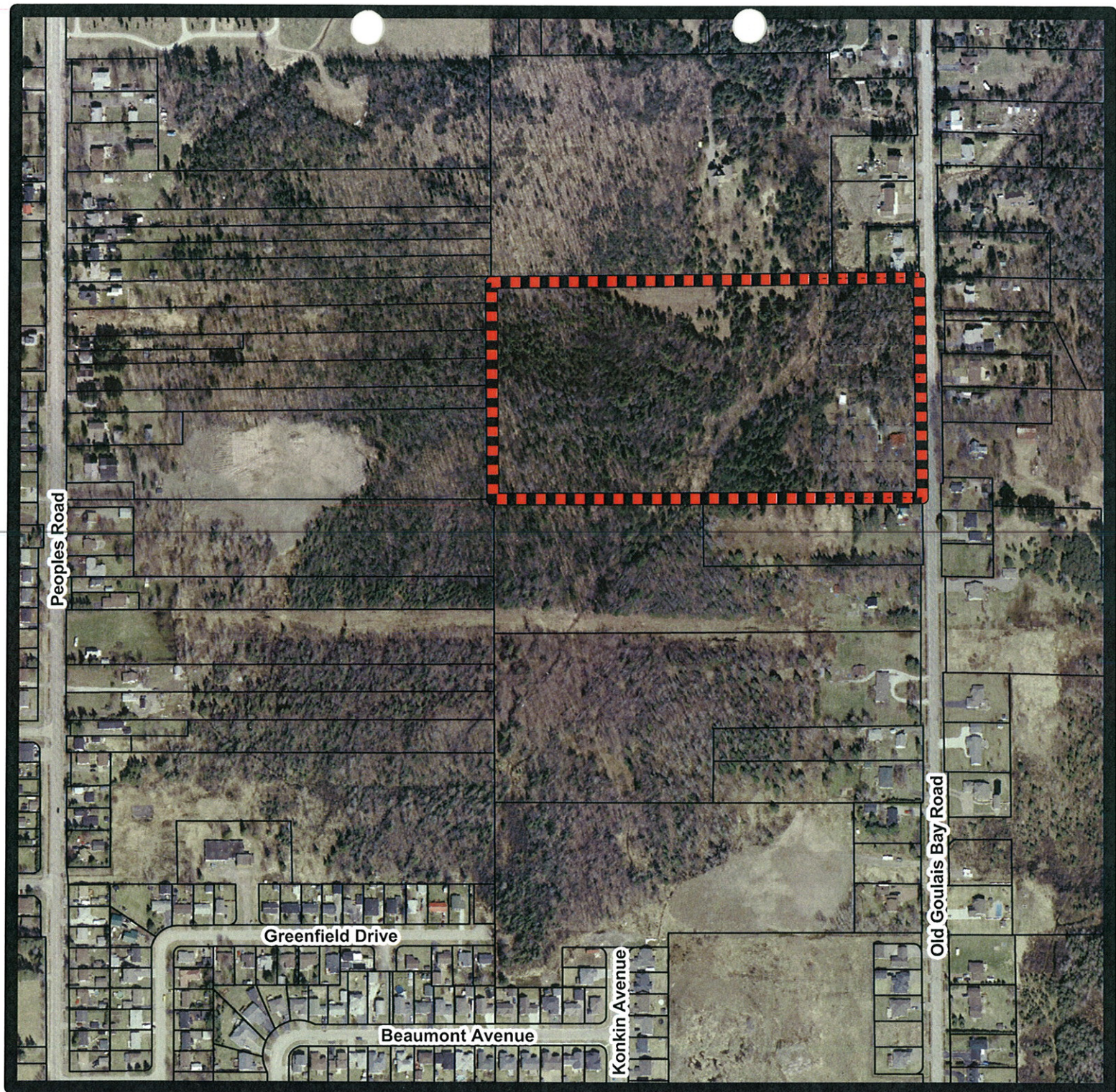
- A lot grading and drainage plan must be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design.

If you have any questions, please contact the undersigned.

Yours truly,

Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Planning



2012 ORTHO PHOTO

235 OLD GOULAIS BAY ROAD

Planning Application: A-8-15-Z-OP



METRIC SCALE
1 : 5000

ROLL NUMBER
050-070-052-00

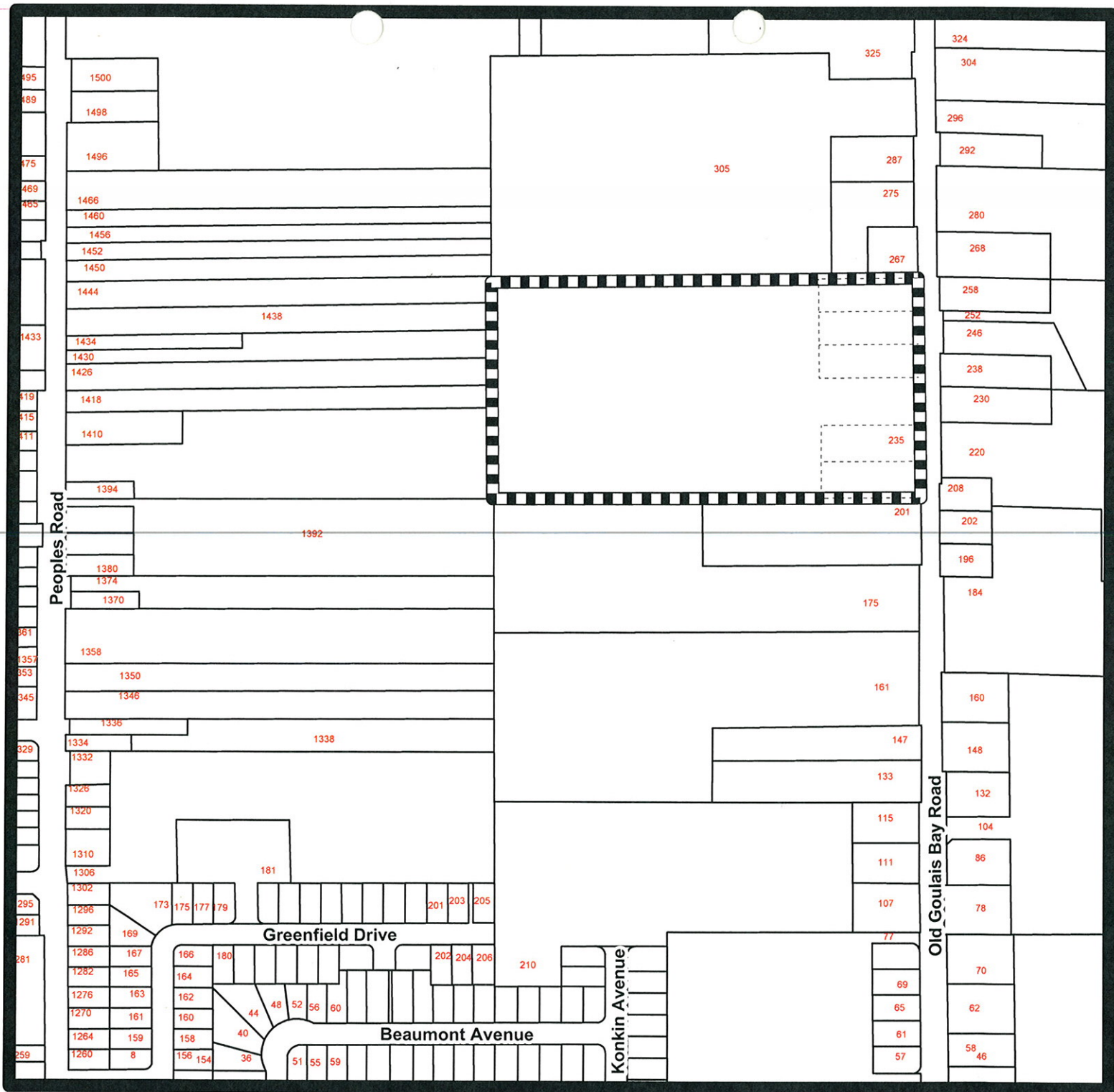
MAP NUMBERS
124 & 1-139

MAIL LABEL ID
A-8-15-Z

Legend



SUBJECT PROPERTY = 235 Old Goulais Bay Road



SUBJECT PROPERTY MAP

235 OLD GOULAIS BAY ROAD

Planning Application: A-8-15-Z-OP



METRIC SCALE
1 : 5000

ROLL NUMBER
050-070-052-00

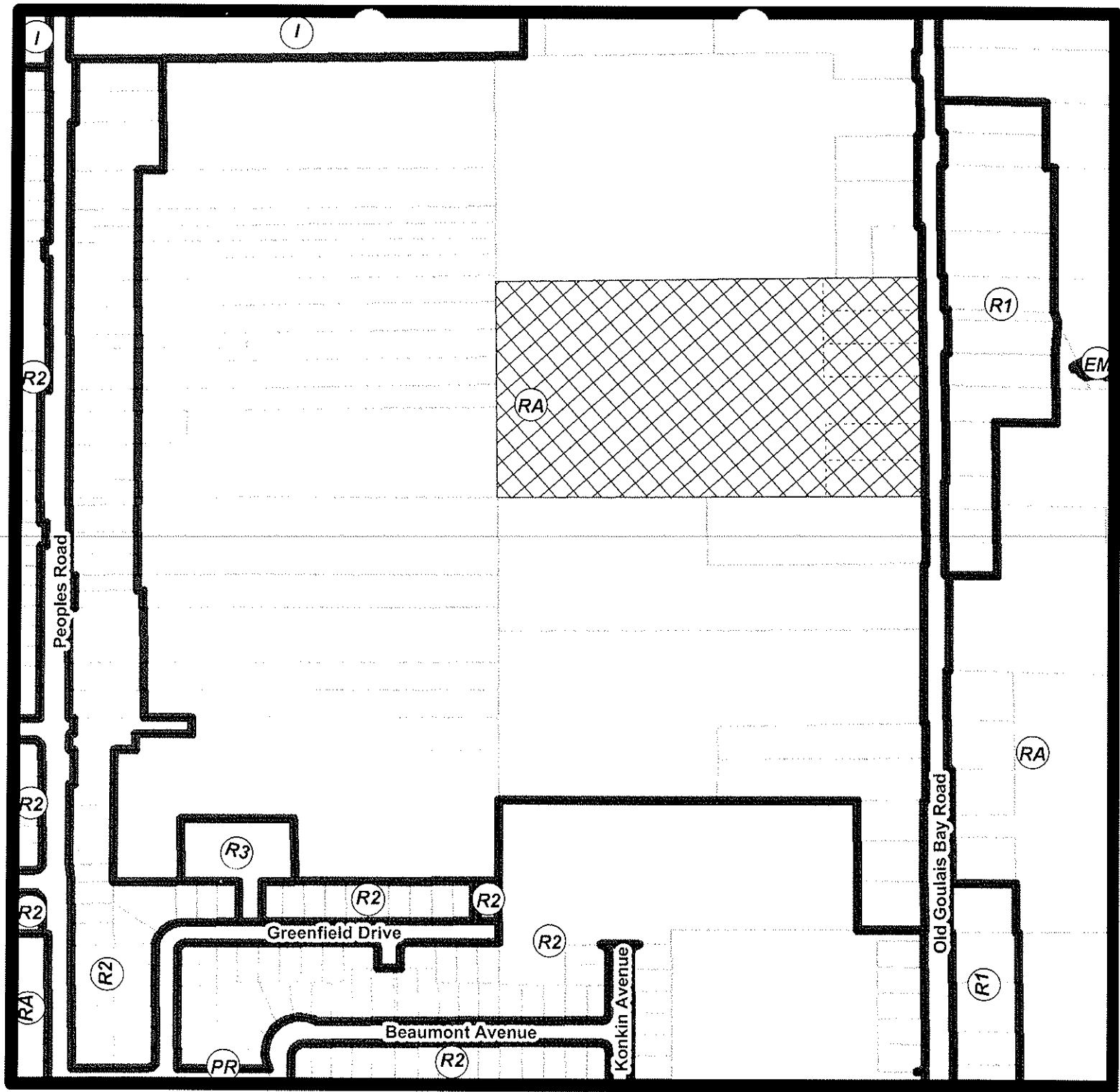
MAP NUMBERS
124 & 1-139

MAIL LABEL ID
A-8-15-Z

Legend



SUBJECT PROPERTY = 235 Old Goulais Bay Road



EXISTING ZONING MAP

235 OLD GOULAIS BAY ROAD

Planning Application: A-8-15-Z-OP

MAP NUMBERS
124 & 1-139



ROLL NUMBER
050-070-052-00

METRIC SCALE
1 : 5000

- | | | | |
|--|---|--|--------------------------------------|
|  | SUBJECT PROPERTY = 235 Old Goulais Bay Road |  | R4 - Medium Density Residential Zone |
|  | R1 - Estate Residential Zone |  | RA - Rural Area Zone |
|  | R2 - Single Detached Residential Zone; R2hp |  | EM |
|  | R3 - Low Density Residential Zone |  | I |

Matthew Shoemaker

From:
Sent: March-27-15 9:21 AM
To: Matthew Shoemaker
Cc:
Subject: William Hearst

I am happy to join others in supporting a Council resolution to honour William Hearst, a Premier of Ontario from the Sault. Hearst governed the province at a difficult time, the First World War. He served with honesty and distinction, the first northerner to serve as Premier.

A recognition like this should transcend political parties, and I am glad to support this resolution.

Bob Rae

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

MICHAEL D. HARRIS

FASKEN MARTINEAU DUMOULIN LLP
2400 - 333 BAY STREET
TORONTO, ONTARIO M5H 2T6

March 31, 2015

Councillor Matthew M. Shoemaker
Wishart Law Firm LLP
390 Bay Street
Suite 500
Sault Ste. Marie, Ontario
P6A 1X2

Dear Councillor:

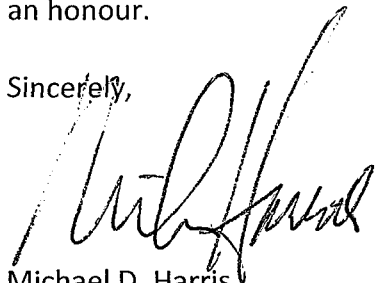
Thank you for your email dated March 27, 2015 outlining your wish to find a way to honour former Ontario Premier Sir William Howard Hearst.

I am pleased to add my support to your initiative in this regard. Premier Hearst's contributions to the Province of Ontario during his tenure in office, when he led the Province through the challenging times of World War I, were very significant and for this he certainly does deserve to be honoured in a suitable manner.

While some recognition has been bestowed (I believe this includes the town of Hearst, Ontario, Hearst Block at Queen's Park, Hearst Street in Sault Ste. Marie), I do agree with you that something more is warranted in tribute to this great leader.

I am happy to lend my support for your proposed resolution to Council to form a committee that will explore ideas and opportunities for bestowing such an honour.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Harris', written over a light blue horizontal line.

Michael D. Harris
Premier of Ontario
(1995-2002)

Matthew Shoemaker

From:
Sent: March-31-15 10:29 AM
To: Matthew Shoemaker
Cc:
Subject: Dalton McGuinty Support for Premier Hearst

Councillor Shoemaker:

Mr. McGuinty is pleased to lend his support to your efforts to honour Premier Hearst. Please find below Mr. McGuinty's endorsement:

Dear Councillor Shoemaker,

It is with pleasure that I lend my support to your efforts to honour Premier William Hearst who so capably led Ontario from 1914 to 1919. Premier Hearst also enjoyed the distinction of representing the riding of Sault Ste. Marie and it would only be fitting that your community should formally recognize his contribution.

Yours truly,

Dalton McGuinty

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THE CORPORATION OF THE CITY OF SAULT STE.MARIE

BY-LAW 2015-58

OFFICIAL PLAN AMENDMENT: A by-law to adopt Amendment No. 211 to the Official Plan for the City of Sault Ste. Marie (Ideal Snowploughing Inc. o/a Ideal Landscaping 1066 Great Northern Road).

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. 211 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 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK - MALCOLM WHITE

da LEGAL\STAFF\LEGAL\ZONING\2015\2015-58 59 60 1066 GREAT NORTHERN RD\2015-58 OP.DOC

**AMENDMENT NO. 211
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to Schedule "C" of the Official Plan.

LOCATION

Westerly portion of Part of Lot 36 Registrar's Compiled Plan H737 being Part 2 Plan 1R11069 Tarentorus, Sault Ste. Marie, located on the east side of Great Northern Road, civic number 1066 Great Northern Road.

BASIS

This Amendment is necessary in view of the request to rezone the subject property to permit a landscape contractor operation.

The proposal does not conform to the existing Rural Area policies as they relate to the subject properties.

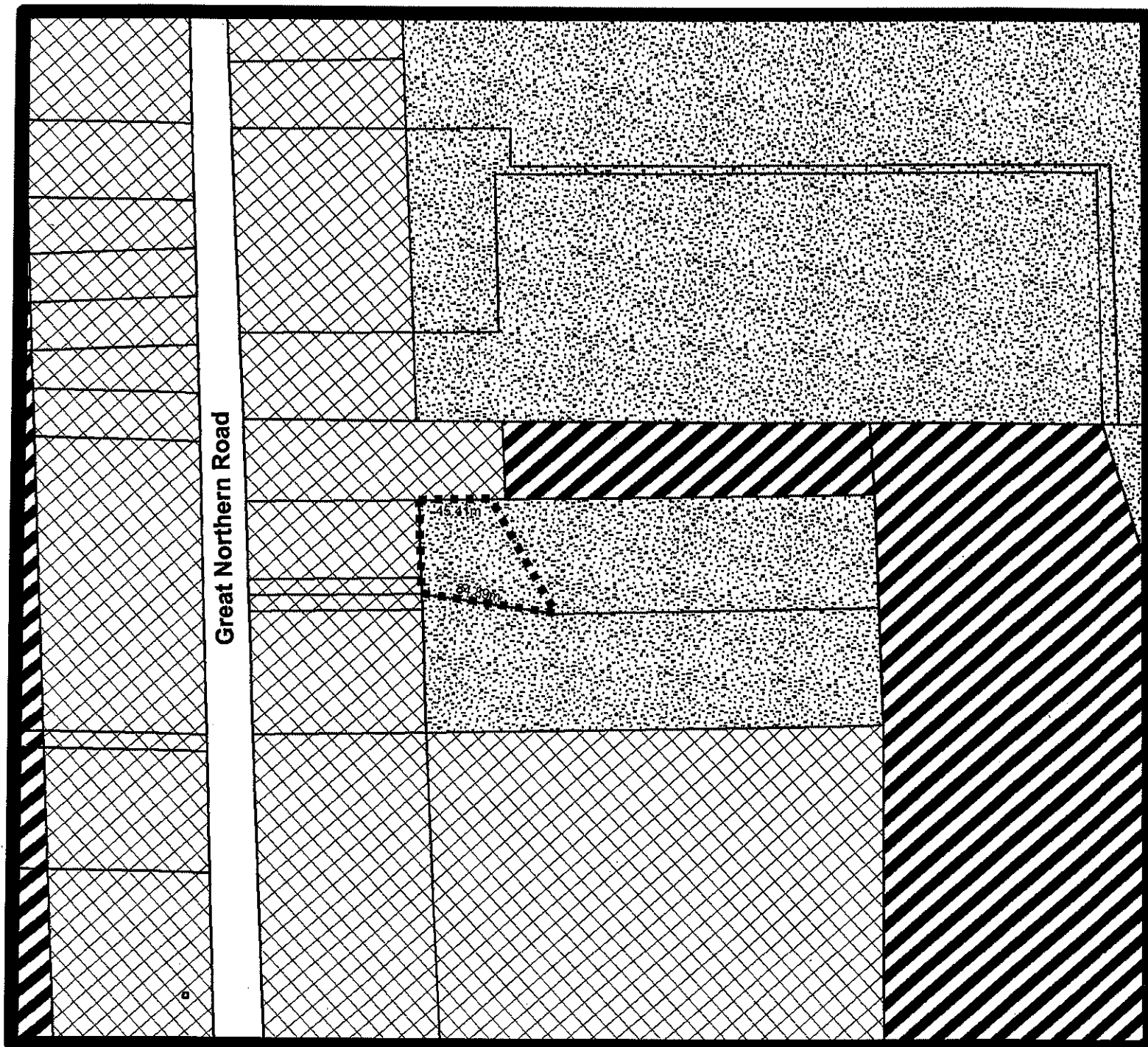
Council now considers it desirable to amend the Official Plan re-designating the westerly portion of the subject property from "Rural Area" to "Commercial".

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

Land Use Schedule "C" to the Sault Ste. Marie Official Plan is hereby amended re-designating those lands identified on the attached schedule from "Rural Area" to "Commercial".

INTERPRETATION

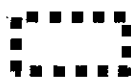
The provisions of the Official Plan as amended from time to time will apply to this Amendment.



OFFICIAL PLAN MAP

SCHEDULE "C" LAND USE

Planning Application: 5-15-Z-OP

 SUBJECT AREA

Official Plan Land Use Designation

 Commercial

 Industrial

 Rural Area

**OFFICIAL PLAN
AMENDMENT
No. 211**



METRIC SCALE
1 : 3500

ROLL NUMBER
030-085-040-30

MAIL LABEL ID
A-5-15-Z

MAP NUMBERS
113 & 1-142

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2015-59

ZONING: A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 1066 Great Northern Road (Ideal Snowploughing Inc. o/a Ideal Landscaping).

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:

1. **1066 GREAT NORTHERN ROAD; LOCATED ON THE EAST SIDE OF GREAT NORTHERN ROAD, INTERIOR PARCEL, CHANGE FROM RA.S WITH A "SPECIAL EXCEPTION" TO HZ.S WITH A "SPECIAL EXCEPTION"**

The zone designation on the lands described in section 2 of this by-law, which lands are shown on Map 1-142 of Schedule "A" to By-law 2005-150, is changed from RA.S (Rural Area) zone with a "Special Exception" to HZ.S (Highway) zone with a "Special Exception".

2. **BY-LAW 2005-151 AMENDED**

Section 2 of By-law 2005-151 is amended by adding the following subsection 2(350) and heading as follows:

"2(350) 1066 Great Northern Road

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the east side of Great Northern Road, interior parcel, and having civic no. 1066 Great Northern Road and outlined and marked "Subject Property" on the map attached as Schedule 350 hereto is changed from RA.S (Rural Area) zone with a "Special Exception" to HZ.S (Highway) zone with a "Special Exception" to permit, in addition to those uses permitted in an HZ zone, a landscape contractor, subject to the following conditions:

- (1) that the operation be fenced, with a minimum 1.8m high, 100% visually solid fence along the westerly and southerly boundary of the Subject Property;
- (2) that a 4.0m vegetative buffer be implemented along the easterly boundary between the Landscape Contractor operation and the residential dwelling;

- (3) that a row of trees be planted along the westerly boundary between the Landscape Contractor operation and the existing commercial use;
- (4) that the screening (processing) of landscape material be limited to topsoil, and the screening of aggregate materials (i.e. sand, gravel, etc.) and wood products (i.e. mulch, etc.) is prohibited;
- (5) that the storage of materials and heavy equipment be within the fenced Landscape Contractor operation, and that no storage is permitted along the access drive portion of the property; and
- (6) that the storage of landscape materials be 100% visually screened from the street (Great Northern Road)."

3. **BY-LAW 2005-151 FURTHER AMENDED**

Section 2 of By-law 2005-151 is further amended by deleting Schedule 208 and replacing it with Schedule 208 attached hereto.

4. **SCHEDULE "A"**

Schedule "A" hereto forms a part of this by-law.

5. **SCHEDULE "B"**

Schedule "B" hereto forms a part of this by-law.

6. **CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law as amended by Official Plan Amendment No. 211.

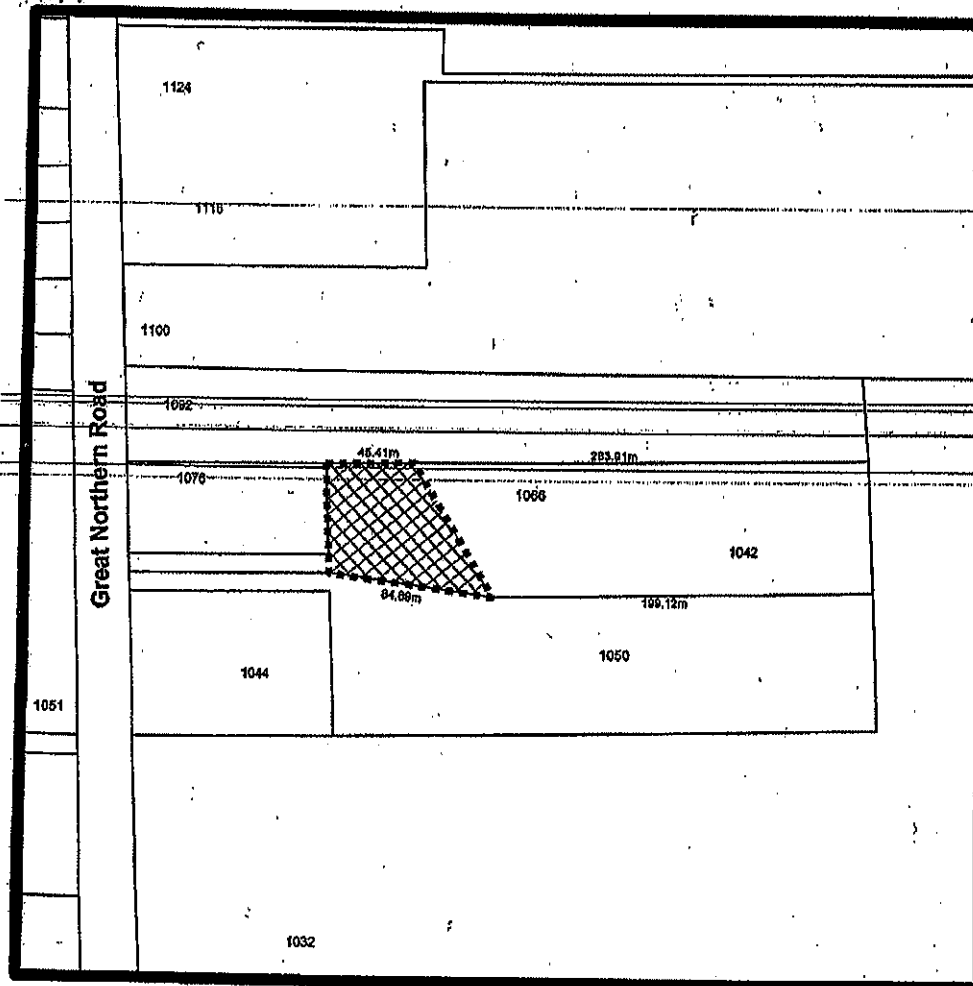
PASSED in Open Council this 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK - MALCOLM WHITE

da LEGAL\STAFF\LEGAL\ZONING\2015\2015-58 59 60 1066 GREAT NORTHERN RD\2015-59 Z.DOC

SCHEDULE "A" TO BY-LAW 2015-59 AND
SCHEDULE 350 TO BY-LAW 2005-151



SUBJECT PROPERTY

1066 GREAT NORTHERN ROAD
Planning Application: 5-15-Z-OP



Subject Property

BY-LAW MAP

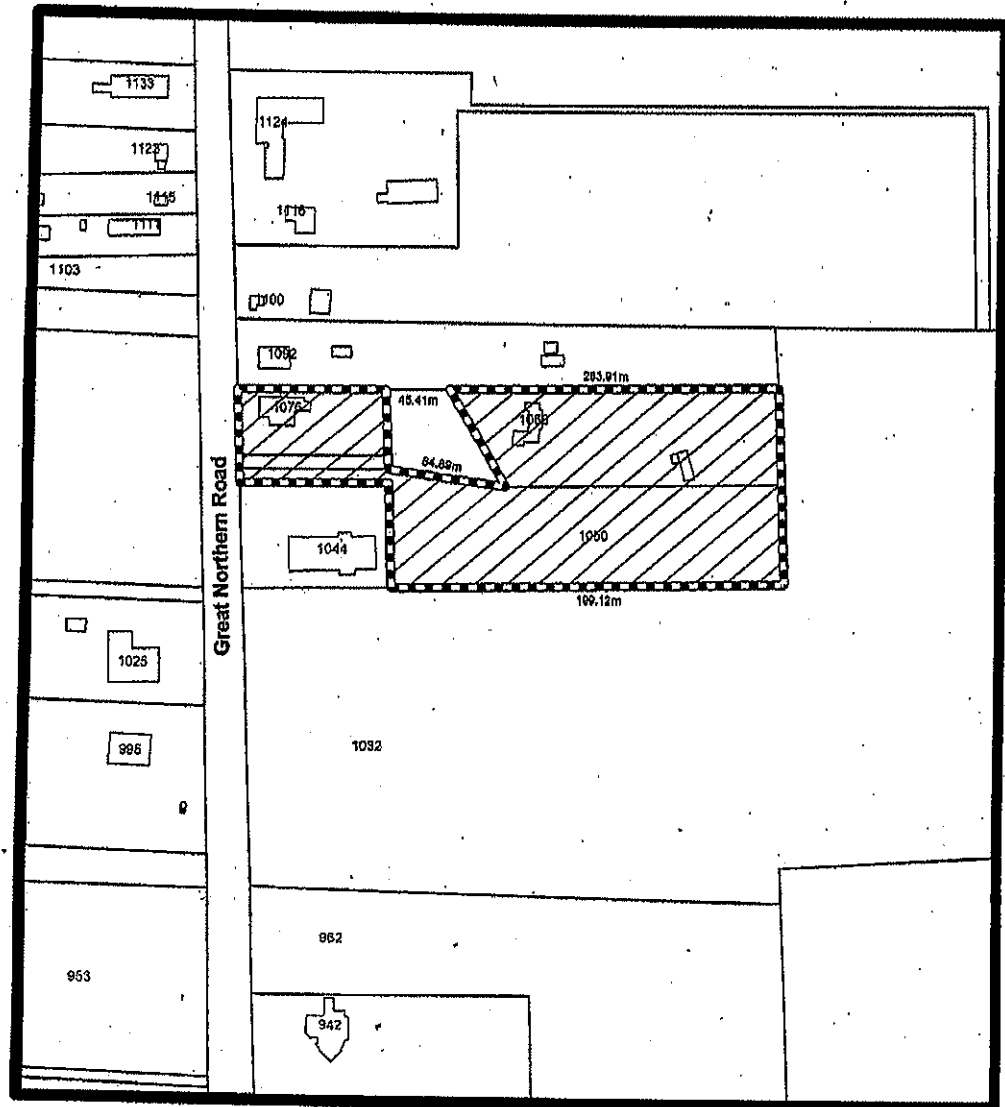


METRIC SCALE
1 : 2500

ROLL NUMBER
030-085-040-30

MAP NUMBERS
113 & 1-142

SCHEDULE "B" TO BY-LAW 2015-59 AND
SCHEDULE 208 TO BY-LAW 2006-151



SUBJECT PROPERTY MAP

1050, 1066 & 1076 GREAT NORTHERN ROAD



Subject Property



METRIC SCALE
1: 3500

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2015-60

DEVELOPMENT CONTROL: A by-law to designate the lands located at 1066 Great Northern Road an area of site plan control (Ideal Snowploughing Inc. o/a Ideal Landscaping).

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 or his/her designate for 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, 2001*.

5. **EFFECTIVE DATE**

This by-law takes effect from the date of its final passing.

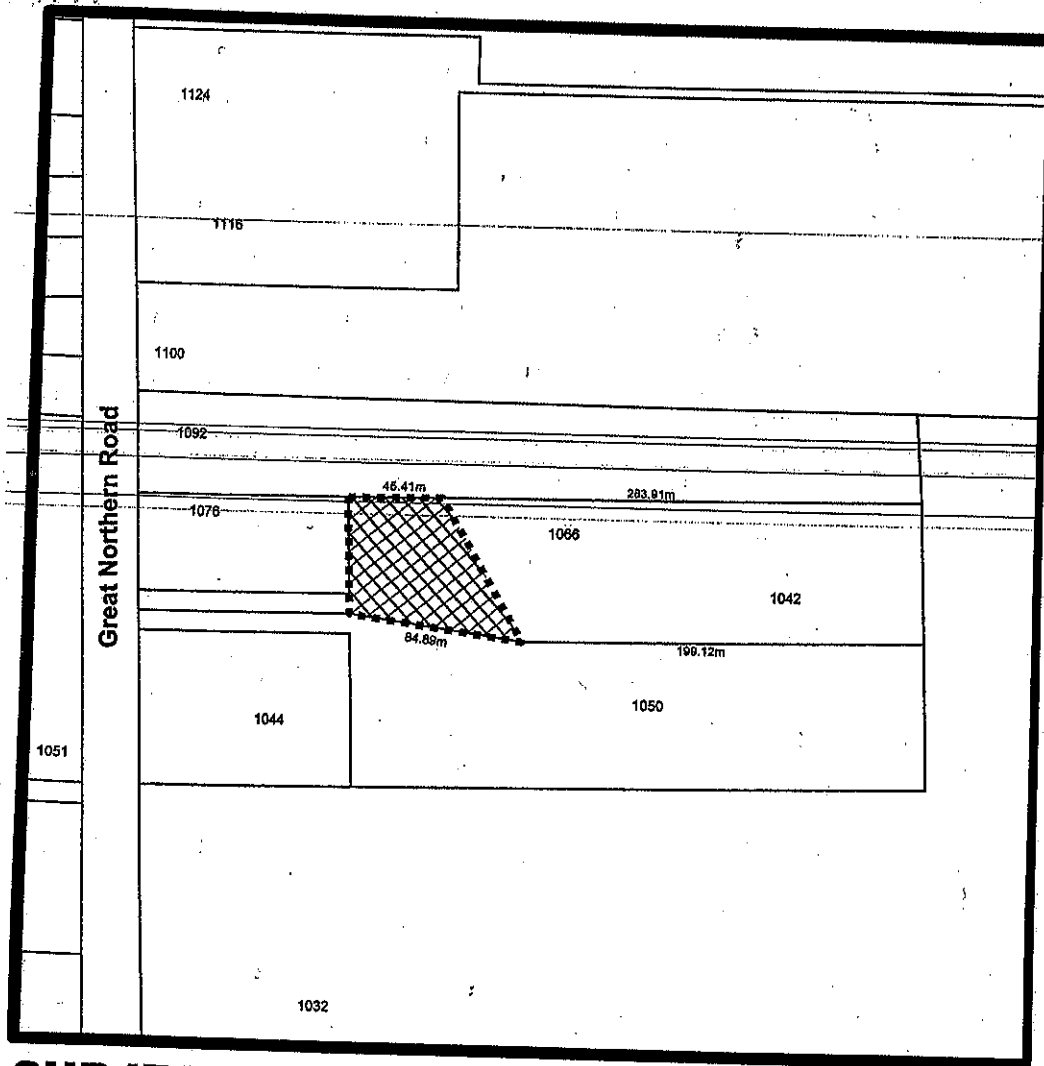
PASSED in open Council this 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK - MALCOLM WHITE

da LEGAL\STAFF\LEGAL\ZONING\2015\2015-58 59 60 1066 GREAT NORTHERN RD\2015-60 DC.DOC

SCHEDULE "A" TO BY-LAW 2015-60



SUBJECT PROPERTY

1066 GREAT NORTHERN ROAD
Planning Application: 5-15-Z-OP



Subject Property

BY-LAW MAP



METRIC SCALE
1 : 2500

ROLL NUMBER
030-085-040-30

MAP NUMBERS
113 & 1-142

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2015-61

TEMPORARY STREET CLOSING: (S4.1) A by-law to permit the temporary closing of various streets to facilitate Rotaryfest 2015 from July 16th until July 18th, 2015.

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 VARIOUS STREETS**

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of the following streets to facilitate Rotaryfest 2015:

- (a) Closure of Bay Street from Spring Street to Pim Street on July 18, 2015 from 9:00 a.m. to 12:00 p.m.
- (c) Closure of lower Pim Street from Bay Street to Queen Street East on July 18, 2015 from 9:00 a.m. to 12:00 p.m.
- (d) Closure of Queen Street East from Pim Street to Gore Street on July 18, 2015 from 10:00 a.m. to 1:00 p.m.
- (e) Closure of Ken Danby Way on July 15, 2015 from 8:00 a.m. through to July 19, 2015 to 2:00 p.m.

2. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in Open Council this 13th day of April 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK – MALCOLM WHITE

THE CORPORATION OF THE CITY OF SAULT STE.MARIE

BY-LAW 2015-62

OFFICIAL PLAN AMENDMENT: A by-law to adopt Amendment No. 212 to the Official Plan for the City of Sault Ste. Marie (Grammi Developments Ltd. 551 Korah Road, 0 Prentice Avenue and 400 Second Line West).

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. 212 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 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK – MALCOLM WHITE

mc \LEGAL\ZONING\2015\2015-62 63 64 551 KORAH ROAD, 0 PRENTICE AVENUE, 400 SECOND LINE WEST\2015-62 OP.DOC

**AMENDMENT NO. 212
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to Schedule "C" of the Official Plan.

LOCATION

The southern +/-52m of PLAN H625 PT LOTS 13, 16, 23, 33 and 34 RP 1R1182 Part 3 RP 1R12096 PART 1, that being the southern +/-52m of the property having civic address 551 Korah Road, depicted on the map attached as 'Area to be re-designated from Commercial to Residential'.

BASIS

This Amendment is necessary in view of the request to rezone the subject property for residential purposes whereas this portion of the subject property is designated 'Commercial'.

The proposal does not conform to the existing Commercial policies as they relate to the previously described portion of the subject properties.

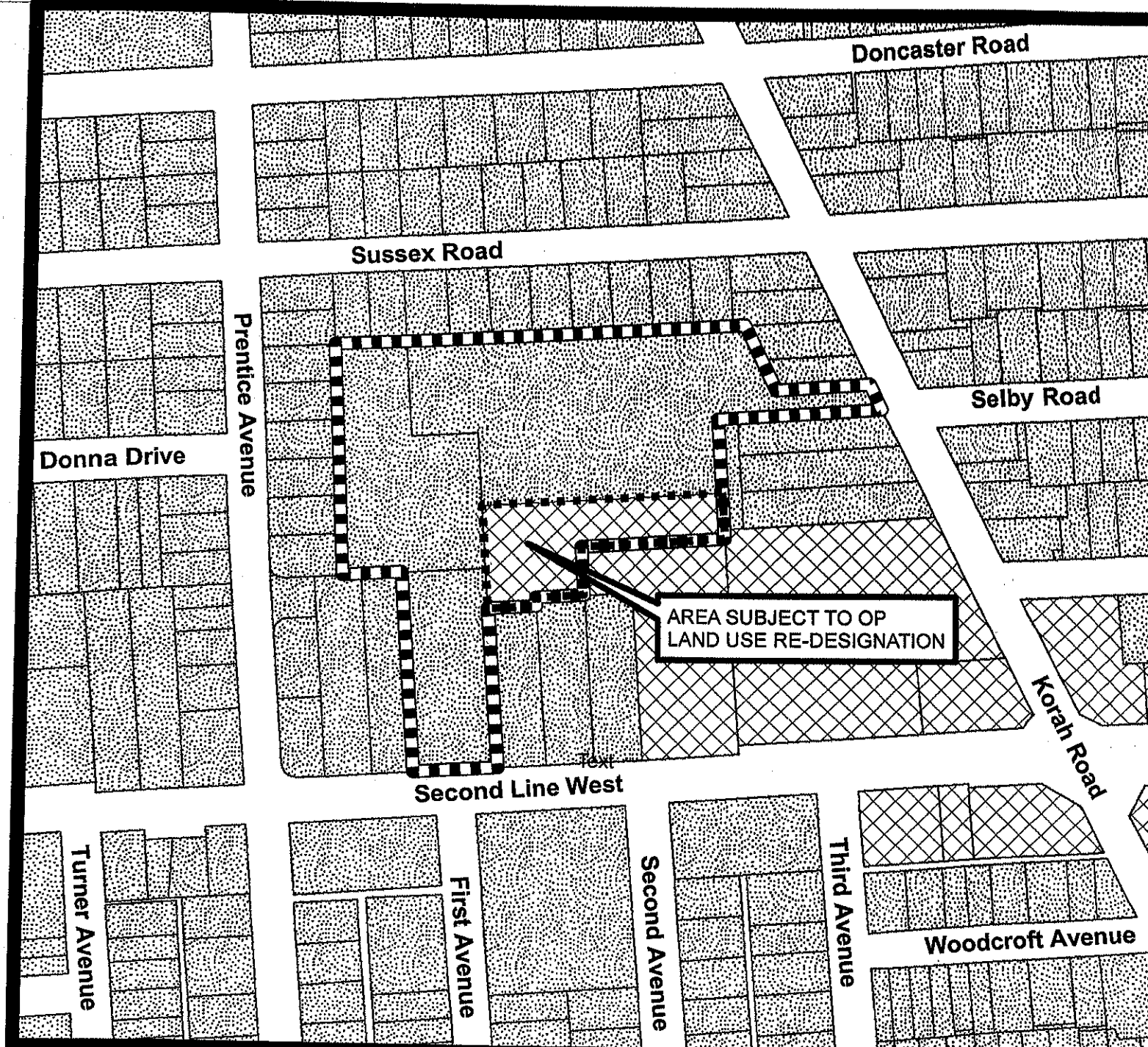
Council now considers it desirable to amend the Official Plan re-designating the southern +/-52m of 551 Korah Road from "Commercial" to "Residential" on Land Use Schedule "C" of the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

Land Use Schedule "C" to the Sault Ste. Marie Official Plan is hereby amended re-designating those lands identified on the attached schedule from "Commercial" to "Residential".

INTERPRETATION

The provisions of the Official Plan as amended from time to time will apply to this Amendment.



OFFICIAL PLAN LANDUSE MAP

PLANNING APPLICATION A-7-14-Z-OP

Roll: 060-011-076-00 / Location: 551 Korah Road
 Roll: 060-011-088-00 / Location: 400 Second Line West
 Roll: 060-011-094-00 / Location: Rear Prentice Avenue

Legend

- Area Subject to OP Land Use Re-designation
- SUBJECT PROPERTIES
- Residential
- Commercial

OFFICIAL PLAN LANDUSE

**OFFICIAL PLAN
AMENDMENT**

Number 212



METRIC SCALE
1 : 2500

MAP REFERENCE
80 & 1-90

MAIL LABEL ID
551-Korah

ROLL NUMBER
060-011-076-0
060-011-088-0
060-011-094-0

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2015-63

ZONING: A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 551 Korah Road, 0 Prentice Avenue and 400 Second Line West (Grammi Developments Ltd.).

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 and section 36 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. **551 KORAH ROAD, 0 PRENTICE AVENUE AND 400 SECOND LINE WEST; LOCATED IN CLOSE PROXIMITY TO THE NORTHWEST CORNER OF SECOND LINE WEST AND KORAH ROAD, WITH APPROXIMATELY 14M OF FRONTAGE ON KORAH ROAD, APPROXIMATELY 175M NORTH OF ITS INTERSECTION WITH SECOND LINE WEST, AND APPROXIMATELY 24M OF FRONTAGE ON SECOND LINE WEST, APPROXIMATELY 222M WEST OF ITS INTERSECTION WITH KORAH ROAD; CHANGE FROM C4 & R2 TO R4.S.H WITH A "SPECIAL EXCEPTION" AND WITH A HOLDING PROVISION**

The zone designation on the lands described in section 2 of this by-law, which lands are shown on Map 1-90 of Schedule "A" to By-law 2005-150, is changed from C4 (General Commercial) zone and R2 (Single Detached Residential) zone to R4.S.H (Medium Density Residential) zone with a "Special Exception" and with a "Holding Provision".

2. **BY-LAW 2005-151 AMENDED**

Section 2 of By-law 2005-151 is amended by adding the following subsection 2(351) and heading as follows:

"2(351) 551 Korah Road, 0 Prentice Avenue and 400 Second Line West

Despite the provisions of By-law 2005-150, the zone designation on the lands located in close proximity to the northwest corner of Second Line West and Korah Road, with approximately 14m of frontage on Korah Road, approximately 175m north of its intersection with Second Line West, and approximately 24m of frontage on Second Line West, approximately 222m west of its intersection with Korah Road and having civic no. 551 Korah Road, 0 Prentice Avenue and 400 Second Line West and outlined and marked "Subject Properties" on the map attached as

Schedule 351 hereto is changed from C4 (General Commercial) zone and R2 (Single Detached Residential) zone to R4.S.H (Medium Density Residential) zone with a "Special Exception" and with a "Holding Provision", subject to the following conditions:

- (1) That the front yard setbacks from Draft Approved Lots 1, 2 and 3 be reduced from 7.5m to 5m;
- (2) That no structure on Draft Approved Lots 2 and 3 be permitted to be greater than three (3) storeys in height; and
- (3) That no development pursuant to this by-law may take place on Draft Approved Lots 2 and 3 until the "Holding Provision" has been removed by an amendment to this by-law by City Council. The "Holding Provision" in this by-law shall only be removed by City Council pursuant to Section 36 of the Planning Act provided that the proponents:
 - a. Hire a qualified professional to develop an overall landscape plan for Lots 2 and 3, which shall include a tree retention strategy, as well as a buffering plan, including tree species, callipers and heights upon planting, as well as any fencing locations;
 - b. Submit a site plan for Lots 2 and 3, showing building and parking lot locations, building envelopes, elevations and heights, parking locations and any other design details intended to minimize off-site impacts to abutting residential neighbours; and
 - c. Satisfy Council that appropriate measures will be put in place to adequately mitigate off-site impacts associated with the proposed development of Lots 2 and 3."

3. **SCHEDULE "A"**

Schedule "A" hereto forms a part of this by-law.

4. **CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law as amended by Official Plan Amendment No. 212.

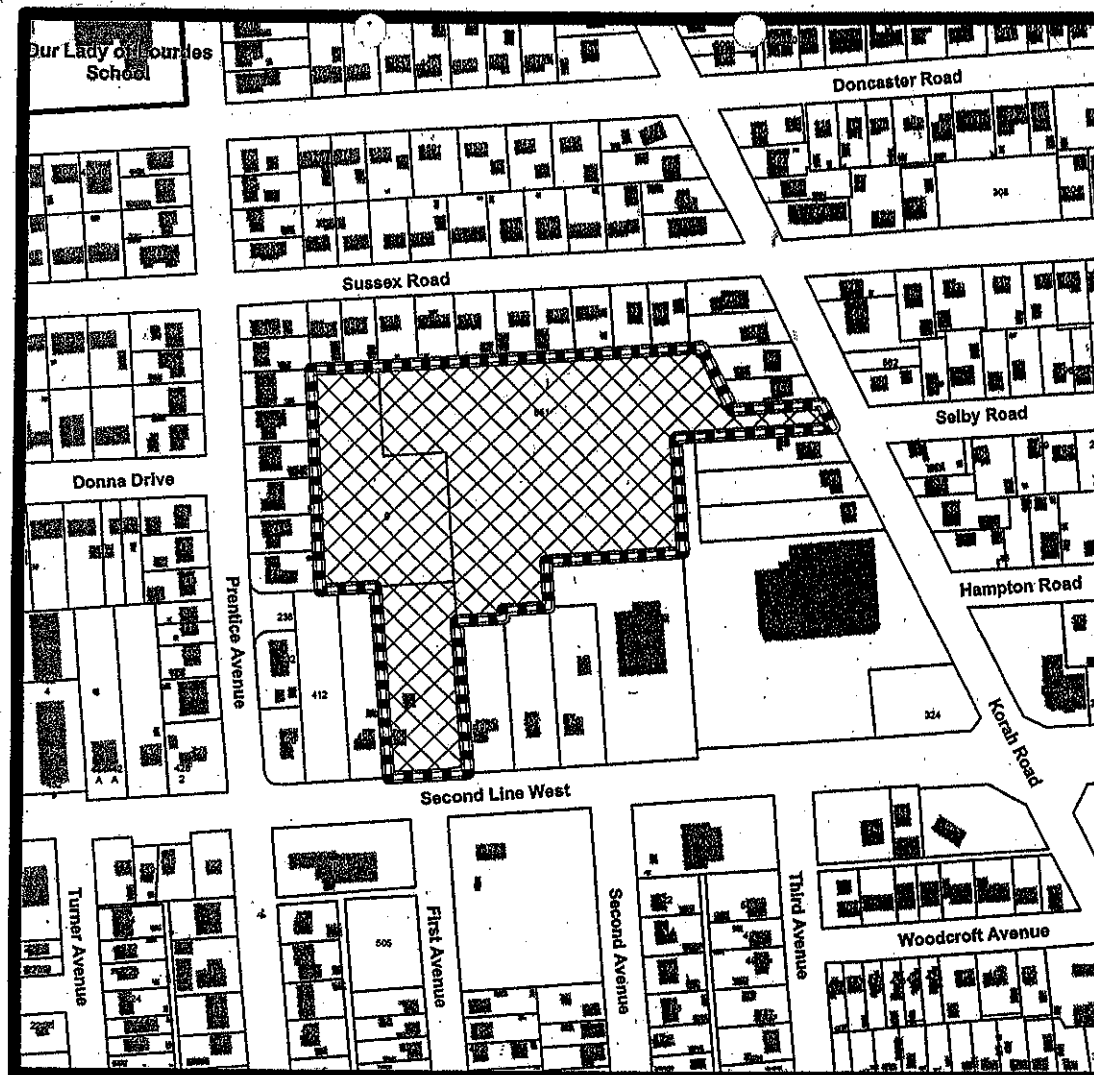
PASSED in Open Council this 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK - MALCOLM WHITE

mc \LEGAL\ZONING\2015\2015-62 63 64 551 KORAH ROAD, 0 PRENTICE AVENUE, 400 SECOND LINE WEST\2015-63 Z.DOC

SCHEDULE "A" TO BY-LAW 2015-63 AND
SCHEDULE 351 TO BY-LAW 2005-151



SUBJECT PROPERTY MAP

PLANNING APPLICATION A-6-15-Z-OP

Subdivision File Reference: 57T-15-501

Roll: 060-011-076-00 / Location: 551 Korah Road
Roll: 060-011-088-00 / Location: 400 Second Line West
Roll: 060-011-094-00 / Location: Rear Prentice Avenue

Legend

 **SUBJECT PROPERTIES**



METRIC SCALE
1 : 2500

MAP REFERENCE
80 & 1-90

MAIL LABEL ID
A-6-15-Z

ROLL NUMBER
060-011-076-00
060-011-088-00
060-011-094-00

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2015-64

DEVELOPMENT CONTROL: A by-law to designate the lands located at 551 Korah Road, 0 Prentice Avenue and 400 Second Line West an area of site plan control (Grammi Developments Ltd.).

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 or his/her designate for 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, 2001*.

5. **EFFECTIVE DATE**

This by-law takes effect from the date of its final passing.

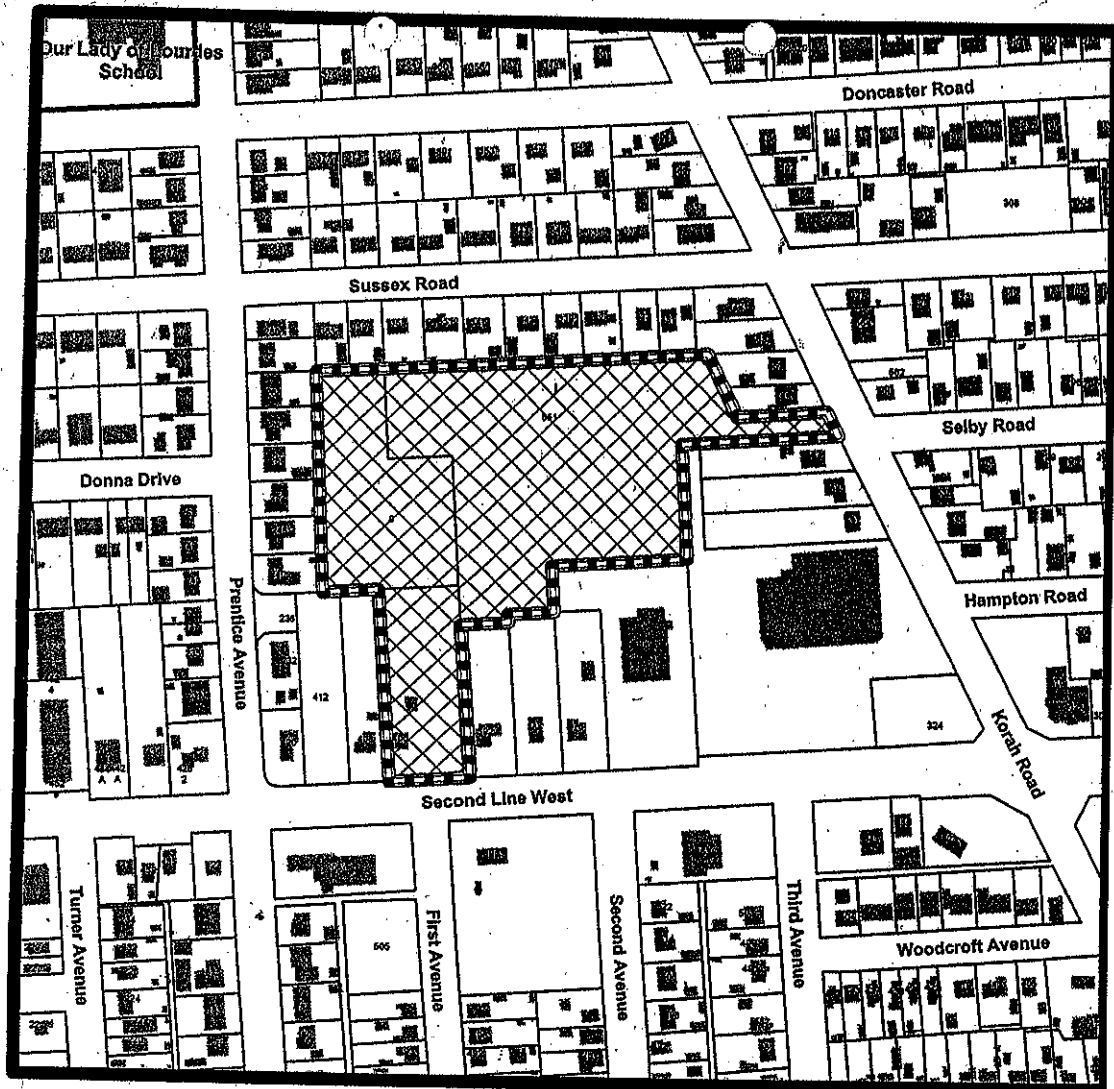
PASSED in open Council this 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK – MALCOLM WHITE

mc \LEGAL\ZONING\2015\2015-62 63 64 551 KORAH ROAD, 0 PRENTICE AVENUE, 400 SECOND LINE WEST\2015-64 DC.DOC

SCHEDULE "A" TO BY-LAW 2015-64



SUBJECT PROPERTY MAP

PLANNING APPLICATION A-6-15-Z-OP

Subdivision File Reference: 57T-15-501

Roll: 060-011-076-00 / Location: 551 Korah Road

Roll: 060-011-088-00 / Location: 400 Second Line West

Roll: 060-011-094-00 / Location: Rear Prentice Avenue

Legend



SUBJECT PROPERTIES



METRIC SCALE
1 : 2500

MAP REFERENCE
80 & 1-90

MAIL LABEL ID
A-6-15-Z

ROLL NUMBER
060-011-076-00
060-011-088-00
060-011-094-00

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2015-66

AGREEMENT: (B1.13) A by-law to authorize the execution of an agreement between the City and The Corporation of the Town of Bruce Mines for the provision of plans examination and building inspection services at the Bruce Mines and Plummer Additional Arena.

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 April 13, 2015 between the City and The Corporation of the Town of Bruce Mines, a copy of which is attached as Schedule "A" hereto. This agreement provides for plans examination and building inspection services at the Bruce Mines and Plummer Additional Arena.

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 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK - MALCOLM WHITE

da LEGAL\STAFF\BYLAWS\1. 2015\2015-66 EXECUTION BRUCE MINES AGREEMENT RE ARENA.DOC

This Agreement is dated the 13th day of April, 2015

B E T W E E N

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Hereinafter called the "City"

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF BRUCE MINES

Hereinafter called "Bruce Mines"

OF THE SECOND PART

WHEREAS The Corporation of the Town of Bruce Mines has requested that the City provide technical assistance to Bruce Mines in administering the provisions of the Ontario Building Code and Bruce Mines' by-laws specifically and solely for the Bruce Mines and Plummer Additional Central Algoma Centennial Centre (Arena) Structural Repair Project, Tulloch Engineering #14-2030 (the "Project");

AND WHEREAS the City has agreed to provide Chief Building Official and Building Inspection services for this Project to Bruce Mines, subject to the terms and conditions as set out in this Agreement;

NOW THEREFORE, in consideration of the premises and covenants herein, the parties agree as follows:

GENERAL PROVISIONS

1. The City shall provide plans examination and building inspection services ("Inspection Services") specifically to the Project, which inspection Services shall consist of the following:
 - (a) Plans examination and review for compliance with the Ontario Building Code and relevant Bruce Mines' building by-laws;
 - (b) Written correspondence describing plan deficiencies to the applicant and associated parties;
 - (c) Analyses of written responses or amended plans resulting from the plan review;
 - (d) Written recommendations to Bruce Mines regarding matters that pertain to the building permits, i.e. infraction letters;

- (e) Inspections of the Bruce Mines and Plummer Additional Central Algoma Centennial Centre (Arena) while under construction as required upon notification to the City by Bruce Mines; and
 - (f) Attendance in court for the purpose of providing evidence on behalf of Bruce Mines in the event that Bruce Mines undertakes a prosecution arising from an infraction.
- 2. The City shall not be responsible for any other matters related directly or indirectly to the Project other than those matters expressly set out in this Agreement. Bruce Mines covenants and agrees that it shall be responsible for all costs, liabilities and expenses related directly or indirectly to the Project, other than those matters that are expressly set out herein to be the responsibility of the City (the "Other Project Matters"). To this end, Bruce Mines hereby agrees to indemnify and save harmless the City from all costs (including solicitor costs on a substantial indemnity scale basis and disbursements), liabilities and expenses incurred by the City related directly or indirectly to the Other Project matters.
- 3. The said Inspection Services shall be performed by duly qualified City employees and City employees shall be subject to direction from the City only.
- 4. City employees providing Inspection Services to Bruce Mines shall maintain a work log indicating the dates and lengths of time that such employees have performed Inspection Services and the nature of such services.
- 5. The City, as employer, shall pay all salaries, wages and costs associated with its Building Division and shall invoice Bruce Mines on a monthly basis as hereinafter set out.
- 6. Bruce Mines shall amend the Bruce Mines' Appointment By-law #2015-06 by adding:
 - (1) the Chief Building Official for the City as its Chief Building Official to provide the aforesaid Inspection Services for the Project; and
 - (2) all persons employed as a Building Inspector by the City as its Building Inspectors to provide the aforesaid Inspection Services for the Project.

COST OF INSPECTION SERVICES

- 7. (1) Bruce Mines shall pay the City for all Inspection Services performed by the City for the Project:
 - (a) at the rate of Seventy (\$70.00 CDN) Dollars per hour plus applicable H.S.T.; and

- (b) Forty-Eight (\$0.48 CDN) Cents per kilometer travelled by any City Staff relating directly or indirectly to the provision of Inspection Services pursuant to this Agreement.
- (2) On or before the last day of each month in the Term as defined below, the City shall invoice Bruce Mines for the Inspection Services and Mileage provided by the City during that month pursuant to this Agreement. Bruce Mines shall pay to the City the amount reflected on the aforesaid invoice immediately upon receipt of same from the City and no later than thirty (30) days following receipt of an invoice.
- (3) Bruce Mines covenants and agrees that its obligation to pay the City for Inspection Services and Mileage as invoiced by the City shall survive the termination of this Agreement.

COMMENCEMENT AND TERMINATION OF AGREEMENT

- 8. This Agreement comes into effect on the 13th day of April, 2015 and shall conclude on the 31st day of July, 2015, or when the Project is completed, whichever date comes first.
- 9. Either party to this Agreement may terminate this Agreement upon thirty (30) days' written notice of termination to the other party. Should a notice to terminate be given, Bruce Mines shall continue to be obligated to pay for the cost of Inspection Services and Mileage under this Agreement up to and including the date of such termination and the City shall continue to be responsible to provide the Inspection Services outlined in this Agreement. Bruce Mines covenants and agrees that its obligation to pay the City for Inspection Services and Mileage up to the date of such termination shall survive the termination of this Agreement.

NOTICE

- 10. All correspondence or other notices related to the terms of the Agreement shall be delivered as set forth below:

Chief Administrative Officer
 The Corporation of the City of Sault Ste. Marie
 99 Foster Drive
 Sault Ste. Marie ON P6A 5X6

Clerk
 The Corporation of the Town of Bruce Mines
 9126 Highway 17 East
 Bruce Mines, ON P0R 1C0

ENTIRE AGREEMENT

11. This Agreement including the recitals hereto constitutes the entire Agreement between the parties, and there are no representations, warranties, collateral agreements or conditions affecting this Agreement or the relationship of the parties or supported hereby other than as expressed herein in writing. Any amendment to this Agreement must be in writing, duly executed by the parties.

IN WITNESS WHEREOF the parties hereto have affixed their Corporate Seals attested by the signatures of their duly authorized signing officers to be effective as of the 13th day of April, 2015.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Per:

Mayor – Christian Provenzano

City Clerk – Malcolm White

We have authority to bind the Corporation.

THE CORPORATION OF THE TOWN OF BRUCE MINES

Per:

Mayor - Lory Patteri

Clerk – Donna Brunke

We have authority to bind the Corporation.

File B1.13

LEGAL\STAFF\LEGAL\BUILDING\B1.13 BRUCE MINES AGREEMENT RE PLANS REVIEW AND INSPECTION SERVICES APR 13 2015\AGREEMENT APRIL 13 15.DOCX

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2015-67

TEMPORARY STREET CLOSING: (S4.1) A by-law to permit the temporary closing of Queen Street East from Spring Street to March Street to facilitate the Passport to Unity/Diversity Downtown Event.

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 Spring Street to March Street from 11:00 a.m. to 2:00 p.m. on May 1st, 2015 to facilitate the Passport to Unity/Diversity Downtown Event.

2. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK – MALCOLM WHITE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2015-68

LICENSING: (L3) A by-law to prohibit vendors from locating on or near the grounds of Rotaryfest 2015.

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, **ENACTS** as follows:

1. **VENDORS PROHIBITED**

Without the prior written permission of Rotary Club of Sault Ste. Marie and despite the provisions of By-laws 3306 and 84-196, during July 11th - 19th, 2015 vendors licensed under those by-laws shall not locate on or near the grounds of Rotaryfest 2015 on Russ Ramsay Way south of the entrance to the Senior Drop In Centre, Foster Drive from Russ Ramsay Way to the east entrance to the south Civic Centre parking lot, south side of Bay Street between Brock and East Streets including the sidewalk and lower East Street south of Bay Street as shown on Schedule "A".

2. **PENALTY**

Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine as provided for in the Provincial Offences Act.

3. **SCHEDULE "A"**

Schedule "A" hereto forms part of its final passing.

4. **EFFECTIVE DATE**

This by-law is effective on the final date of its passing.

PASSED in open Council this 13th day of April, 2015.

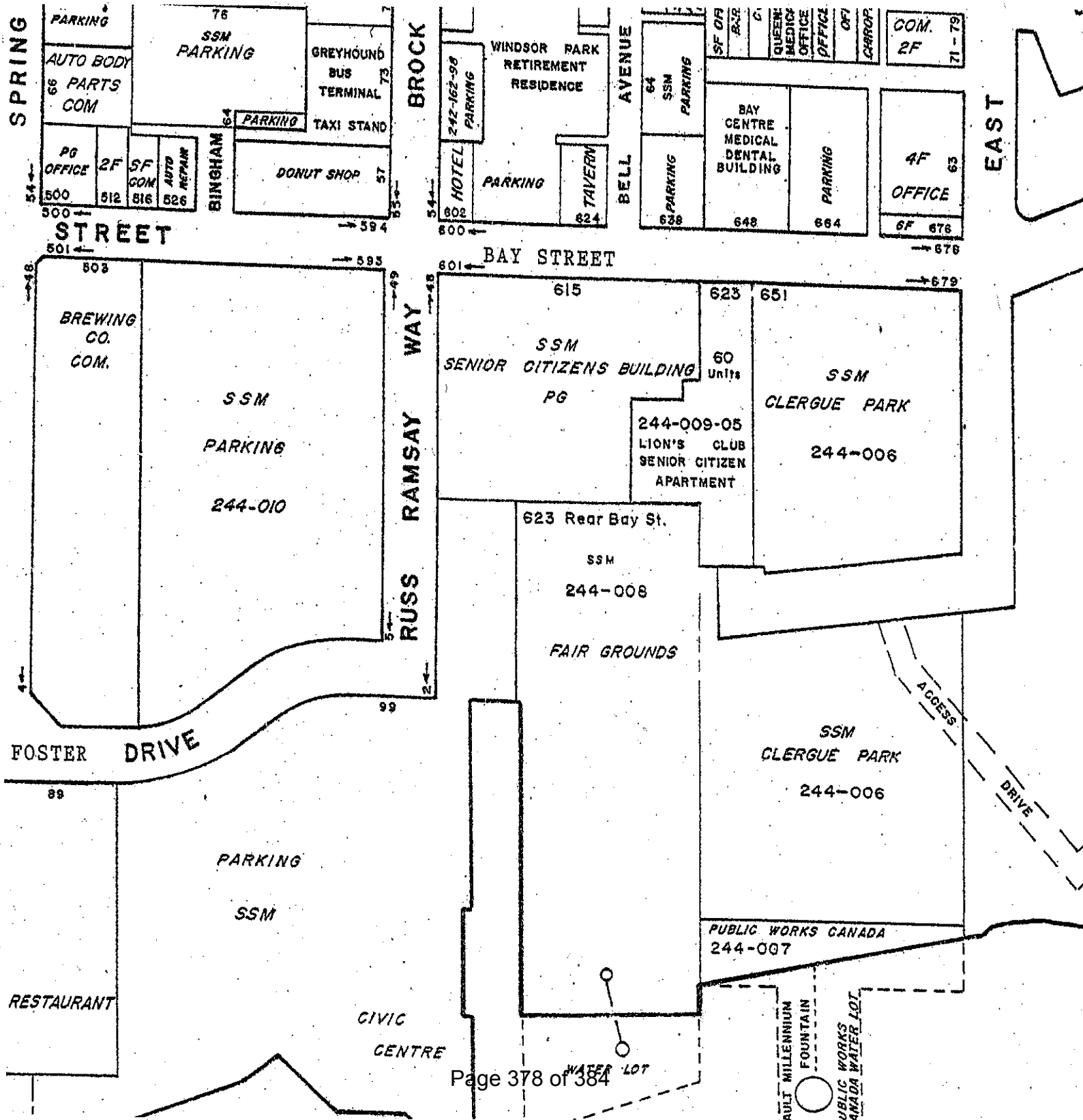
MAYOR – CHRISTIAN PROVENZANO

CITY CLERK – MALCOLM WHITE

da LEGAL\STAFF\BYLAWS\1. 2015\2015-68 PEDLAR ROTARYFEST 2015.DOC

SCHEDULE "A"

Vendors are prohibited from locating on or near the grounds of Rotaryfest 2015 as shown below.



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2015-22

LOCAL IMPROVEMENT: (L2.1) A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" pavement on Elizabeth Street from McMeeken Street to Queen Street East under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works.

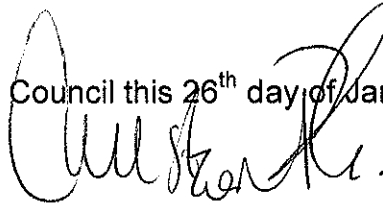
THEREFORE the Council of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. The Corporation shall construct the work described in Schedule "A" hereto as a local improvement under the said Act and in accordance with plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said work.
3. The construction and completion of the said work shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31st of the current year or in the alternative by ten equal annual installments.
8. The debentures to be issued for the loan to be effected to pay the cost of the work when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.

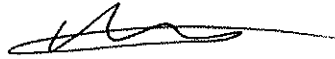
10. The said Schedule "A" and Schedule "B" form a part of this by-law.

11. This by-law comes into force on the day of its final passing.

Read the **FIRST** and **SECOND** time in open Council this 26th day of January, 2015.



MAYOR – CHRISTIAN PROVENZANO



CITY CLERK – MALCOLM WHITE

FIRST reading: January 26, 2015

SECOND reading: January 26, 2015

THIRD reading: April 13, 2015

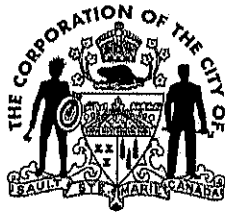
LEGAL\STAFF\BYLAWS\2015\2015-22 LOCAL IMPROVEMENT SANITARY SEWER Elizabeth St 1ST AND 2ND.DOC

Read the **THIRD** time in open Council and finally passed this 13th day of April, 2015.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK - MALCOLM WHITE

FIRST reading: January 26, 2015
SECOND reading: January 26, 2015
THIRD reading: April 13, 2015



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Civic Centre
99 Foster Drive
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

**LOCAL IMPROVEMENT CONSTRUCTION BY-LAW 2015-22, SECTION 3
REGULATION 586/06 MUNICIPAL ACT**

ENGINEER'S REPORT

2015 01 26

Nature of Work

Construction of: Construction of sanitary sewer, private drain
connection and Class "A" pavement
On: Elizabeth Street
From: McMeeken Street
To: Queen Street East

Estimated Cost of Work

\$408,000.00

Estimated Assessable Abutting Frontage

90.0m (Sanitary sewer)
106.8m (Class "A" pavement)

**Estimated Cost to be Borne by
Assessable Abutting Property**

\$4,568.86 (Sanitary sewer)
\$8,487.33 (Class "A" pavement)

**Estimated Cost to be Borne by
The Corporation**

\$394,943.81

Special Rate per Metre Frontage

\$30.50 (Sanitary sewer)
\$79.50 (Class "A" pavement)

Special Rate per Private Drain Connection

\$304.00

**Estimated Interest Rate
Term**

3%
10 years

Estimated Annual Rate per Metre Frontage

\$3.58 (Sanitary sewer)
\$9.32 (Class "A" pavement)

Estimated Annual Rate per Private Drain Connection

\$35.64

Estimated Lifetime of the Work

20 years

Respectfully submitted,

Recommended for approval,

Carl Rumel, P. Eng.
Design & Construction Engineer

Jerry D. Dolcetti, RPP
Commissioner of Engineering & Planning

CR/bb
attachments

**CORPORATION OF THE CITY OF SAULT STE. MARIE
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3**

SCHEDULE "A"

BY-LAW 2015-22

JOB NUMBER	STREET	FROM	TO	LENGTH	SIZE	#OF P.D.C.	ASSESSABLE FRONTAGE	ESTIMATED COST
A-2015-5-05	Elizabeth St	McMeeken St	Queen St East	100m	450mm	6	90.0m	\$4,568.86

CR/bb
2015 01 26

**CORPORATION OF THE CITY OF SAULT STE. MARIE
CLASS "A" PAVEMENT - SECTION 3**

SCHEDULE "B"

BY-LAW 2015-22

JOB NUMBER	STREET	FROM	TO	LENGTH	WIDTH	#OF P.D.C.	ASSESSABLE FRONTAGE	ESTIMATED COST
A-2015-7-04	Elizabeth St	McMeeken St	Queen St East	100m	10.0m	n/a	106.8m	\$8,487.33

CR/bb
2015 01 26