

AGENDA

REGULAR MEETING OF CITY COUNCIL

2011 01 24

4:30 P.M.

COUNCIL CHAMBERS

1. ADOPTION OF MINUTES

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the Minutes of the Regular Council Meeting of 2011 01 10 be approved.

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

3. APPROVE AGENDA AS PRESENTED

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that the Agenda for the 2011 01 24 City Council meeting as presented be approved.

4. DELEGATIONS/PROCLAMATIONS

- a) Departmental Presentations – Fire Services, Human Resources, Community Services
- b) The winners of the 2010 Christmas Lighting Awards Program will be in attendance to receive plaques and PUC credit certificates.
- c) Robin McDonald, President Bon Soo Winter Carnival will be in attendance concerning Proclamation – Ontario Winter Carnival Bon Soo Time.
- d) Mark Brown, Doc City Sault Ste. Marie will be in attendance concerning the Proclamation – Year of Citizen Involvement In Support of Doctor Recruitment in Sault Ste. Marie.

- e) Hal Mogg, a representative of Essar Steel Algoma Inc. employees, will be in attendance concerning Essar Employees Hockey Tournament – Bring a Doctor Home Bursary.
- f) Steffanie Date, Executive Director, Sault Youth Association will be in attendance concerning Sault Youth Association update.
- g) Dave Murphy, Acting CEO and Executive Director, Business Sault Ste. Marie, Dr. Richard Meyers, President, Algoma University and Dr. Ron Common, President, Sault College will be in attendance concerning agenda item 6.(8)(a).
- h) Steven McCarthy, Anna Boyonoski, Grace Tridico and a student, representing a community interest group and Ian McMillan, Executive Director – Tourism Sault Ste. Marie will be in attendance concerning agenda item 6.(8)(b).

PART ONE – CONSENT AGENDA

5. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTS; BOARDS AND COMMITTEES

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that all the items listed under date 2011 01 24 - Part One - Consent Agenda be approved as recommended.

- a) Correspondence from the City of Kingston concerning Heads and Beds Payments is attached for the information of Council.
- b) Correspondence from Donald Johnson concerning charitable donations is attached for the information of Council.

c) Boards and Committee Appointments

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that citizen Tessa Pino be appointed to the Historic Sites Board from January 10, 2011 to December 31, 2012.

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that citizen Andrea Reibmayr be appointed to the Sault Ste. Marie Physician Recruitment and Retention Committee from January 10, 2011 to December 31, 2011.

5. c) Mover: Councillor P. Christian
Seconder: Councillor F. Manzo
Resolved that citizens Fran Rose, Sarah Finn, Lucille Norman and Roxanne Rissanen be appointed to the Sault Ste. Marie Best for Kids Committee from January 10, 2011 to December 31, 2012.

d) **Staff Travel**

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Chief Administrative Officer dated 2011 01 24 concerning Staff Travel Requests be approved as requested.

e) **Property Tax Appeals**

A report of the City Tax Collector is attached for the consideration of Council.

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that pursuant to Section 357 of the Municipal Act, 2001, the adjustments for the tax accounts outlined on the City Tax Collector's report of 2011 01 24 be approved and that the tax records be amended accordingly.

f) **2011 Budget**

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Manager of Budgets and Revenue concerning 2011 Budget dated 2011 01 24 be accepted as information.

g) **Corporate Strategic Plan Refresh/Update**

A report of the Deputy Clerk & Manager of Quality Improvement is attached for the consideration of Council.

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that the report of the Deputy Clerk & Manager of Quality Improvement dated 2011 01 24 concerning Corporate Strategic Plan Refresh/Update be accepted and the proposed outline to develop the 2011-2014 plan be approved.

5. h) **West End Community Centre (WECC) – Solar Panel Project**

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

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that the report of the Commissioner Community Services dated 2011 01 24 concerning West End Community Centre – Solar Panel Project be accepted and the recommendation that staff proceed with the application process to the Ontario Power Authority be approved.

i) **Port Facility Security Certificate**

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Manager of Recreation & Culture dated 2011 01 24 concerning Port Facility Security Certificate be accepted and the recommendation that the Roberta Bondar Marina maintain the existing Occasional Use Facility (OUF) certification be approved.

j) **Former Municipal Fish Hatchery – Canal Driver**

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

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that the report of the Manager of Recreation and Culture dated 2011 01 24 concerning Former Municipal Fish Hatchery be accepted and the recommendation to refer this item to the 2011 Budget deliberations be approved.

k) **Community Emergency Management Coordinator (CEMC)**

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Fire Chief dated 2011 01 24 concerning Community Emergency Management Coordinator (CEMC) be accepted and the recommendation to proceed with the hiring of a fulltime non-union CEMC be approved.

l) **Eagle Feather Aviation Inc. – Helicopter Rides on January 29th and January 30th**

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

5. I) Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich
Resolved that the report of the City Solicitor dated 2011 01 24 be accepted to allow Eagle Feather Aviation Inc. to operate helicopter rides on January 29th and January 30th from the Gateway Site, conditional upon the operator providing proof of insurance showing the City as an additional insured on the policy, to the satisfaction of the Legal Department.
- m) **Downtown Farmers Market Feasibility Study**
A report of the Planning Department is attached for the consideration of Council.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich
Resolved that the report of the Planning Division dated 2011 01 24 concerning the Downtown Farmers Market Feasibility Study be accepted and the Planning Director's recommendation that City Council approved By-law 2011-14, awarding a contract with Urban Marketing Collaborative, with an upset limit of \$30,000 (including disbursements) to conduct a Downtown farmers' market feasibility study be endorsed.
- n) **Request for Flashing Lights at the Intersection of Goulais Avenue and Fourth Line West**
A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council.

Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2011 01 24 concerning Request for Flashing Lights at Intersection of Goulais Avenue and Fourth Line West be accepted and the recommendation that oversized stop signs be installed, brush clearing be performed and on-going monitoring of the situation be undertaken be approved.
- o) **Request for an All-way Stop at Farwell Terrace/Rossmore Road Intersection**
A report of the Commissioner of Public Works and Transportation is attached for the consideration of Council. This item was deferred at the December 12, 2010 Council Meeting.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that the report of the Commissioner, Public Works and Transportation Department dated 2010 12 13 concerning a Request for an All-way Stop at Farwell Terrace/Rossmore Road Intersection and the

recommendation that an all-way stop configuration not be installed at the Farwell Terrace/Rossmore Road Intersection be approved.

- p) **Ontario Heritage Act – Part IV Designation of the Bellevue Locomotive**
A report of the Chairperson of the Sault Ste. Marie Municipal Heritage Committee is attached for the consideration of Council.

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

Resolved that the report of the Chairperson, Municipal Heritage Committee dated 2011 01 24 concerning Ontario Heritage Act – Part IV Designation of the Bellevue Locomotive be accepted and the recommendation that the designation of the Locomotive at Bellevue Park under Part IV of the Ontario Heritage Act as recommended by the Sault Ste. Marie Municipal Heritage Committee be approved.

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES

6.(6) PLANNING

- (a) **Application No. A-1-11-Z –Jason Rioux. – 1191 Base Line**

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

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo

Resolved that the report of the Planning Division dated 2011 01 24 concerning Application No. A-1-11-Z – filed by Jason Rioux. - - 1191 Base Line be accepted and the Planning Director's recommendation that City Council approve the applicant's request and rezone the subject property from "M2.S" (Medium Industrial) zone with Special Exception 19 to Medium Industrial zone with an amended Special Exception as follows:

1. That condition 1 & 2, referring to increased minimum setbacks from Base Line be removed;
2. That a 'caretakers dwelling unit' be allowed in addition to those uses permitted in a "M2" (Medium Industrial) zone;

For the purposes of this by-law, 'caretakers dwelling unit' is defined as: Living accommodations for a caretaker who owns or operates the industrial uses on the subject property, be endorsed.

6.(8) BOARDS AND COMMITTEES

(a) Post Secondary Expansion – Algoma University and Sault College

A report of the Acting CEO, Economic Development Corporation is attached for the consideration of Council.

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that Council accept the presentations from the Economic Development Corporation, Algoma University and Sault College and that this item be referred to the 2011 Budget deliberations.

(b) Gateway Committee Update

A report of the TSSM/SSMEDC Gateway Committee is attached for the consideration of Council.

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that the report of the TSSM/SSMEDC Gateway Committee dated 2011 01 24 concerning Management Plan and Destination Attraction Development and Business Plan be accepted and the recommendation that \$100,000 of funds previously committed for Gateway site development be used in conjunction with \$100,00 obtained through a provincial grant program to develop such a plan be approved.

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

a) Mover: Councillor S. Myers

Seconder: Councillor P. Mick

Whereas former Mayor John Rowswell served this community well for ten years; and

Whereas it is the desire of City Council to establish a suitable legacy acknowledging his contributions and deep commitment towards building a stronger community in Sault Ste. Marie;

Therefore Be It Resolved that a committee of Council be established to look into the creation of an appropriate legacy in concurrence and agreement with the Rowswell family and report back to City Council with a recommendation; and

Further Be It Resolved that said committee members include Councillors Myers and Mick along with appropriate City staff and members of the Rowswell family.

7. b) Mover: Councillor S. Butland
Seconder: Councillor P. Mick
- Whereas Sault Ste. Marie has achieved credibility in its declaration of being the 'Alternative Energy Capital of North America' as a result of its potential to power a city of 500,000 inhabitants; and
- Whereas while the declaration unto itself has merit and advantages; investigation of value-added initiatives must be pursued; and
- Whereas the purchase of 'green energy' from private electrical retailers has attracted both residential and corporate bodies (e.g. Walmart, Bank of Montreal, Ontario Lottery and Gaming); and
- Whereas no location in North America possess the concentration of these 'green energy' sources as does Sault Ste. Marie and can legitimately claim to actually be providing green energy to consumers; and
- Whereas the sale and/or trading of Renewable Energy Certificates in the U.S.A. have become the currency of green energy valued in the millions of dollars;
- Therefore Be It Resolved that Council endorse a pre-feasibility (fact-finding) study to further investigate the possibility of Sault Ste. Marie becoming an 'alternative energy' retailer with the goal of utilizing potential profits to further our proclamation as the Alternative Energy Capital of North America.

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

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

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

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

AGREEMENTS

- a) 2011-18 A by-law to authorize an agreement between the City and Urban Marketing Collaborative in order to do a feasibility study of downtown farmers' market.

COMMUNITY SERVICES DEPARTMENT

- b) 2011-19 A by-law to amend by-law 2010-149.

10. **PARKING**

- c) 2011-20 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.

TAXES

- d) 2011-21 A by-law to provide for Interim Tax Levies.

TRAFFIC

- e) 2011-12 A by-law to amend Schedules "A", "Y" and "AA" to Traffic by-law 77-200.

Approved by Council Resolution on January 10, 2011.

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

LANE CLOSING

- f) 2010-133 A by-law to stop up, close and authorize the conveyance of a lane in the Eldridge Block "C" Subdivision, Plan 1043.

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

12. **ADDENDUM TO THE AGENDA**

13. **ADJOURNMENT**

Mover Councillor P. Christian
Seconder Councillor J. Krmpotich
Resolved that this Council shall now adjourn.

MAYOR

CLERK

MINUTES

REGULAR MEETING OF CITY COUNCIL

2011 01 10

4:30 P.M.

COUNCIL CHAMBERS

Present: Mayor D. Amaroso, Councillors L. Turco, S. Butland, S. Myers, M. Bruni, J. Krmpotich, B. Watkins, R. Niro, P Christian, F. Fata, T. Sheehan, F. Manzo, P. Mick

Officials: J. Fratesi, M. White, L. Bottos, B. Freiburger, N. Apostle, J. Elliott, J. Dolcetti, D. McConnell, R. Tyczinski, L. Ballstadt

ADOPTION OF MINUTES

Moved by: Councillor S. Butland

Seconded by: Councillor F. Manzo

Resolved that the Minutes of the Regular Council Meeting of 2010 12 13 be approved. CARRIED

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

2. APPROVE AGENDA AS PRESENTED

Moved by: Councillor P. Christian

Seconded by: Councillor J. Krmpotich

Resolved that the Agenda for the 2011 01 10 City Council meeting as presented be approved. CARRIED

4. DELEGATIONS/PROCLAMATIONS

a) Joyce Ferguson-Mowat, Public Health Inspector was in attendance concerning Proclamation – “Environmental Public Health Week”.

b) Sgt. Mike Davey, Co-ordinator Crime Stoppers was in attendance concerning proclamation – “International Crime Stoppers Month”.

- c) Randy Roy, Volunteer with the Alzheimer Society was in attendance concerning proclamation – “National Alzheimer Awareness Month”.
- d) David Shier, Development Officer, Sault Area Hospital Foundation and Denise Rodda were in attendance concerning a book recently authored by Ms. Rodda.
- e) Brian Curran, President and Kim Seabrook, Executive Director, Sault Ste. Marie Safe Communities Partnership were in attendance to provide Council with an update on the group’s activities.
- f) Fausto DiTommaso was in attendance concerning agenda item 6.(6)(a).

PART ONE – CONSENT AGENDA

5. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTS; BOARDS AND COMMITTEES

Moved by: Councillor S. Butland
Seconded by: Councillor F. Manzo

Resolved that all the items listed under date 2011 01 10 - Part One - Consent Agenda be approved as recommended, save and except 5.(j).
CARRIED

- a) Correspondence from AMO was received by Council.
- b) A notice from the Ministry of Northern Development and Mines concerning Terms of Reference for a Class Environmental Assessment was received by Council.
- c) Correspondence from the Manager, CTV Sault Ste. Marie concerning an application to the Canadian Radio-television & Telecommunications Commission was received by Council.

Moved by: Councillor F. Manzo
Seconded by: Councillor L. Turco

Resolved that City Council authorize Mayor Amaroso to send a letter to the Canadian Radio-television and Telecommunications Commission (CRTC) in support of the proposal of BCE to reacquire sole control of CTVglobemedia; and

Further Be It Resolved that MCTV be asked to increase local news coverage for the City of Sault Ste. Marie.

- d) Correspondence from the Columbus Centre to Councillor Manzo concerning a project about the Italian Canadian World War II experience was received by Council.

e) **Appointments to Boards and Committees**

Moved by Councillor S. Butland

Seconded by Councillor F. Manzo

Resolved that all the resolutions under date 2011 01 10 listed under Agenda item 5.(e) 1-38 inclusive are hereby approved. CARRIED

- 1) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich

Resolved that Councillors Steve Butland and Lou Turco, a representative from each of Social Services Department (Lynn Rosso) and the Planning Division (Jerry Dolcetti or designate), and citizens Jennifer Belyea, Don Calvert, Wayne King, Craig Kohler, Derrick Lavallee, Ann Marie McPhee, Catherine Meincke, Diane Morrell, Gerard Taylor and Evelyn Theriault be appointed to the Accessibility Advisory Committee from January 10, 2011 to December 31, 2012. CARRIED

- 2) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich

Resolved that Councillors Terry Sheehan, Rick Niro and Paul Christian (alternate) be appointed to Algoma District Municipal Association from January 10, 2011 to December 31, 2012. CARRIED

- 3) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo

Resolved that Councillor Marchy Bruni and citizens Guido Caputo and Karen Marinich be appointed to Algoma Public Health from January 10, 2011 to December 31, 2012. CARRIED

- 4) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo

Resolved that Councillor Brian Watkins be appointed to the Celebrating International Friendship Committee – Bridgewalk Group from January 10, 2011 to December 31, 2012. CARRIED

- 5) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich

Resolved that Councillors Marchy Bruni, Paul Christian, Frank Fata, Rick Niro, Lou Turco and citizen Irene Oktaba be appointed to the Christmas Lighting Award Program Judging Committee from January 10, 2011 to December 31, 2012. CARRIED

- 6) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich

- 6) Resolved that citizens Frank DelBosco, Robert Dumanski, Art Gualazzi Michael Sanzosti and Suzanne Farrell be appointed to the Committee of Adjustment from January 10, 2011 to November 30, 2014. CARRIED
- 7) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that Councillors Marchy Bruni, Joe Krmpotich, Susan Myers, and Ian McMillan of Tourism SSM and City Clerk Malcolm White be appointed to the Conferences & Major Special Events Funding Committee January 10, 2011 to December 31, 2012. CARRIED
- 8) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo
Resolved that citizens Carlo Barban, Suzanne Farrell Luca Robibaro and Ozzie Grandinetti (alternate) be appointed to the Court of Revision – Local Improvement from January 10, 2011 to December 31, 2012. CARRIED
- 9) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich
Resolved that Deputy City Clerk and Manager of Quality Improvement (Rachel Tyczinski) be appointed to the CQI - Community Performance Report Committee from January 10, 2011 to December 31, 2012. CARRIED
- 10) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that Councillor Terry Sheehan and citizens Elspeth Belair, Irene Oktaba and Chris Rous be appointed to the Cultural Advisory Board from January 10, 2011 to December 31, 2012. CARRIED
- 11) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich
Resolved that Councillors Frank Fata, Rick Niro and Brian Watkins be appointed to the Dangerous Dog Committee from January 10, 2011 to December 31, 2012. CARRIED
- 12) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo
Resolved that Councillor Steve Butland, staff representatives from Engineering Department and Public Works and Transportation Department, one Ministry of the Environment representative and citizens Gordon Adams, Kathy Lemieux, Rosina MacDonald, Peter McLarty, and Ian Thompson be appointed to the Environmental Monitoring Committee from January 10, 2011 to December 31, 2012. CARRIED

- 13) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich
Resolved that Councillor Lou Turco be appointed to the Federation of Northern Ontario Municipalities (FONOM) from January 10, 2011 to December 31, 2012. CARRIED
- 14) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that Mayor Debbie Amaroso and Councillors Marchy Bruni, Frank Fata, Joe Krmpotich and Terry Sheehan, the Commissioner of Finance, the Manager of Budgets and Revenue and the Manager of Finance and Audits and Chief Administrative Officer (non-voting member) be appointed to the Finance Committee from January 10, 2011 to December 31, 2012. CARRIED
- 15) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich
Resolved that Councillor Susan Myers and citizens Nancy Aronson, Carol Caputo, Andrea Furber, Carl Gruhzit, Suzanne Hanna, Harriet Hershey, Shelley V. Howard, Kelly Marshall, Kathryn McAuley Yukich, Judy McGonigal and Brian Tremblay be appointed to the Historic Sites Board from January 10, 2011 to December 31, 2012. CARRIED
- 16) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo
Resolved that Councillor Marchy Bruni be appointed to the Humane Society from January 10, 2011 to December 31, 2012. CARRIED
- 17) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich
Resolved that Councillor Lou Turco and citizens Lloyd Beilhartz, David Ellis, Robert Ewing, Roger Kinghorn, Anne MacGregor, Kelly Marshall, Harvey Robbins, Ted Wall and Bryan Hayes be appointed to the Municipal Heritage Committee from January 10, 2011 to December 31, 2012. CARRIED
- 18) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that Councillors Steve Butland, Pat Mick and Terry Sheehan be appointed to the Municipal Environmental Initiatives Committee (Green Committee) from January 10, 2011 to December 31, 2012. CARRIED
- 19) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich

- 19) Resolved that Councillors Paul Christian, Pat Mick and Susan Myers be appointed to the Municipal Handbook Committee from January 10, 2011 to December 31, 2012. CARRIED
- 20) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo
Resolved that Councillor Brian Watkins and citizens Jerry Bumbacco, Robert J. Carricato, Gino Cavallo, Deane Greenwood, Mac Headrick, Mark Kontulainen, Susan Milne and Barry Rushon be appointed to the Parks and Recreation Advisory Committee from January 10, 2011 to December 31, 2012. CARRIED
- 21) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich
Resolved that citizens Jeff Arbus, Carlo Barban, Peter Berlingieri, Suzanne Farrell, Catherine Meincke, Wayne Mezzomo and Joel Rowswell be appointed to the Planning Advisory Committee from January 10, 2011 to December 31, 2012. CARRIED
- 22) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that Councillors Marchy Bruni and Pat Mick be appointed to the PUC Inc. Board of Directors from January 10, 2011 to December 31, 2012. CARRIED
- 23) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich
Resolved that citizens Carlo Barban, Suzanne Farrell and Ozzie Grandinetti be appointed to the Residential Standards Committee from January 10, 2011 to December 31, 2012. CARRIED
- 24) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo
Resolved that Councillor Susan Myers be nominated to the Sault Area Hospital Board of Directors from January 10, 2011 to December 31, 2012. CARRIED
- 25) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich
Resolved that Councillors Joe Krmpotich and Pat Mick, a Social Services Department representative (Florence Lake) and citizens Paul Beach, Helen Calvelli, Lorna Connolly Beattie, Wayne Greco, Heather Hicks, Jennifer Miller, Dana Peterson, Karen Poirier, Diana Taranto and Jill Thatcher be appointed to the Sault Ste. Marie Best for Kids Committee from January 10, 2011 to December 31, 2012. CARRIED

- 26) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that Councillors Paul Christian, Joe Krmpotich, Pat Mick, Susan Myers, Rick Niro and Lou Turco be appointed to the Sault Ste. Marie District Social Services Administration Board from January 10, 2011 to December 31, 2012. CARRIED
- 27) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich
Resolved that Mayor Debbie Amaroso (ex officio) and Councillor Susan Myers be appointed to the Sault Ste. Marie Economic Development Corporation Board of Directors from January 10, 2011 to December 31, 2012. CARRIED
- 28) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo
Resolved that Mayor Debbie Amaroso and Councillors Pat Mick and Terry Sheehan be appointed to the Sault Ste. Marie Emergency Measures Planning Committee from January 10, 2011 to December 31, 2012. CARRIED
- 29) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich
Resolved that Mayor Debbie Amaroso (ex officio) and Councillor Steve Butland be appointed to the Sault Ste. Marie Innovation Centre Board of Directors from January 10, 2011 to December 31, 2012. CARRIED
- 30) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that citizens Elspeth Belair, Wayne Cohen, Wayne Greco, Bill Latham, Irene Oktaba, Moyra O'Pallie, Chris Rous, Frances Ryan and Doreen Simard be appointed to the Sault Ste. Marie Library Board from January 10, 2011 to November 30, 2014. CARRIED
- 31) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich
Resolved that Mayor Debbie Amaroso, Councillor Terry Sheehan, Chief Administrative Officer Joe Fratesi and citizen Jim Aquino be appointed to the Sault Ste. Marie Physician Recruitment and Retention Committee from January 10, 2011 to December 31, 2012. CARRIED
- 32) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo
Resolved that Mayor Debbie Amaroso, Councillor Pat Mick and citizen James Greco be appointed to the Sault Ste. Marie Police Services Board from January 10, 2011 to December 31, 2012. CARRIED

- 33) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich
Resolved that Councillors Frank Manzo and Susan Myers and citizens Ozzie Grandinetti and Bryan Hayes be appointed to the Sault Ste. Marie Region Conservation Authority from January 10, 2011 to December 31, 2012. CARRIED
- 34) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that Councillor Brian Watkins, three representatives of the Downtown Association, a representative of Chamber of Commerce and citizens Jasmyn Pozzo and Alan Patrick Smith be appointed to the Sault Ste. Marie Walk of Fame Selection Committee from January 10, 2011 to December 31, 2012. CARRIED
- 35) Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich
Resolved that two representatives of the Engineering and Planning Department (Peter Tonazzo, Susan Hamilton Beach, Catherine Taddo-alternate) be appointed to the Source Protection Committee from January 10, 2011 to December 31, 2012. CARRIED
- 36) Moved by Councillor S. Butland
Seconded by Councillor F. Manzo
Resolved that one representative from the Engineering and Planning Department (Susan Hamilton Beach) be appointed to the St. Mary's River Binational Public Advisory Committee from January 10, 2011 to December 31, 2012. CARRIED
- 37) Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich
Resolved that one representative from the Community Services Department (Joe Cain) be appointed to the St. Mary's River Marine Heritage Centre (Norgoma) from January 10, 2011 to December 31, 2012. CARRIED
- 38) Moved by Councillor P. Christian
Seconded by Councillor F. Manzo
Resolved that Councillors Steve Butland, Joe Krmpotich, Pat Mick and Terry Sheehan be appointed to the West End Community Centre Steering Committee January 10, 2011 to December 31, 2012. CARRIED

f) **Council Travel**

Moved by: Councillor S. Butland
Seconded by: Councillor J. Krmpotich

Resolved that Councillor Lou Turco be authorized to travel to an AMO Executive/Board Meeting being held in Toronto (two days in January) at a cost of \$300.00 to the City. CARRIED

g) **Staff Travel**

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

Moved by: Councillor S. Butland
Seconded by: Councillor F. Manzo

Resolved that the report of the Chief Administrative Officer dated 2011 01 11 concerning Staff Travel Requests be approved as requested. CARRIED

h) **2011 Corporate Membership Fees**

The report of the Deputy City Clerk was accepted by Council.

Moved by: Councillor P. Christian
Seconded by: Councillor J. Krmpotich

Resolved that the report of the Deputy City Clerk dated 2011 01 10 be accepted and the recommendation to proceed with payment of 2011 Corporate Membership Fees be approved. CARRIED

i) **2010 Municipal Election Accessibility Measures**

The report of the City Clerk was accepted by Council.

Moved by: Councillor S. Butland
Seconded by: Councillor F. Manzo

Resolved that the report of the City Clerk dated 2011 01 10 concerning 2010 Municipal Election Accessibility Measures be accepted as information. CARRIED

j) **Boards and Committees**

The report of the City Clerk was accepted by Council.

Moved by: Councillor S. Butland
Seconded by: Councillor J. Krmpotich

Resolved that the report of the City Clerk dated 2011 01 10 concerning Boards and Committees Review be accepted and the recommendation of the Boards and Committees Review Committee (2007) that honoraria payments to citizen appointees serving on committees created and regulated by Council be eliminated (specifically Parks and Recreation Advisory Committee and Planning Advisory Committee) be approved. CARRIED

j) Moved by: Councillor S. Myers
Seconded by: Councillor P. Mick
Whereas there is an amount of approximately \$14,000 in the 2011 budget that has previously been used for payment of honorarium to citizens for Parks and Recreation and Planning Advisory Committees; and
Whereas it is the desire of City Council to reimburse approved expenses incurred by citizens on any Council appointed Board or Committee when requested to carry out a specific activity of business related to the duties of that appointment and in keeping with relative city policy regarding such;
Therefore Be It Resolved that these monies be identified in the 2011 budget as a Boards and Committees Citizen Reimbursement Fund; and
Further Be It Resolved that Finance Department staff report back to Council in advance of the 2012 budget with information as to what extent the fund was used. CARRIED

k) **2011 Ontario Municipal Partnership Fund (OMPF) Grant**
The report of the Commissioner of Finance and Treasurer was accepted by Council.

Moved by: Councillor P. Christian
Seconded by: Councillor J. Krmpotich
Resolved that the report of the Commissioner of Finance and Treasurer dated 2011 01 10 concerning 2011 Ontario Municipal Partnership Fund (OMPF) Grant be accepted as information. CARRIED

l) **Recreation Infrastructure Canada Program (RInC) – Extension Request**
The report of the Commissioner of Community Services was accepted by Council.

Moved by: Councillor S. Butland
Seconded by: Councillor F. Manzo
Whereas the federal and provincial governments are providing a one-time extension of the deadline for funding of projects under the Infrastructure Stimulus Fund, Building Canada Fund – Communities Top-Up, the Recreational Infrastructure Canada/Ontario Recreation Program from March 31, 2011 to October 31, 2011; and
Whereas all funding from the Government of Canada and Ontario will cease after October 31, 2011; and
Whereas the Corporation of the City of Sault Ste. Marie has asked the provincial government for an extension to federal and provincial funding to October 31, 2011 for the following projects:

I)	Program	Project Number	Project Title	Total Eligible Cost
	RIn C	1324	Roberta Bondar Pavilion Exterior Fabric Replacement	\$1,270,000
	RInC	1327	Greco Pool Mechanical Systems Upgrade	\$ 150,000
	RInC	1328	Manzo Pool Mechanical Systems Upgrade	\$ 150,000

Therefore Be It Resolved that the Corporation of the City of Sault Ste. Marie attests that it will continue to contribute its share of the required funding for the aforementioned projects; and

Further Be It Resolved that actual claims for all eligible costs incurred by March 31, 2011, for the aforementioned projects must be and will be submitted no later than April 30, 2011; and

Further Be It Resolved that the Corporation of the City of Sault Ste. Marie will ensure that the projects will be completed. CARRIED

m) Infrastructure Stimulus Projects – Deadline Extension

The report of the Commissioner Engineering & Planning Department was accepted by Council.

Moved by: Councillor P. Christian

Seconded by: Councillor J. Krmpotich

Whereas the federal and provincial governments are providing a one-time extension of the deadline for funding of projects under the Infrastructure Stimulus Fund, Building Canada Fund – Communities Top-Up, the Recreational Infrastructure Canada/Ontario Recreation Program and the Knowledge Infrastructure Program from March 31, 2011 to October 31, 2011; and

Whereas all funding from the Government of Canada and Ontario will cease after October 31, 2011; and

Whereas the Corporation of the City of Sault Ste. Marie has asked the provincial government for an extension to federal and provincial funding to October 31, 2011 for the following projects:

Program	Project Number	Project Title	Total Eligible Cost
ISF	1814	New Municipal Building for Algoma Public Health	\$22,000,000
ISF	1854	Hub Trail & Waterfront Walkway Expansion	\$ 5,000,000

Therefore Be It Resolved that the Corporation of the City of Sault Ste. Marie attests that it will continue to contribute its share of the required funding for the aforementioned projects; and

Further Be It Resolved that actual claims for all eligible costs incurred by March 31, 2011, for the aforementioned projects must be and will be submitted no later than April 30, 2011; and

m) Further Be It Resolved that the Corporation of the City of Sault Ste. Marie will ensure that the projects will be completed. CARRIED

n) **Environmental Assessment – Engineering Agreement**
Third Line East and Black Road – Hospital Entrance to Second Line

The report of the Commissioner Engineering & Planning Department was accepted by Council. The relevant By-law 2011-68 is listed under Item 10 of the Minutes.

o) **Licence of Occupation Request: Sault Trailblazers Staging Area at Strathclair Park**

The report of the City Solicitor was accepted by Council. The relevant By-law 2011-11 is listed under Item 10 of the Minutes.

p) **Denis Pepin – 165 Avery Road – A-7-10-OP – By-law 2010-109**

The report of the City Solicitor was accepted by Council.

Moved by: Councillor P. Christian

Seconded by: Councillor J. Krmpotich

Resolved that the report of the City Solicitor dated 2011 01 10 concerning Denis Pepin – 165 Avery Road – A-7-10-OP – By-law 2010-109 be received as information. CARRIED

q) **Council Honourariums**

The report of the City Solicitor was accepted by Council.

Moved by: Councillor P. Christian

Seconded by: Councillor F. Manzo

Resolved that the report of the City Solicitor dated 2011 01 10 concerning Council Honorariums be accepted and the recommendation that Council take no action and allow the one-third tax exemption to stand be approved. CARRIED

r) **Disposal of Northern Breweries Property at 503 Bay Street**

The report of the City Solicitor was accepted by Council.

Moved by: Councillor S. Butland

Seconded by: Councillor F. Manzo

Resolved that the report of the City Solicitor dated 2011 01 10 concerning Disposal of Northern Breweries Property at 503 Bay Street be accepted and the recommendation that the offer from Gary Chevolleau at \$465,000 be accepted; and

Further Be It Resolved that the property at 503 Bay Street be vested in the City's name just prior to its transfer to Gary Chevolleau for \$465,000 be approved. CARRIED

s) **Traffic By-law 77-200 Amendments**

The reports of the Deputy Commissioner, Public Works and Transportation were accepted by Council.

Moved by: Councillor S. Butland

Seconded by: Councillor J. Krmpotich

Resolved that the reports of the Deputy Commissioner Public Works and Transportation dated 2011 01 10 concerning amendments to By-law 77-200 for the following areas:

Douglas Street

Designated School Zones

Northland Road

Superior Drive

Princess Crescent

Pilgrim Street

Be accepted and that the recommendations which will be enacted by by-law at a future meeting of Council be approved. CARRIED

PART TWO – REGULAR AGENDA

6. **REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES**

6.(2) **COMMUNITY SERVICES DEPARTMENT**

(a) **West End Community Centre – Update**

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

Moved by: Councillor S. Butland

Seconded by: Councillor J. Krmpotich

Resolved that the reports of the Commissioner Community Services and the Commissioner of Finance and Treasurer dated 2011 01 10 concerning the West End Community Centre (WECC) be accepted and the recommendation that Council approve the issuance of \$5,850,000 of long term debt or loans to finance the West End Community Centre be approved; and

Further Be It Resolved that the tender to construct the West End Community Centre be awarded to George Stone & Sons based on the following:

Original bid submission by George Stone & Sons	\$ 10,567,500
Addition of Storage Room	\$ 133,338
Addition of upgraded field turf (Duraspina Pro)	\$ 11,608
Deduction of Value Management items	\$ (871,224)

6.(2) Total Cost of contract to George Stone & Sons \$ 9,841,222
(a) CARRIED

Recorded Vote

For: Mayor D. Amaroso, Councillors L. Turco, S. Butland, S. Myers, M. Bruni, J. Krmpotich, B. Watkins, R. Niro, P. Christian, F. Fata, T. Sheehan, P. Mick

Against: Councillor F. Manzo

Moved by: Councillor F. Manzo

Seconded by: Councillor L. Turco

Resolved that agenda item 6.(2)(a) be deferred to the January 24, 2011 Council Meeting.

Recorded Vote

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

Against: Mayor D. Amaroso, S. Butland, S. Myers, M. Bruni, J. Krmpotich, B. Watkins, R. Niro, P. Christian, T. Sheehan, P. Mick

DEFEATED

6.(6) **PLANNING**

(a) **Application No. A-15-10-Z.OP – 2252927 Ontario Inc. – 622 Great Northern Rd (rear)**

The report of the Planning Division was accepted by Council.

Moved by: Councillor S. Butland

Seconded by: Councillor F. Manzo

Resolved that the report of the Planning Division dated 2011 01 10 concerning Application No. A-15-10-Z.OP – filed by 2252927 Ontario Inc. - 622 Great Northern Road (rear) be accepted and the Planning Director's Recommendation that City Council approve Official Plan Amendment No. 175, re-designating Blocks 'A', 'B' and 'C' to Commercial on Official Plan Land Use Schedule 'C', and that City Council approve rezoning Blocks 'A' and 'B' from "R2" (Single Detached Residential) zone to "C4" (General Commercial) zone, subject to the 4 conditions contained in the report, be endorsed. CARRIED

6.(6) **Application No. A-17-10-Z – City of Sault Ste. Marie – 115 Fourth Line**

(b) **East (rear)**

The report of the Planning Division was accepted by Council.

Moved by: Councillor P. Christian

Seconded by: Councillor F. Manzo

Resolved that the report of the Planning Division dated 2011 01 10 concerning Application No. A-17-10-Z – filed by the City of Sault Ste. Marie – 115 Fourth Line East (rear) be accepted and the Planning Director's Recommendation that City Council approve the application and rezone the subject property from Rural Area with a Special Exception to Institutional zone, and that City Council repeal Special Exception 170 from the subject property only. Special Exception 170 will remain on the front portion of 115 Fourth Line East, be endorsed. CARRIED

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

a) Moved by: Councillor P. Christian

Seconded by: Councillor S. Butland

Whereas 15 accidents have occurred on the Wellington St. E./Bennett Boulevard roadway resulting in 4 vehicles causing property damages to rear yard fences and sheds; potentially endangering lives.

Be It Resolved that Public Works and Traffic prepare a report on the advisability, appropriate length and associated costs with erecting a barricade at this section of roadway. CARRIED

b) Moved by: Councillor S. Butland

Seconded by: Councillor P. Christian

Whereas the Senior Drop In Centre accommodates up to 400 people per day and 5 or 6 set up and clean ups are required to facilitate activities such as Tai Chi, Art, Bridge, Crafts, Pool etc; and

Whereas the present part-time maintenance individual is not sufficient to address the above, necessitating some of the senior participants to engage in the physical requirements of the above; and

Whereas this has been an ongoing issue for about 5 years:

Be It Resolved that Human Resources prepare a report on the feasibility and associated costs of extending the present ½ time individual to a full time position and that this extra cost be considered by Council as part of the 2011 budget considerations. CARRIED

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

9. ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE

10. CONSIDERATION AND PASSING OF BY-LAWS

Moved by Councillor S. Butland
Seconded by Councillor J. Krmpotich

Resolved that all by-laws listed under item 10 of the Agenda under date 2011 01 10 be approved. CARRIED

Resolved that By-law 2011-5 being a by-law to authorize an agreement between the City and Soo Greyhounds Inc. for seasons 2006-2007 through to the 2025-2026 hockey seasons be PASSED in open Council this 10th day of January, 2011. CARRIED

Resolved that By-law 2011-6 being a by-law to authorize the execution of an agreement between the City and AECOM Canada Ltd. for an environmental assessment for potential road improvements to Third Line East and Black Road from the hospital entrance to Second Line be PASSED in open Council this 10th day of January, 2011. CARRIED

Resolved that By-law 2011-10 being a by-law to appoint members to various Local Boards in the City of Sault Ste. Marie be PASSED in open Council this 10th day of January, 2011. CARRIED

Resolved that By-law 2011-8 being a by-law to amend marriage license fees to \$120 be PASSED in open Council this 10th day of January, 2011. CARRIED.

Resolved that By-law 2011-11 being a by-law to authorize a temporary licence of occupation between the City and The Sault Trailblazers Snowmobile Club Inc. for the use of lands at Strathclair Park be PASSED in open Council this 10th day of January, 2011. CARRIED.

Resolved that By-law 2011-7 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 10th day of January, 2011. CARRIED.

Resolved that By-law 2011-3 being a by-law to authorize the vesting in the City's name and subsequent sale to Gary Chevolleau of the property known municipally as 503 Bay Street be PASSED in open Council this 10th day of January, 2011. CARRIED

Resolved that By-law 2011-4 being a by-law to amend By-law 86-134 regarding benefits for members of Council be PASSED in open Council this 10th day of January, 2011. CARRIED.

Resolved that By-law 2011-2 being a by-law to re-adopt Official Street Names List be PASSED in open Council this 10th day of January, 2011. CARRIED

Resolved that By-law 2011-1 being a by-law to consolidate of amendments to Traffic By-law 77-200 be PASSED in open Council this 10th day of January, 2011. CARRIED

Resolved that By-law 2011-9 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 115 Fourth Line East (rear) City of Sault Ste. Marie be PASSED in open Council this 10th day of January, 2011. CARRIED

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

12. **ADDENDUM TO THE AGENDA**

13. **ADJOURNMENT**

Moved by Councillor P. Christian
Seconded by Councillor J. Krmpotich
Resolved that this Council shall now adjourn.

MAYOR

CLERK



Office of the City Clerk

RECEIVED
CITY CLERK

JAN - 5 2011

NO. _____

December 22, 2010

TO: Ontario Municipalities with Population over 50,000

Dear Sir:

RE: CITY OF KINGSTON – DECEMBER 21, 2010 – MOTION (2) – HEADS AND BEDS PAYMENT

I would confirm that Kingston City Council, at its regular Council meeting held on December 21, 2010, approved the following Motion (2):

- (2) Moved Councillor Glover
Seconded Councillor Hector

WHEREAS many Kingston residents believe their property taxes are significantly higher than other communities in Ontario, when they compare their own experience with what is reported, for example, in the "Done Deals" column of the *Globe & Mail*; and,

WHEREAS approximately 75% of Kingston property assessment revenues is derived from the residential base, and this is widely regarded as being significantly out of balance with other Ontario communities; and,

WHEREAS Kingston has an exceptionally large number of exempt properties, owned either federally, provincially, or by post secondary education institutions and hospitals; and,

WHEREAS the payment in lieu of taxes made by the Province of Ontario on behalf of post secondary education institutions and hospitals was \$50 per student and hospital bed in 1973, which changed to \$75 in 1987 and remains at that rate; and,

WHEREAS when Kingston City Council on August 14, 2007, adopted a motion about payments in lieu of taxes, staff had found that "in Kingston, the maximum payment-in-lieu of tax for 2007 is \$1,544,400 (20,592 students @ \$75 ea), which represents just under 25% of the amount of taxes that would be levied (\$6,288,319) if the property had been classified and taxed pursuant to its use"; and,

WHEREAS if the 1973 flat rate was adjusted for inflation the current rate would be \$240 per student and hospital bed, resulting in a payment to Kingston of approximately \$5.0 million; and,

WHEREAS if the 1987 flat rate was adjusted for inflation the current payment would be approximately \$2.5 million; and, **WHEREAS** on August 12, 2008, Kingston City Council adopted a motion calling on the Province of Ontario to raise the "heads and beds" rate at least to match the inflation since 1987, and "to meet with officials from Kingston and other municipalities affected by this law to discuss a fairer way that is closer to the fair market value of the properties to compensate for the loss of property taxes ..."; and,

WHEREAS on May 25, 2010, subsequent to the Supreme Court of Canada's ruling that the federal government regulations "require that the [federal] tax rate be calculated as if the federal property were taxable property belonging to a private owner," Kingston City Council again adopted a motion calling on the Province of Ontario to review the "heads and beds" payments in lieu of taxes; and,

WHEREAS the Province of Ontario has taken no action on the motions of August 14, 2007, August 12, 2008, and May 25, 2010;

...continued on Page 2

The Corporation of the City of Kingston
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

cdowns@cityofkingston.ca

Motion (2), December 21, 2010 Page 2

THEREFORE BE IT RESOLVED THAT:

1. The City pursue with the province, together with other municipalities, an increase in the "heads and beds" payment; and,
2. The CAO provide Council with periodic updates, and at least not later than the end of June 2011, on progress made; and,
3. Copies of this motion be sent to all Ontario municipalities; the Association of Municipalities of Ontario; the Honourable Dalton McGuinty, Premier of Ontario; the Honourable Dwight Duncan, Minister of Finance; the Honourable Rick Bartolucci, Minister of Municipal Affairs and Housing, and the Honourable John Gerretsen, MPP for Kingston and the Islands.

CARRIED

Yours truly,

Carolyn Downs
City Clerk

/ki

Cc: Councillor B. Glover

File No.

The Corporation of the City of Kingston
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

cdowns@cityofkingston.ca

5(b)

DONALD K. JOHNSON, O.C., LL.D.
302 BAY STREET, MAIN FLOOR
TORONTO, ON M5X 1A1

January 12, 2011

Mayor Debbie Amaroso
Civic Centre, Level Four
99 Foster Drive, P.O. Box 580
Sault Ste. Marie, Ontario P6A 5N1

Dear Mayor Amaroso,

RECEIVED
JAN 17 2011
MAYOR'S OFFICE

RE: An Opportunity to Increase Private Sector Funding for Your Charities

Prior to the 2006 budget, when the federal government eliminated the capital gains tax on gifts of listed securities to registered charities, mayors of 33 cities across Canada wrote letters of support for this measure to the Minister of Finance. Because municipalities derive their revenues primarily from property taxes, not income taxes, there was no tax revenue cost to the municipalities, but charitable organizations in their communities would receive incremental funding from private donations of listed securities.

Charities in your community are now facing new fiscal challenges. Federal, provincial, and municipal governments are focussing on deficit reduction, primarily through reductions and/or restraint in government spending, rather than tax increases. However, the demand for the vital services provided by our not-for-profit sector continues to grow. As our population ages, the need for healthcare services increases. The disadvantaged in our society need additional support during this period of economic uncertainty. Our universities and arts and cultural organizations also face fiscal challenges in this uncertain economic environment.

This challenge also presents an opportunity. You, as Mayor, can help unlock significant donations from residents in your community. **In its upcoming budget, the federal government can expand the capital gains tax exemption to include gifts of two other appreciated capital assets – private company shares and real estate.** Gifts of both these asset classes are exempt from capital gains taxes in the United States and they should be in Canada as well. Also, we should equalize tax treatment between publically traded and private companies for share donations to charity.

Communication of your support for these proposals to your local Member of Parliament with a copy to the Minister of Finance would be very helpful and much appreciated. To simplify the process, attached is a draft of suggested letters, which you could personalize and forward to your local MP and the Finance Minister. Also attached is a copy of a communiqué that was sent to the 1,800 members of the Federation of Canadian Municipalities on Wednesday, December 8, 2010, which brings attention to this unique opportunity.

Please feel free to contact me if you have any comments or questions.

Yours sincerely,



The following communiqué was distributed on Wednesday, December 8th to the 1,800 members of the Canadian Federation of Municipalities.

A Campaign to Support Local Charities in Next Federal Budget

As Canada recovers from the recession and our governments deal with their budget deficits, not-for-profit organizations across the country face fundraising challenges. That puts a strain on organizations that do valuable work in our cities and communities.

One way the federal government can help would be to waive the capital gains tax on charitable donations of real estate and private-company stock. This would make it more affordable for individuals to donate valuable assets to non-profit organizations.

As well, this action would build on the federal government's earlier decision to waive the capital gains tax on another type of financial asset: listed securities. That move was made possible partly by the support of numerous municipal leaders.

The organizer of the campaign is asking supporters to write to their MPs on the issue. To find out how you can get involved, please contact Don Johnson, the lead organizer for the campaign to waive the capital gains tax on charitable donations:

Don Johnson, Advisory Board Member
Bank of Montreal
don.johnson@bmo.com<mailto:don.johnson@bmo.com>
Tel: 416-359-4119.

DRAFT**Suggested Draft Letter to Finance Minister Jim Flaherty**

Honourable James M. Flaherty
Minister of Finance
Department of Finance Canada
140 O'Connor Street
Ottawa, Ontario K1A 0G5

Dear Mr Finance Minister,

Charities across Canada are facing fundraising challenges as the federal, provincial, and municipal governments are shifting their focus from fiscal stimulus to deficit reduction. As your government has committed not to raise taxes or reduce transfer payments to the provinces, a balanced budget can only be achieved through expenditure reduction and restraint.

Your upcoming budget provides the federal government with an opportunity to unlock greater private wealth for public good on a basis that is much more tax effective than direct government spending. You can capitalize on the enormous success of the elimination of the capital gains tax on gifts of listed securities by expanding this capital gains tax exemption to include gifts of private company shares and real estate. Under these proposals, the charity would not issue a tax receipt to the donor until it had received the cash proceeds from the sale of the asset.

Not-for-profit organizations in our municipality would benefit from these measures, as residents in our community would be able to donate their private company shares and/or real estate without having to pay capital gains tax on their gift.

As mayor of [], I urge you to implement these measures in your upcoming budget. The residents of our city and all Canadians will be grateful.

Thank you for your support. Please contact me if you have any comments or questions.

Yours truly,

DRAFT**Suggested Draft Letter to Local Member of Parliament**

Dear

Charities across Canada are facing fundraising challenges as the federal, provincial, and municipal governments are shifting their focus from fiscal stimulus to deficit reduction. As the federal government has committed not to raise taxes nor reduce transfer payments to the provinces, a balanced budget can only be achieved through expenditure reduction and restraint.

The upcoming budget provides the federal government with an opportunity to unlock greater private wealth for public good on a basis that is much more tax effective than direct government spending. It can capitalize on the enormous success of the elimination of the capital gains tax on gifts of listed securities by expanding this capital gains tax exemption to include gifts of private company shares and real estate. Under these proposals, the charity would not issue a tax receipt to the donor until it had received the cash proceeds from the sale of the asset.

Not-for-profit organizations in our municipality would benefit from these measures, as residents in our community would be able to donate their private company shares and/or real estate without having to pay capital gains tax on their gift.

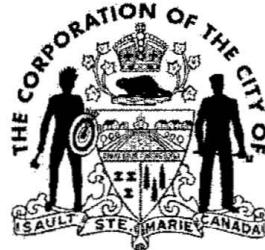
As mayor of [], I urge you to communicate your support to Finance Minister Jim Flaherty and Prime Minister Stephen Harper (for Conservative MPs), Liberal Leader Michael Ignatieff and Finance Critic Scott Brison (for Liberal MPs), NDP Leader Jack Layton and Finance Critic Thomas Mulcair (for Liberal MPs), Bloc Québécois Leader Gilles Duceppe and Finance Critic Daniel Paillé (for Bloc Québécois MPs).

Thank you for your support. Please contact me if you have any comments or questions.

Yours truly,

5(d)

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

2011 01 24

Mayor Debbie Amaroso and
Members of City Council
Civic Centre

RE: STAFF TRAVEL REQUESTS

Dear Council:

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

1. Florence Lake – Social Services – Child Care Division

Child Care Managers Orientation Session
January, 2011
Toronto, Ontario
Estimated total cost to the City - \$ 1,207.00
Estimated net cost to the City - \$ 00.00

2. Peter Schell – Engineering & Planning – Building Division

House 2006
January, 2011
Bancroft, Ontario
Estimated total cost to the City - \$ 1,487.60
Estimated net cost to the City - \$ 1,487.60

3. Len Smith – Engineering & Planning – Building Division

Building Structural Course
February, 2011
Woodbridge, Ontario
Estimated total cost to the City - \$ 1,947.84
Estimated net cost to the City - \$ 1,947.84

4. **Len Smith – Engineering & Planning – Building Division**
Plumbing All Buildings Course
April, 2011
Woodbridge, Ontario
Estimated total cost to the City - \$ 1,947.84
Estimated net cost to the City - \$ 1,947.84
5. **Trevor Zachary – Community Services – Community Centres Division**
Venue Tours and Meetings
January, 2011
Oshawa/London, Ontario
Estimated total cost to the City - \$ 2,054.00
Estimated net cost to the City - \$ 2,054.00
6. **Nicole Mosley – Community Services – Community Centres Division**
Venue Tours and Meetings
January, 2011
Oshawa/London, Ontario
Estimated total cost to the City - \$ 1,804.00
Estimated net cost to the City - \$ 1,804.00
7. **Kathy Fisher – Community Services – Recreation & Culture Division**
Ministry of Tourism 1812 Regional Meeting
January, 2011
Toronto, Ontario
Estimated total cost to the City - \$ 940.00
Estimated net cost to the City - \$ 0.00
8. **Louise McAuliffe - Community Services – Community Centres Division**
Ministry of Tourism 1812 Regional Meeting
January, 2011
Toronto, Ontario
Estimated total cost to the City - \$ 940.00
Estimated net cost to the City - \$ 0.00
9. **Freddie Pozzebon - Engineering & Planning – Building Division**
Fire Dynamics and time Egress
February 2011
Woodbridge, Ontario
Estimated total cost to the City - \$ 1,697.20
Estimated net cost to the City - \$ 1,697.20

10. Ken McPhee – Social Services – Ontario Works Division

NATCON

February 2011

Toronto, Ontario

Estimated total cost to the City - \$ 2,136.00

Estimated net cost to the City - \$ 1,068.00

11. Mike Lebel – Public Works & Transportation

2011 Municipal Roads Technologies Workshop

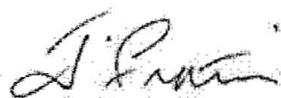
February 2011

Mississauga, Ontario

Estimated total cost to the City - \$ 1,263.00

Estimated net cost to the City - \$ 1,263.00

Yours truly,



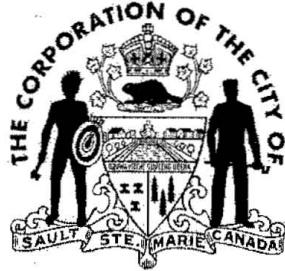
JMF: bb

Joseph M. Fratesi
Chief Administrative Officer

Peter A. Liepa
City Tax Collector

Tax & Licence Division
Finance Department

5(e)



2011 01 24

Mayor Debbie Amaroso
and Members of City Council
Civic Centre

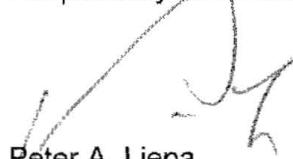
RE: Property Tax Appeals

Attached are the listings that summarize applications for adjustments to the Tax Roll pursuant to Sections 357 of the Municipal Act, 2001.

The Municipal Property Assessment Corporation (MPAC) has recommended the amount of assessment to be adjusted. Each of the applications has been reviewed individually and recommended as shown.

An appropriate resolution has been prepared for your consideration.

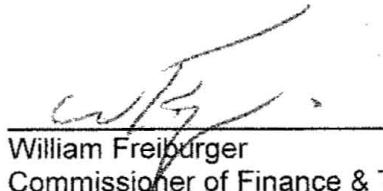
Respectfully submitted,


Peter A. Liepa
City Tax Collector

PAL/md

Attach.

Recommended for Approval:


William Freiburger
Commissioner of Finance & Treasurer

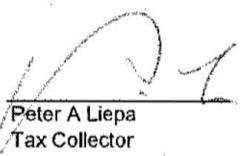
APPLICATION TO COUNCIL TO CANCEL
OR REFUND PROPERTY TAXES PURSUANT TO SECTION 357
OF THE MUNICIPAL ACT, 2001

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
PROPERTY TAX APPEALS
2009

DATE: 2011 01 24
PAGE: 1 of 1

ROLL NUMBER	PROPERTY ADDRESS	PERSON ASSESSED	TAX CLASS	REASON	APPEAL NO.	CANCELLATIONS TAXES	INTEREST	TOTAL ADJUSTMENT
050-015-033	349 Second Avenue	Siemers Hans-Joachim Siemers Waltrud Margaret	RT	E	09-055	774.96	0.00	774.96

Certified Correct:


Peter A Liepa
Tax Collector

REPORT TOTAL 774.96 0.00 774.96

-
- A. REALTY TAX CLASS CONVERSION
 - B. BECAME EXEMPT AFTER RETURN OF ROLL
 - C. RAZED BY FIRE AFTER RETURN OF ROLL

-
- D. DEMOLISHED AFTER RETURN OF ROLL
 - E. OVERCHARGED BY REASON OF GROSS OR MANIFEST CLERICAL ERROR
 - F. REAL PROPERTY THAT COULD NOT BE USED FOR A PERIOD OF AT LEAST 3 MONTHS DUE TO REPAIRS OR RENOVATIONS

5(e)

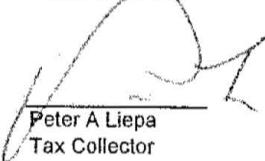
APPLICATION TO COUNCIL TO CANCEL
OR REFUND PROPERTY TAXES PURSUANT TO SECTION 357
OF THE MUNICIPAL ACT, 2001

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
PROPERTY TAX APPEALS
2010

DATE: 2011 01 24
PAGE: 1 of 1

ROLL NUMBER	PROPERTY ADDRESS	PERSON ASSESSED	TAX CLASS	REASON	APPEAL NO.	CANCELLATIONS TAXES	INTEREST	TOTAL ADJUSTMENT
030-088-140-00	450 Fourth Line East	Van Boerdonk Mark Peter	RT/CT	D	10-034	1,813.07	16.04	1,829.11
040-020-083-00	25 Pardee Ave	Phillips Patricia Verna	RT	D	10-035	87.40	0.00	87.40

Certified Correct:



Peter A Liepa
Tax Collector

TOTALS 1,900.47 16.04 1,916.51

- A. REALTY TAX CLASS CONVERSION
B. BECAME EXEMPT AFTER RETURN OF ROLL
C. RAZED BY FIRE AFTER RETURN OF ROLL

- D. DEMOLISHED AFTER RETURN OF ROLL
E. OVERCHARGED BY REASON OF GROSS OR MANIFEST CLERICAL ERROR
F. REAL PROPERTY THAT COULD NOT BE USED FOR A PERIOD OF AT LEAST
3 MONTHS DUE TO REPAIRS OR RENOVATIONS

5(e)

5(f)

William Freiburger, CMA
Commissioner of Finance
and Treasurer



Finance Department

2011 01 24

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

Re: 2011 Budget

Attached is a report on the 2011 Budget prepared by Mr. Scott McLellan, Manager of Budgets and Revenue.

This report is provided for the information of Council.

Respectfully submitted,

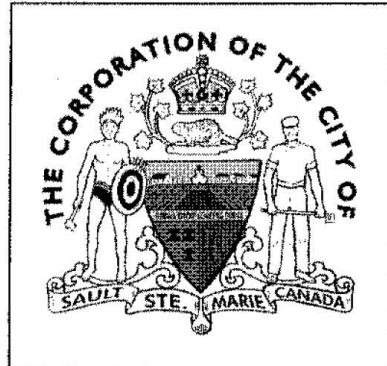
A handwritten signature in black ink, appearing to read "W. Freiburger".

W. Freiburger, CMA
Commissioner of Finance and Treasurer

WF/kl

attachment

5(f)



Copy to
Clerks

CORPORATION OF THE CITY OF SAULT STE. MARIE

2011 BUDGET COUNCIL UPDATE #1

*Prepared by : Scott McLellan
Manager of Budgets & Revenue
24 January 2011*

SCOPE : This report is intended as information for Council and will highlight the status of the 2011 Budget.

PREPARATION : The Budget Preparation phase is nearly complete and there are several items remaining to complete as well as several items that will require additional review.

PROPERTY ASSESSMENT : The Assessment Roll for 2011 has been received. Staff are currently completing a review of the values. Staff are also completing the Urban/Rural split which is required for Tax calculation purposes. The Returned Assessment Roll shows an increase in Taxable Assessment of \$ 298,014.911 or 7.26 %. The total Taxable Assessment for 2011 is \$ 4,404,987,325. The vast majority of the increase can be attributed to Re-Assessment. MPAC has calculated the actual growth in Assessment to be approximately 0.78 %. Once the Urban/Rural split has been completed we will calculate the value of the Assessment increase by applying the 2010 Tax Rates to the 2011 Assessment.

TAX RATES & RATIOS : As in the past two years (since Re-assessment), the Tax Rates will be calculated using Revenue Neutral Transition Ratios. This process is used to lessen the impact of the Assessment values shifting to the Residential class.

ITEMS IMPACTING THE BUDGET : There are several items which are impacting negatively on the 2011 Budget and therefore will affect the 2011 Property Tax Rates.

OMPF : The recent announcement on the funding of the OMPF (Ontario Municipal Partnership Fund) results in a Revenue decrease of \$ 4.2 million dollars. This grant is somewhat tied to the DSSAB Levy as \$ 3.3 million of the reduction relates primarily to the uploading of ODSP (Ontario Disability Support Program). Another \$ 940,700 of the grant reduction relates to changes in the equalization assessment grant. We do not have an estimate for changes to the DSSAB levy. As noted below, the DSSAB Levy to the City does not have to be submitted until March 31st.

CONTINGENCY : Each year the budget contains an amount for contingencies for items such as Assessment Appeals, Outside Agencies, Wage and Benefit Adjustments etc. While this calculation has yet to be finalized, it is quite likely that \$ 2.5 to \$ 3.0 million will be required.

PUBLIC WORKS & TRANSPORTATION : The PWT budget was reviewed and revised for 2011. All services were reviewed and actual staffing compliments were used to allocate salaries and benefits to each division. Expenditure levels over the last 5 years were also reviewed to determine the appropriate funding levels for the current services provided. The PWT budget was previously based on an hourly allocation of labour costs. The new Great Plans and Worktech (maintenance management) software has assisted with this budget review. In order to maintain the existing levels of service a budget increase of up to \$ 1.0 million may be required. Staff will continue to look for ways to fund this shortfall in the 2011 budget.

STREET LIGHTING & FIRE HYDRANTS : It is expected the costs of these services which are provided to the City by the Public Utilities Commission will increase by at least 5.00 % and will have a budget impact of approximately \$ 100,000.

INSURANCE : the cost of Insurance for the Corporation continues to increase. An increase of nearly 17.00 % is anticipated which will result in additional costs of over \$ 200,000.

POLICE SERVICES : The 2011 budget submitted by the Police Services Board includes a net increase of just under \$ 170,000.

CAPITAL FROM CURRENT : In accordance with the Strategic Plan this budget was increased by \$ 100,000 from \$ 700,000 to \$ 800,000. The goal is eventually get this budget to \$ 1,000,000 annually.

SURPLUS : In the 2010 Budget Council used \$ 500,000 of the 2009 Surplus as a revenue source to reduce the 2010 Tax Levy. If the 2010 operations do not result in a similar amount of Surplus there will be a revenue shortfall which will have to be added to the Tax Levy. Staff have always recommended that Surplus be set aside for one time items.

SUPPLEMENTARY TAXES : The amount included in the 2010 Budget for Revenue from Supplementary Taxes does not appear to be sustainable and has been reduced by \$ 300,000.

GRANTS IN LIEU OF TAXES : These are Taxes payable on Federal, Provincial and Municipal Properties. It is expected there will be a decrease of approximately \$ 130,000 in these accounts.

TRANSIT REVENUE : Several years ago Council instituted a special youth fare which resulted in a reduction in revenue. The Transit revenues have not recovered to the amount budgeted prior to the implementation of the special fare. Transit staff have identified several changes in the fare structure that will be brought forward as part of the User Fee review, however, even if these increases are approved by Council there will be a reduction in Transit revenue of at least \$ 150,000.

RENTAL REVENUE : Algoma Public Health will be vacating their offices in the Civic Centre in June of this year. To date, a new tenant has not been found and the City stands to lose approximately \$ 100,000 in Rent payments.

USER FEES : Staff is finalizing the 2011 User Fee By-law. We have revisited many of the initial User Fee proposals and this has delayed the final report. The User Fee By-law is expected to be on the February 7, 2011 Agenda. Those fees which are recommended for increase will be implemented on March 1, 2011.

SUPPLEMENTARY ITEMS : The Supplementary/Capital From Current Requests have been summarized and will be provided in a separate booklet at the next meeting. The 2011 Budget contains an estimate of \$ 800,000 for the Capital from Current. This represents an increase of \$ 100,000 over 2010 and in accordance with the Strategic Plan this budget will increase annually by \$ 100,000 until the annual budget is \$ 1,000,000.

TIMETABLE : Staff will review the 2011 Budget during the month of February.

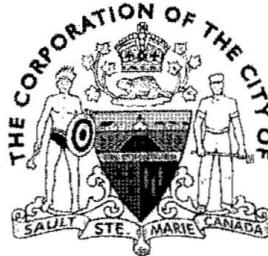
MISSING PIECES OF THE PUZZLE : While staff to continue to review several components of the Budget, two important components are still outstanding. The DSSAB Levy does not have to be submitted to the City until March 31, 2011 and the Provincially established Education Property Tax Rates are not normally announced until March.

CONCLUSION : There are several issues related to the 2011 Budget that indicate it will be a difficult budget year.

Respectfully submitted

Scott McLellan
Manager of Budgets & Revenue

Rachel Tyczinski
 Deputy City Clerk &
 Manager of Quality
 Improvement



Clerk's Department

2011 01 24

Re: Corporate Strategic Plan Refresh/Update

In order to map out the City's corporate direction for the term of the present Council, there is a need to refresh and update the Corporate Strategic Plan. This will provide Council and staff with a framework to refine the City's vision, identify strategic directions, and determine the priorities for the nine City departments reporting to Council through the Chief Administrative Officer.

The present plan was first developed and approved by Council in 2000 and has undergone several updates. Please find attached the 2007-2010 plan showing current status of activities and objectives. This version of the plan guided and prioritized over \$102 million of study, capital and operating costs related to corporate activities.

The basic framework of the existing plan is similar to other municipal strategic plans and should be suitable for determining updated corporate directions. Existing tools used to formulate previous strategic plans (questionnaires, input forms, consultation documents, etc.) will be updated and used to gather data, as well as a web-based questionnaire on the City's website for public input.

Attached is a proposed outline of the process to refresh and update the strategic plan. Council will note that the time frame is ambitious; however, with the co-operation of Council and staff in submitting information in a timely fashion it can be met.

Recommendation

That Council approve the proposed process to refresh/update the Corporate Strategic Plan with a target date for the approval of the new plan of April 4, 2011.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rachel Tyczinski".

Rachel Tyczinski
 Deputy City Clerk &
 Manager of Quality Improvement
 Clerk's Department

Recommended for approval

A handwritten signature in black ink, appearing to read "Malcolm White".

Malcolm White
 City Clerk

2011 – 2014
Corporate Strategic Plan Refresh/Update
(Proposed Outline)

Review to include Vision/Mission/Corporate Values and Strategic Directions

Phase 1- Information Gathering/Input Stage (underway to February 4)

- Council input – questionnaire based
- Senior Management Team (SMT) input
- Division Head input – Input form
- Staff questionnaire
- Public input
- Carry-over items from existing plan/Capital Forecast/Budget Information, supplementaries
- Review of associated plans i.e. EDC, Library, Police, Conservation Authority

Phase 2 – Work Sessions (February 15 – March 4)

- Council/SMT – Vision /Mission/Corporate Values and to prepare a preliminary ranking of priorities and grouping into strategic directions
- SMT/Division Heads to add detail to the initial results of the Council/SMT session

Phase 3 – Draft Plan (March)

- Circulation of draft plan to Council, staff and selected agencies and the public for comment

Phase 4 – Approval (April 4)

- Approval of final plan
- Release and communication to staff/public

5(h)

NICHOLAS J. APOSTLE
COMMISSIONER COMMUNITY SERVICES



COMMUNITY SERVICES DEPARTMENT
Community Centres Division
Municipal Day Nurseries Division
Recreation & Culture Division

January 24, 2011

Mayor Debbie Amaroso
and Members of City Council

West End Community Centre (WECC) – Solar Panel Project

The following resolution was passed at the June 28, 2010 Council meeting:

"Whereas the architectural drawings for the West End Community Centre are only 30% complete and likely will not create any additional cost in incorporating energy related initiatives; and

Whereas the Gas Tax report submitted by the Engineering and Planning Department provides an appropriate process to consider the above and/or other similar initiatives on corporate structures;

Therefore Be It Resolved that Council authorize appropriate staff in consultation with EPOH Inc. to prepare The report on the feasibility, cost or operational implications and time-line issues that would apply to installing solar panels on the West End Community Centre and report back to Council as expediently as possible."

In conjunction with City Staff, the Consulting Team has completed a preliminary investigative study of this issue which included discussions with installation companies.

The findings of the research are:

1. Feasibility

- The WECC can accommodate the installation of solar panels on the roof structure.
- The indoor turf field roof has a prime southerly exposure.
- The alterations required to the original design of the building in order to incorporate solar panels into the facility are minimal and have been incorporated into the project drawings. These alterations will allow for solar panels to be incorporated into the facility either during the construction phase or after the construction phase.

2. Cost / Operational Implications

- There was no additional cost to implement the changes into the construction documents.
- There is a negligible increase in the cost of constructing the facility to allow for the installation of solar panels.
- Initial findings show that operational and maintenance issues will be minimal and will be able to be accommodated within the facility budget and performed by the existing maintenance personnel.

- Preliminary information indicates that a substantial amount of revenue could be realized from the generation of solar power. It is estimated that close to \$200,000. annually could be realized. It is staff's recommendation that this revenue would be applied to the annual operations of the facility.
- An application has to be submitted to the Ontario Power Authority. This application requires the need for professional services to be contracted in order to supply the necessary information required in the application

3. Time Line Issues

- The installation of roof-top solar panels can take place either during construction or after construction of the facility.
- Approval from the Ontario Power Association is required prior to going ahead with the solar panel project. We have been advised that approval can take six to eight months.
- The application is not a simple process and given the coordination required from professionals it is estimated that it will take four to six weeks to complete.

4. Next Steps

- The application process to the Ontario Power Authority will be reviewed by staff and the WECC project consultants to determine the requirements and associated costs for submitting an application.

Unless otherwise directed, staff will continue with the application process to the Ontario Power Authority and report to City Council as information on the process unfolds.

Respectfully submitted,



Nicholas J. Apostle
Commissioner Community Services

JOSEPH J. CAIN
MANAGER RECREATION & CULTURE DIVISION



January 24, 2011

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

Mayor Amoroso
and Members of City Council

POR T FACILITY SECURITY CERTIFICATE

City Council passed the following resolution at the January 11, 2010 Council meeting:

*"Whereas in 2007, the Corporation had their permanent Port Facility Certificate status changed to an Occasional Use Facility Certificate; and
Whereas under the Occasional Use Certificate there is a cap of ten cruise ship stops that can be accommodated each year; and
Whereas this resulted in two occasions where cruise ships had to be accommodated at the Purvis Dock in 2009; and
Whereas this will negatively affect our ability to grow this area of tourism for our community;
Therefore be it resolved that the appropriate City staff report back to Council on the work and cost involved in attaining a Port Facility Security Certificate including a recommendation from both City staff and Tourism SSM on the benefits versus the costs of such an initiative."*

Background

The following background information is lengthy however it is necessary for the full historical context.

In 2003, Transport Canada introduced the Marine Security Transportation Act and Regulations (MSTR) for Canadian ports hosting a variety of vessels engaged in international voyages. This was a direct response to the increase in security concerns across North America due to the threat of international terrorism subsequent to September 11, 2001.

The regulations include cruise ships and vessels with the capability of carrying more than 12 passengers. For the City of Sault Ste. Marie this impacted on the operation of Roberta Bondar Dock in two ways. Lock Tours Canada fell under the regulations for vessels carrying more than 12 passengers and had to have a full security plan. As well, the cruise ships berthing at Roberta Bondar Dock came under the regulations due to their cruise itinerary which included stops at U.S. and Canadian ports. The City was required to have a Port Facility Security Plan (PFSP) approved for the 2004 season. By July of 2004 the City received a Port Facility Certificate for a period of three (3) years to expire in July 2007. This was the only option available to host cruise ships at this time.

By the time the City's certificate was to be renewed in 2007, Transport Canada developed a less stringent certification process for facilities with ten (10) or fewer cruise ship stops per year. Based on the past history of cruise ship stops since 1997, Roberta Bondar Dock was a candidate for the new Occasional Use Facility (OUF) certification. From 1997 to 2006 there was an average of five (5) vessels per year and only an average of three (3) from 2002 to 2006. Since 1997 there was only one occasion that we exceeded ten (10) vessels in a season. It was advantageous to switch to an OUF certification since it did not require a large detailed security plan, it did not require repeated drills and exercises, and it did not require staff to be trained at government sanctioned courses.

The MV Columbus was the only cruise ship coming to Sault Ste. Marie between 2002 and 2006. In 2006 there was an incident created by low water levels which resulted in the cancellation of scheduled stops here for the remainder of 2006 and 2007. There were no cruise ship stops in Sault Ste. Marie in 2007 and 2008. In 2009, we received an emergency request from the owners of the cruise ship MV Clelia to dock at Roberta Bondar Dock. Their original itinerary included docking at Mackinaw City, however the port at Mackinaw City did not meet Homeland Security regulations and the Clelia was not permitted to dock. They had twelve (12) scheduled stops at Mackinaw in 2009. As an OUF we were allowed to host only ten (10) of those stops and the other two (2) had to be at the Purvis dock (former Government Dock). In 2010, the Clelia had only ten (10) scheduled stops here (again due to the situation at Mackinaw City) all of which we were able to host. It should be noted that the passengers from the Clelia were bused to Mackinaw during their stops in Sault Ste. Marie. Transport Canada has recently confirmed that the Clelia had only a two-year contract on the Great Lakes and they will not be returning in 2011. Currently we have only two (2) bookings for 2011 with the MV Columbus.

Current Situation

The current approval as an Occasional Use Facility (OUF) is valid until July 15, 2011 and has to be renewed annually. Transport Canada will allow the City to change from an OUF to a Certified Facility (CF) whenever Council wishes, or the situation warrants. The process would take two to three months to complete. Generally, (except for the Clelia in 2009) we receive the schedule for the following season in the fall of the previous year. If the situation warranted, that is we have more bookings for the following year than allowed under the OUF, then we can request from Transport Canada to change to a CF. There would be plenty of time through the fall and winter to have this in place for the following year should this be Council's direction. It should be noted that Transport Canada has submitted amendments to the Marine Security Transportation Regulations for government approval. Under the amended regulations the number of vessels allowed by an OUF will increase from ten to twelve per year. As was noted earlier the most we have had in a single season since 1997 is twelve (MV Clelia in 2009).

Full Certification

The difference between a Certified Facility (CF) and Occasional Use Facility (OUF) is large both in terms of cost and staff requirements. Becoming a CF means meeting the same requirements as large passenger terminals such as in Toronto. First, an assessment is done by Transport Canada (not required for an OUF). This assessment is based on attaining a higher level of security for a CF. It may include the installation of permanent fencing, improved lighting systems, improved communication equipment, secure storage systems, video surveillance and monitoring, and other potential requirements depending on the assessment. This would take into account the adjacent marina operation and its fuel storage systems. The cost of these improvements is unknown but could be in the ten's of thousands of dollars.

There are training requirements for a CF that are not required of an OUF. All security staff would have to take training at a government sanctioned training facility. There are no approved training facilities in Sault Ste. Marie. The closest is Georgian College in Owen Sound. Under the regulations we are required to have a Facility Security Officer (FSO) and a designated alternate. A City staff person, the Supervisor of Community Services is the FSO and the Manager of Recreation and Culture is the alternate. For a CF both of these staff would require the mandatory one-week training course estimated to cost \$5000. including course fees, travel and accommodations. As well, any other contracted security staff required by Transport Canada during a vessel's stop would require the mandatory one-day training course at Georgian College at a cost of \$600. each (2010 fees) for the course fee plus travel, accommodations and wages. As security staff turn over, the replacements would require the training prior to functioning on the job. The initial training required for these staff is estimated to cost over \$8,000. In addition to this, any other site facility staff would require mandatory training provided by the FSO. This training would be necessary on an ongoing basis since facility staff are temporary positions (students).

Other mandatory requirements of a CF include conducting exercises, drills and inspections on a regular basis which are not required for an OUF. The security plan has to contain procedures for cargo (passengers), deliveries, stringent confidential record keeping and over twenty other requirements that will be audited on an annual basis by Transport Canada.

The staff time required to proceed to a fully Certified Facility can not be underestimated from the preparation of the plan to fulfilling the mandatory requirements. The functions of the FSO are currently part of the duties of the Supervisor of Community Services who is already operating at a high level of responsibility. In our estimate, to become a CF would require a minimum of an additional seasonal position to meet our obligations in the Marine Transportation Security Regulations. I've attached the qualifications and responsibilities of an FSO for a Certified Facility. It is our opinion this person should be someone with a police or military background to meet the qualifications.

5(i)

Recommendation

It is recommended that given the history of the number of cruise vessels that have traditionally stopped at Sault Ste. Marie, the very limited bookings for the near future, the potential cost of becoming a Certified Facility both in training and potential requirements for new equipment and the additional amount of staff time that would be required to attain and maintain the certification, that City Council take a wait-and-see approach to the market demand for cruise ships; and further that if bookings exceed the Occasional Use Facility maximum per year, that staff come back to City Council with a plan and cost of becoming a fully Certified Facility. The Director of Tourism Sault Ste. Marie has been consulted on this report and agrees with the recommendation to City Council and has provided an attached letter of support.

Respectfully submitted,



Joseph J. Cain
Manager Recreation & Culture

Recommended for approval,



Nicholas J. Apostle
Commissioner Community Services

jbc/council/port security council report

attachments

cc : Tourism Sault Ste. Marie

(j) provide information respecting the security of the marine facility to those persons who need it to comply with these Regulations.

MARINE FACILITY SECURITY OFFICER

General

304. (1) A marine facility security officer may

- (a) act in that capacity for more than one marine facility if they are able to fulfil the responsibilities for each marine facility;
- (b) have other responsibilities within the marine facility operator's organization if they are able to fulfil the responsibilities of marine facility security officer; and
- (c) delegate tasks required by this Part.

(2) A marine facility security officer remains responsible for the performance of the tasks they delegate.

Qualifications

305. A marine facility security officer shall have, by training or job experience, knowledge and competence that is relevant to the industry in which the marine facility operates and is in the following areas:

- (a) the administrative and organizational structure for security at the marine facility;
- (b) the operations and operating conditions of the marine facility, vessels and if applicable, port;
- (c) the security procedures of the marine facility, vessels and, if applicable, port, including the meaning and the requirements of the different MARSEC levels;
- (d) emergency preparedness and response and contingency planning;
- (e) security equipment and systems and their operational limitations;
- (f) methods of conducting audits and inspections;
- (g) access control and monitoring techniques;
- (h) methods of conducting on-site surveys and marine facility security assessments;
- (i) methods of conducting physical searches and non-intrusive inspections;
- (j) conducting and assessing security drills and exercises, including exercises with vessels;
- (k) techniques for security training and education;
- (l) relevant international conventions, codes, standards and recommendations;
- (m) relevant legislation, regulations and security measures, rules and procedures;
- (n) the responsibilities and functions of municipal, provincial and federal law enforcement agencies;
- (o) methods of handling security-sensitive information and security-related communications;
- (p) current security threats and patterns;

- (q) the recognition and detection of weapons, explosives and incendiaries and other dangerous substances and devices;
- (r) the recognition of the characteristics and behavioural patterns of persons who are likely to threaten security;
- (s) techniques that might be used to violate security procedures or to circumvent security procedures, equipment or systems;
- (t) crowd management and control techniques; and
- (u) the operation, testing, calibration and maintenance of security equipment and systems.

Responsibilities

306. A marine facility security officer shall

- (a) conduct inspections of the marine facility at the rate specified in the marine facility security plan to ensure compliance with the requirements of this Part;
- (b) submit a marine facility security plan and any amendment to the Minister for approval;
- (c) implement and maintain the approved marine facility security plan, coordinating it when necessary with the security officer of interfacing vessels and the port security officer;
- (d) conduct audits of the marine facility security plan in accordance with this Part;
- (e) as soon as practicable after a deficiency in the marine facility security plan is identified, implement the corrective action that is required to correct the deficiency until the plan is amended;
- (f) submit to the Minister amendments to the marine facility security plan to correct any deficiencies;
- (g) implement the approved amendments in the marine facility security plan;
- (h) ensure security awareness and vigilance at the marine facility, including awareness of changes in the MARSEC level and other circumstances that might affect work conditions at the marine facility;
- (i) ensure that appropriate security training or orientation is provided to personnel at the marine facility in accordance with this Part;
- (j) report security threats and security incidents to the appropriate law enforcement agencies, the Minister and, if applicable, the port administration, as soon as possible after they occur so that an investigation can be conducted;
- (k) report breaches of security to the Minister and, if applicable, the port administration, as soon as possible after they occur;
- (l) ensure that there is effective communication and cooperation between the marine facility and the vessels with which it interfaces;
- (m) ensure that security equipment is operated, tested, calibrated and maintained in compliance with the marine facility security plan;
- (n) record and report the implementation of security procedures, after a change in the MARSEC level, to the Minister, to the operator of any vessel with which it is interfacing

or about to interface and to the operator of any marine facility or port administration affected by the change;

- (o) keep a copy of the marine facility security assessment and plan readily accessible; and
- (p) ensure that security drills and exercises are conducted.

MARINE FACILITY PERSONNEL WITH SECURITY RESPONSIBILITIES

307. (1) Persons who have responsibilities respecting the security of a marine facility, other than the marine facility security officer, shall have, by training or job experience, knowledge that is relevant to the marine facility in the areas that relate to their responsibilities.

(2) The areas of knowledge include the following:

- (a) current security threats and patterns;
- (b) the recognition and detection of weapons, explosives and incendiaries and other dangerous substances and devices;
- (c) the recognition of the characteristics and behavioural patterns of persons who are likely to threaten security;
- (d) techniques that might be used to violate security procedures or to circumvent security procedures, equipment or systems;
- (e) crowd management and control techniques;
- (f) security-related communications;
- (g) emergency preparedness and response and contingency planning;
- (h) the operation, testing, calibration and maintenance of security equipment and systems;
- (i) inspection and monitoring techniques;
- (j) methods of performing physical searches of persons and goods, including personal effects, baggage, ships' stores and cargo;
- (k) the relevant provisions of the marine facility security plan; and
- (l) the meaning and the requirements of the different MARSEC levels.

MARINE FACILITY PERSONNEL WITHOUT SECURITY RESPONSIBILITIES

308. A person who is assigned to a marine facility and who does not have security responsibilities shall receive security orientation in

- (a) basic security issues and communications;
- (b) the meaning and the requirements of the different MARSEC levels, the different procedures required of the person at each level and the emergency procedures and contingency plans;
- (c) the recognition and detection of weapons, explosives and incendiaries and other dangerous substances and devices;



January 14, 2011

Mayor and Council Members
City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON. P6A 5X6

Re: Port Facility Certificate

Dear Mayor and Council:

As Co-Chair of Cruise Ontario, the provincial partner in the Great Lakes Cruise Coalition (GLCC) I have been working with our various “port” partners, to continue to develop the cruise ship industry, with a goal of attracting new ships to the lakes, that would in turn generate increased economic activity for those partner cities and regions.

Over the past several years we have seen a number of ships come and go, providing a fluctuating number of port visits to Sault Ste. Marie. We were fortunate to have Travel Dynamics place their Clelia II on the lakes for the 2009 and 2010 seasons. As a result of Homeland Security issues on Mackinaw Island, the ship docked in Sault Ste. Marie 12 times in 2009 and another 10 times in 2010. Returning to the lakes in 2011 will be the M.S. Columbus, which is a much larger ship, operated by German-based Hapag-Lloyd. It will stop 2 times this fall, carrying over 500 passengers each time, most of which will take the Agawa Canyon Tour Train, or visit other attractions in our city.

The GLCC continues to explore other companies capable of placing ships on the Great Lakes, and we are hopeful that we will be able to announce some new and exciting partners over the next couple of years. This truly is an industry that has the capability to grow and bring a significant increase of tourists to our city. As such, from a tourism perspective I want to ensure our port facilities were properly designated so as to allow the maximum number of ships to dock at our city. The economic impact that these potential visitors would have on our city can not be understated.

Having said that, I had the opportunity to review the very complete document that Joe Cain has put together, looking at the issue of determining the best approach to a Port Facility Certificate for Sault Ste. Marie and the Roberta Bondar Dock, and must say that I am in agreement with his recommendations.



...2

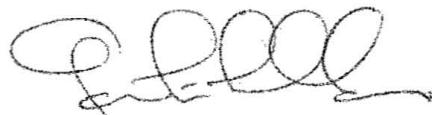
2.

It appears there would be significant increased costs to change from an Occasional Use Facility (OUF) to a Certified Facility (CF), along with considerable staff training also required. Given the current level of cruise ship visitation over the next fiscal year, this approach makes good sense. Further, with the recommended amendment recently submitted by Transport Canada that would enable a CF to increase from 10 to 12 the number of annual visits by a vessel, that this would address our needs at the current time.

In light of the fact that it would be feasible to upgrade the status of the Roberta Bondar Dock to CF in a relatively short period of time, it appears this would sufficiently allow us to address this issue should we realize an increase in cruise ships in the coming years. I would ask that this part of Joe Cain's recommendations be strongly considered and kept in mind as we move forward.

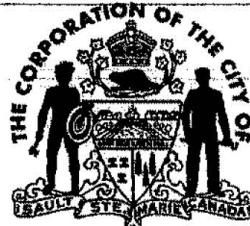
Tourism Sault Ste. Marie and the GLCC partners will continue to advocate for Great Lakes cruising, and will keep working with our Port City partners to develop new and unique land-based itineraries that will pique the interests of ship owners/operators and tour companies, that will in turn generate increased cruise ship visitation to our city.

Regards



Ian McMillan
Executive Director
Tourism Sault Ste. Marie

JOSEPH J. CAIN
MANAGER RECREATION & CULTURE DIVISION



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

2011 01 24

Mayor Debbie Amaroso
and Members of City Council

Former Municipal Fish Hatchery – Canal Drive

Background

The former Municipal Fish Hatchery at 35 Canal Drive was built in 1987 and operated as a fish hatchery from 1988 through 1995. In August of 1995 it was closed down due to budget constraints. From 1996 to the present it has been leased on an annual basis by the Federal Department of Fisheries and Oceans Sea Lamprey Control program.

Current Situation

Early in 2010 a visual inspection of the building indicated the presence of mould. In order to assess if the building was safe for use, City staff commissioned an investigation by local consulting engineers, M. R. Wright and Associates. A copy of the executive summary of the report is attached.

The report indicates that "*mould appeared to be proliferating on several building materials located throughout the facility*". Analysis of samples taken by the consultant indicated that four different species of mould were present indicating that a "*mould growth problem exists within the facility*" and that "*several building materials and contents located throughout the facility have been impacted from events of excessive moisture and are contaminated with mould growth*".

In the consultants opinion remediation efforts should generally follow "*Level III Mould Abatement, large-scale mould growth abatement (greater than 100 square feet of visible growth) in order to restore the facility to 'normal' indoor fungal ecology, in accordance with the Canadian Construction Association standard CCA 82 (Mould guidelines for the Canadian Construction Industry – February 2004)*". The report also recommends that prior to any remediation efforts all sources of water intrusion or causes of elevated humidity levels would have to be addressed.

The cost to remediate the mould infestation would be excessive. It would require the building be completely gutted to the studs and perhaps even the removal of entire walls.

Building Condition

The former fish hatchery building is 23 years old. The presence of mould is not the only problem with the building. There has been little maintenance done to the building since the City suspended operations in 1995. The roof of the building needs to be replaced along with siding and soffit. The mechanical systems in the building need to be completely replaced including the heating and HVAC systems. As the M.R. Wright report indicates, a new dehumidification system would also be required to keep humidity levels well below what they currently are. The cost of these upgrades is unknown but it would be significant.

In addition, moisture is infiltrating the building at ground level and this would require analysis and remediation. The administration area of the building has deteriorated over the years and would require a complete renovation since mould has also infiltrated the walls.

The fish hatchery was built for rearing fish from the egg stage to yearlings. The majority of the main building contains 12 – 6 meter (18.5') diameter steel tanks which are embedded in the concrete floor. To use the building for any other purpose would require the removal of the tanks which would mean excavating the floor and repairing the concrete.

Options For Consideration

The fish hatchery building is in a state of condition which will require significant investment to mitigate the mould infestation and restore the building for general use. It would require further significant investment to replace the mechanical systems and remove the tanks and associated infrastructure so it could be utilized for other purposes. This option is not recommended as there is no apparent use for the building.

The recommended option is to demolish the building since the land is required for the Gateway Development. An estimated cost to demolish the building and dispose of the material is \$114,000 plus tax based on a cost of \$10 per square foot. This was supplied by the company which has demolished other buildings recently in the City.

Recommendation

Unless otherwise directed, staff will submit a Supplementary Request Form, as part of the 2011 budget process, to have the building demolished.

Respectfully submitted,



Joseph J. Cain
Manager Recreation & Culture

Recommended for approval,



Nicholas J. Apostle
Commissioner Community Services

II/council/2011/report to council – municipal fish hatchery 2011 01 24

attachments

cc : L. Bottos
N. Apostle

MOULD INVESTIGATION AND ASSESSMENT

City of Sault Ste. Marie Fish Hatchery
35 Canal Drive
Sault Ste. Marie, Ontario

Prepared for:

The Corporation of the City of Sault Ste. Marie
Attn: Mr. Joseph J. Cain, Manager of Recreation and Culture
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

Prepared by:

M.R. Wright and Associates Co. Ltd.
Consulting Engineers
71 Black Road – Unit 8
Sault Ste. Marie, Ontario
P6B 0A3

Executive Summary

The Consulting Engineering firm of M.R. Wright and Associates Co. Ltd. (MRW) was retained by The Corporation of the City of Sault Ste. Marie to conduct a mould investigation and assessment for a facility known as the City of Sault Ste. Marie Fish Hatchery located at civic 35 Canal Drive, in the City of Sault Ste. Marie, Province of Ontario.

The investigation and assessment was completed to whether concerns exist for potential exposures to mould growth and/or spores, within the facility. Reportedly, mould appeared to be proliferating on several building materials located throughout the facility. The presence of mould has been attributed to the presence of water circulation tanks associated with the hatching of fish eggs, which has caused elevated indoor relative humidity levels.

The scope of work included a limited non-intrusive visual investigation and the collection of lift-tape samples for the quantification and qualification of moulds. On April 6, 2010, MRW performed an investigation and assessment for the facility, and collected five (5) bulk samples for analyses.

The laboratory identified abundant growth of *Acremonium*, *Aureobasidium-like*, *Cladosporium* and *Penicillium* species of moulds from the five (5) bulk samples, concluding that a mould growth problem exists within the facility.

Based on visual evidence and results of laboratory analyses, it is MRW's opinion that several building materials and contents located throughout the facility have been impacted from events of excessive moisture, and are contaminated with mould growth and/or spores.

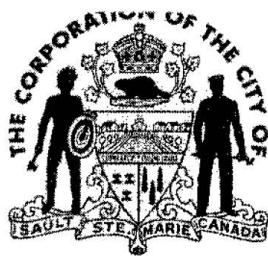
Therefore, based on the above, it is MRW's opinion that remediation of mould contaminated building materials identified from this assessment should generally follow "Level III Mould Abatement, large-scale mould growth abatement (>100 square feet of visible growth)" in order to restore the facility to a 'normal' indoor fungal ecology, in accordance with the Canadian Construction Association standard CCA 82 "Mould guidelines for the Canadian Construction Industry – February 2004".

However, prior to the commencement of remediation activities, all sources of water intrusion, or causes of elevated indoor relative humidity levels must be addressed; otherwise, mould will continue to proliferate on building materials, and release spores.

Fire Chief Marcel Provenzano

Division Heads:

Suppression – Frank Brescacin
EMS – Robert Rushworth
Fire Prevention – Paul Milosevich
Support Services – Jim St. Jules



FIRE SERVICES
72 Tancred Street
Sault Ste. Marie, Ontario
P6A 2W1

January 24, 2011

Emergency Direct "911"
Emergency Phone (705) 949-3333
Business Phone (705) 949-3335
Fire Prevention Phone (705) 949-3377
Emergency Medical Services (705) 949-3387
Fax Phone (705) 949-2341

Mayor Debbie Amaroso and
Members of Council

Re: Community Emergency Management Coordinator (CEMC)

The purpose of this report is to outline a strategy for the implementation of a fulltime CEMC. As a result of Council's approval to hire a fulltime CEMC, subsequent discussions were held with Senior Management personnel including the Chief Administrative Officer (CAO), Police Chief, Fire Chief, and Commissioner of Human Resources to determine the most practical course of action in implementing this fulltime position.

With the Emergency Operations Centre (EOC) and related emergency planning resources now located at the Regional Emergency Services Complex (RESC), the aforementioned Senior Management personnel have mutually agreed this site as the most practical location for the CEMC. In addition, Fire Services has office space available at the RESC to accommodate a work station for the CEMC.

From our discussions we have further resolved that the Police Service would no longer manage this position as a result of the change of venue for the EOC. Fire Services would therefore become responsible for the general day to day supervision of the employee; however the CAO would have managerial authority over the position. The CEMC will also be required to report to other department heads as a result of emergency planning within their respective areas, making the CAO the most logical choice to administer the position.

A 'Job Description' under separate cover for the CEMC has been completed jointly by both Fire Services and the Police Service for Council's review. Following an assessment of the related job functions by the Commissioner of Human Resources, it was determined that the appropriate compensation for the CEMC would fall under Pay Grade 3 of the Non-Union Salary Scale (Steps 1 through 5 range from \$52,585 - \$62,591 per year effective February 1, 2010). The most suitable step within Pay Grade 3 cannot be determined until such time as the selected applicant's relevant background and job related experience is established. The pay structure also falls within our approved budget allocation of \$78,000 per year.

The Finance Department would structure the applicable CEMC 'Cost Centre' under the CAO's budget for Council's annual approval.

5(K)

Recommendation:

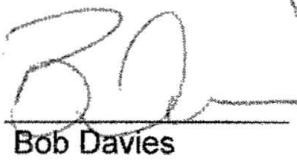
Our recommendation is to proceed with hiring a fulltime non-union CEMC working under the CAO's authority at the RESC.

This report and attached documents are submitted for council's approval.

Respectfully submitted,



Marcel Provenzano
Fire Chief



Bob Davies
Police Chief



John Luszka
Commissioner of Human Resources

Attachments (2)

JOB DESCRIPTION – COMMUNITY EMERGENCY MANAGEMENT COORDINATOR**Primary Function:**

The primary function of the Community Emergency Management Coordinator position is the development, maintenance, implementation and delivery of the Municipal Emergency Management Program.

Duties and Responsibilities:

Under the direction of Senior Management Staff, the Community Emergency Management Coordinator shall:

- 1 Facilitate, including agenda preparation, the required meetings of the Emergency Management Planning Committee as required by legislation and the municipal plan.
- 2 Ensure that compliance of the municipality with the current Emergency Management Act, as amended, by:
 - Reviewing annually the Emergency Response Plan and updating the plan as required,
 - Ensuring that the municipal by-law adopting the Plan is current,
 - Facilitating the annual "Hazard Identification Risk Assessment (H.I.R.A.)
 - Maintaining a current Community Risk Profile based on the HIRA,
 - Facilitating the annual training exercise in accordance with Provincial Legislation and the Municipal Plan,
 - Facilitating annual training of the Emergency Operations Control Team and supporting staff,
 - Preparing and implementing the annual Public Education and Awareness Program,
 - Presenting the Emergency Management Program to the Emergency Management Planning Committee for their annual review,
 - Ensuring the operability of the Emergency Operations Centre,
 - Provide the required documentation to Emergency Management Ontario,
 - Identify critical infrastructure within the community; and
 - Completing all training required for the position of Community Emergency Management Coordinator.
- 3 Assist the critical infrastructure stakeholders, both public and private, in developing strategies for emergency planning, including business continuity.
- 4 Liaise and assist, where possible, with municipal departments regarding emergency/continuity plans for their areas including their capabilities to carry out their role in the overall plan.
- 5 Provide emergency management expertise and support to the Emergency Operations Control Team during actual events or emergencies.
- 6 Establish and liaise with the Advisory Group composed as indicated in the plan.
- 7 Review and update, where required, all annexes to the Municipal Plan.
- 8 Create annexes to the Emergency Response Plan as required.
- 9 Attend Emergency Management related committee meetings, where directed

- 10 Provide direction and supervision to clerical staff completing assignments related to the Emergency Management.
- 11 Provide assistance, where requested by Senior Management, in preparing annual budget submissions.
- 12 Perform other related duties and assignments as directed by Senior Management Staff.

Education:

Post secondary school education in a related field (e.g. Emergency Management) or a combination of related education and experience.

Experience and Abilities:

- Demonstrated working knowledge of the Emergency Management & Civil Protection Act and Regulation 380/04.
- Demonstrated proficiency in written and verbal communications.
- Ability to attend and successfully complete CEMC certification and other EMO training courses.
- Working knowledge of computer programs such as Word, Excel, Outlook and Power point.
- Demonstrated ability to both work well with others and independently with minimal supervision
- Demonstrated professionalism, dependability and initiative.

Other Requirements:

Driver's license in good standing

5(K)



SAULT STE. MARIE POLICE SERVICE

580 Second Line East
Sault Ste. Marie, Ontario P6B 4K1

ROBERT D. DAVIES
Chief of Police

BOB KATES
Deputy Chief of Police

EMERGENCY DIAL: 9-1-1
TELEPHONE: (705) 949-6300

EXECUTIVE FAX: (705) 949-3082
OPERATIONS FAX: (705) 759-7820

RECEIVED

October 27, 2009

OCT 28 2009

INITIAL Um
FIRE SERVICES

Mayor John Rowswell
And City Council
99 Foster Drive
Sault Ste. Marie ON P6A 5X6

Dear Mayor Rowswell and Council Members,

RE: FUNDING RESOURCES FOR 2010 COMMUNITY EMERGENCY PREPAREDNESS PROGRAM

The purpose of this correspondence is to advise council that our community's annual emergency preparedness exercise has been completed and to request the consideration of council for adequate funding resources for our Community Emergency Preparedness Program for 2010.

Firstly I wish to advise that on September 29, 2009 the Emergency Planning Committee conducted our 2009 Annual Exercise as required by the Province. The exercise was a table top review of a joint American and Canadian response to a chemical spill into the Sault Canal. Canadian and American representatives met at Lake Superior University to plan their response to the disaster while members of our Emergency Planning Committee assembled at our Emergency Operations Centre to review our response. We have successfully completed our provincial requirements for this year and are now preparing for next year's goals.

Prior to our annual exercise the Emergency Planning Committee reviewed our present and future needs with regard to Community Emergency Preparedness. The Committee noted an overall increase in responsibility and workload with respect to emergency planning and in particular workload demands on the Community Emergency Management Coordinator (C.E.M.C.). The increased workload comes as a result of legislative changes to the Emergency Management and Civil Protection Act resulting in a greater onus on communities to meet Provincial emergency preparedness standards.

Presently Sergeant Lee Campbell is the City's C.E.M.C. and is assisted by Mr. Bill O'Donnell who provides administrative support. It is important to note that Sergeant

Campbell is tasked with this important role in addition to her regular duties with the police service.

The annual budget for Community Emergency Preparedness is \$38,000 which covers Mr. O'Donnell's wages, meetings and annual exercise costs. Sergeant Campbell's wages are not part of the budget and are covered by the Police Service.

In reviewing other communities across the province it is apparent that communities our size have a full-time C.E.M.C. to dedicate full-time attention to the responsibilities of Community Emergency Preparedness. We have many projects that have to be addressed such as establishing the Essar Centre as a Community Evacuation Centre, planning for the mobile hospital, assessing and preparing for our community's most likely risk, etc.

The Planning Committee discussed the need to dedicate a full-time C.E.M.C. for Sault Ste. Marie and passed the following resolution:

"Be it resolved that the Sault Ste. Marie Emergency Management Committee highly recommends that City Council approve increasing the Emergency Management Planning budget to allow for the hiring of a full time Community Emergency Management Coordinator in order to achieve a higher level of preparedness and response for potential community emergencies and be it further resolved that the expected increase in costs of approximately \$40,000 be referred to the 2010 budget."

As the co-chair of the Emergency Planning Committee I will be in attendance at the next council meeting to further discuss the committee's recommendation to council.

Sincerely,



Robert D. Davies
Chief of Police

RDD/ml

Attach.

cc. Sault Ste. Marie Police Service Board Members
Chief M. Provenzano, Fire Services
Sergeant L. Campbell, Sault Ste. Marie Police Service

LORIE BOTTO
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



LEGAL
DEPARTMENT

File No.P.2.1.

2011 01 24

Mayor Amaroso and
Members of City Council

Dear Council:

**RE: EAGLE FEATHER AVIATION INC. – HELICOPTER RIDES ON
JANUARY 29TH AND JANUARY 30TH**

Request:

The applicant, Philip Glave of Eagle Feather Aviation Inc. is in attendance to request Council's permission to utilize the gateway site (35 Canal Dr.) to offer helicopter rides on January 29th and January 30th, during daylight hours.

Comments

Eagle Feather Aviation Inc. is a full service helicopter charter company which operates from the Sault Ste. Marie airport. The company is requesting Council's permission to utilize the gateway site on January 29th and January 30th to provide helicopter rides.

No permanent structures are proposed, and the operation will be facilitated by a trained ground crew of 10 to 11 people. The helicopter will approach and depart the site from along the north shore of the St. Mary's River. Public safety will be a main concern of the ground crew. During departure and take-off, ground crew will be strategically positioned to ensure that access to the site is blocked, and that nearby hub trail users remain safe distances away from the helicopter.

In addition to Council approval, a waiver from Transport Canada is also required.

Council will also note that Ian MacMillan of Tourism Sault Ste. Marie is also in attendance today to speak to Council about the future of the Gateway Site. This temporary request is not related in any way, and will not impact the future development potential of the site.

Staff from Tourism Sault Ste. Marie, Planning, Engineering and Community Services Department have been consulted and support Mr. Glave's proposal.

The Gateway site is currently zoned Riverfront Commercial Zone (C3), which permits among other things, 'tourism related uses'. Providing helicopter rides fits within the existing C3 zoning. The nearest residential uses are located approximately 250m to the east. Given this separation, along with the short term nature of the request, impacts will be minimal.

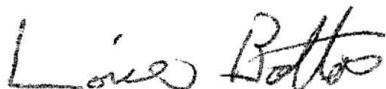
Given that the proposal is for 2 days only, a formal License of Occupation is not required at this time. If in the future Eagle Feather Aviation wishes to operate from the site on a more permanent basis, additional Council approval in the form of a License of Occupation will be required.

As with any use of City property, liability insurance is an important component in protecting the Municipality. As is required by Transport Canada, the City will be listed under Eagle Feather Aviation's insurance policy. This should be a condition of Council's approval.

Recommendation

That Council pass a resolution to allow Eagle Feather Aviation Inc. to operate helicopter rides on January 29th and January 30th from the Gateway Site, conditional upon the operator providing proof of insurance showing the City as an additional insured on the policy, to the satisfaction of the Legal Department.

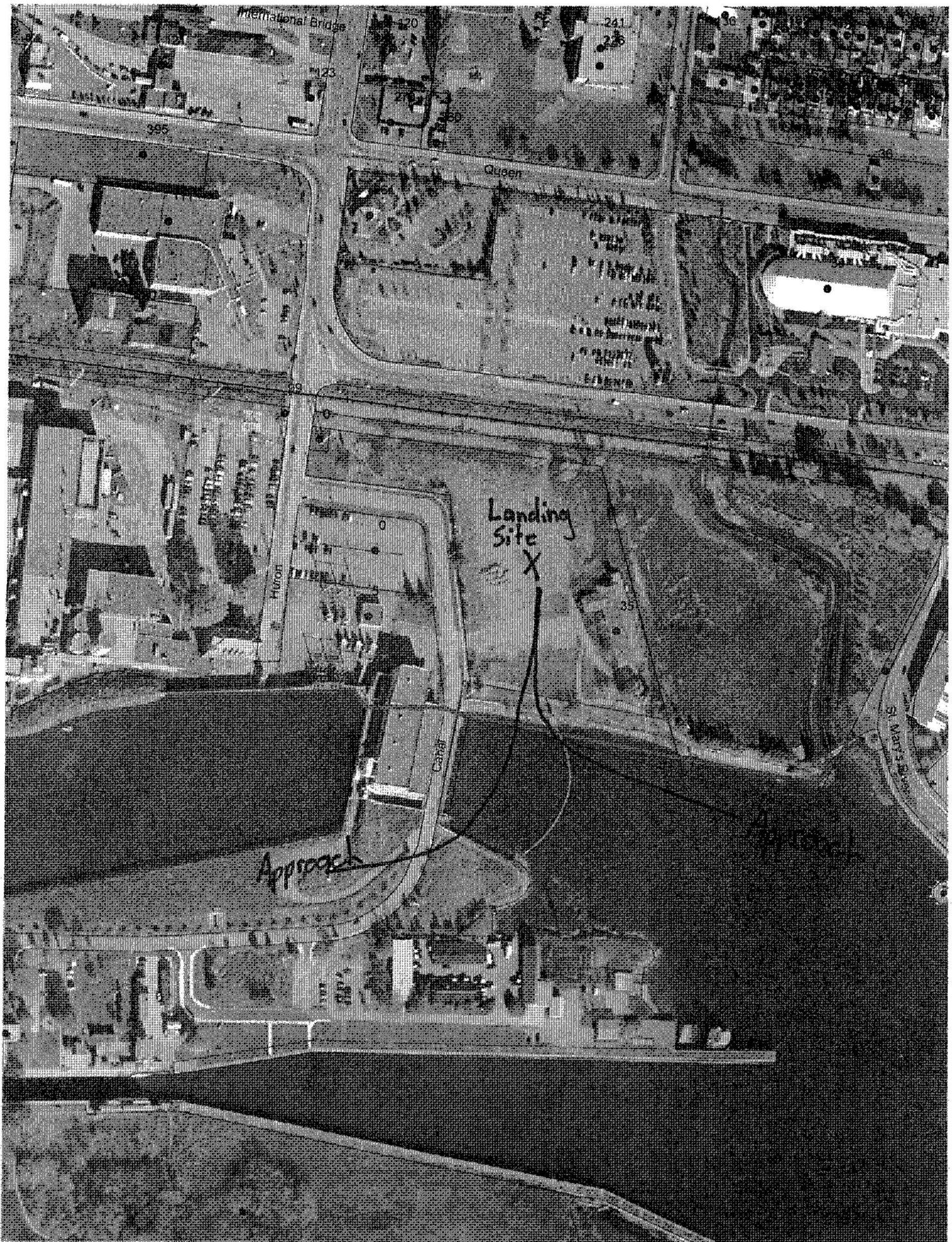
Respectfully submitted,

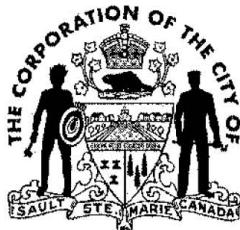


Lorie Bottos
City Solicitor

LAB/on
Attachment

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2011 01 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Mayor Debbie Amaroso
and Members of City Council

SUBJECT:

Downtown Farmers Market Feasibility Study

As part of the City's Downtown Development Initiative, the City received \$500,000 from FedNor for two initiatives. The bulk of the funding (\$470,000) is committed to aesthetic improvements to three pedestrian laneways in the Downtown. These laneways are nearly complete, with final completion expected by Spring 2011.

Also part of the funding agreement with FedNor was a commitment to develop a feasibility study to determine if there are opportunities to enhance and expand the current farmers' market operation. The current farmers' market occurs twice weekly under the smaller tent at Roberta Bondar Park. The goal of the farmers' market study is to review the expansion opportunities and to determine, if required, other possible locations for either a permanent or seasonal farmers' market. An expanded farmers' market has been identified as a key priority of the Downtown Association.

On November 24, 2010, City staff issued a Request for Proposal to retain the services of a qualified firm with experience in working with farmers' markets. On December 20, 2010, a total of six proposals were received from the following firms:

- BDO Canada LLP
- NORDIK Institute
- Sierra Planning and Management
- TCI Management Consultants
- Urban Marketing Collaborative
- Urban Metrics Inc.

To oversee the study and review proposals, a Steering Committee was formed. Participants on this Steering Committee include City staff, members of the Downtown Association staff and board, as well as key stakeholders from the local farmers' market association and the local arts council. On January 7, 2011, the Steering Committee met to review the proposals, and selected Urban Marketing Collaborative as the most qualified firm to conduct the feasibility study. This firm has

extensive experience working with other farmers' markets in Ontario, including Ottawa's Farmers' Market, Sylvia Place Market (Niagara Falls, ON), Hamilton Farmers' Market, the London Convent Garden Market and Kitchener's Farmers' Market. Urban Marketing also has key relevant experience working with American and International farmers' markets, including Downtown Denver Public Market, Downtown Orlando Farmers' Market, Nashville Farmers' Market, as well as farmers' markets in Dubai and Tunisia.

The Committee are now recommending that a contract be awarded, with an upset limit of \$30,000 (including disbursements) to Urban Marketing Collaborative to undertake the farmers' market feasibility study. It is expected that the study will be completed by spring, 2011.

By-law 2011-14, authorizing a contract with Urban Marketing Collaborative is found elsewhere on City Council's agenda and is recommended for approval.

Planning Director's Recommendation

That City Council approve By-law 2011-14, awarding a contract with Urban Marketing Collaborative, with an upset limit of \$30,000 (including disbursements) to conduct a Downtown farmers' market feasibility study.

ST/pms

PUBLIC NOTICE – 2011 01 24, Council Chambers, Civic Centre

Data\APPLIREPORT\Farmers Market Study Contract Award.doc

Larry Girardi
Deputy Commissioner

Public Works and
Transportation



2011 01 24

Mayor Amaroso
And Members of Council
Civic Centre

Subject: Request for Flashing Lights at the intersection of Goulais Avenue and Fourth Line West

On September 27, 2010 Council passed the following resolution:

WHEREAS Mr. Tom Fraser of 659 Fourth Line West has submitted a letter regarding the increased heavy traffic at the intersection of Goulais Avenue and Fourth Line West between Wards 5 and 6; and

Whereas some motorists and truckers think that this intersection is a four way stop, but apparently it is not; and

Whereas vehicles are pulling out in front of the vehicles which have the right-of-way causing near misses as indicated in Mr. Fraser's letter;

Therefore be it resolved that City Council accept Mr. Fraser's letter and forward it to the Commissioner of Public Works and Transportation and the Commissioner of Engineering and Planning to study the feasibility of installing a flashing light to alert motorists as indicated in Mr. Fraser's letter; further that Mr. Fraser be contacted at 659 Fourth Line West as to the Commissioners' findings.

Background:

Goulais Avenue and Fourth Line are single lane roadways with east/west traffic on Fourth Line and north/south traffic on Goulais Avenue. Both roadways have unpaved shoulders. Goulais Avenue is a Class B Truck Route from Second Line to 549m north of Fourth Line. Fourth Line is a Class B Truck Route between Goulais Avenue and Peoples Road and then changes to a Class A Truck Route to Great Northern Road. Fourth Line between Goulais Avenue and Peoples Road is a Collector Street and Goulais Avenue is a Collector street up to the intersection of Fourth Line.

The intersection is currently controlled by Stop Signs (60 cm x 60 cm) on Fourth Line. The average daily traffic through the intersection is 2600 vehicles. Two (2) collisions have occurred since 2000. One was a single vehicle westbound who lost control making a left turn preceding south. The other was a westbound vehicle that did not stop at the stop sign because they were part of a funeral procession resulting in a right angle collision with a southbound vehicle.

Discussion:

From the Ontario Traffic Manual Book 5 Regulatory Signs "The purpose of a Stop sign is to clearly assign right-of-way between vehicles approaching an intersection from different directions when traffic signals are not warranted. The Stop sign requires the driver to stop the vehicle before entering the intersection, yield to any traffic in or approaching the intersection and then proceed when safe to do so". As a result of the current traffic volumes and low number of collisions, the current stop control does work. The current stop signs are still of high quality but have not been replaced in the last 8 years. Good sight lines do exist when approaching from the east and west.

The rural location of this intersection does lend itself to possible issues of people not obeying the stop sign. As well trees along the side of the roadway may also be distracting to drivers. The Traffic Division is proposing the following staged recommendations.

Preferred staged solution supported by the Traffic Division:

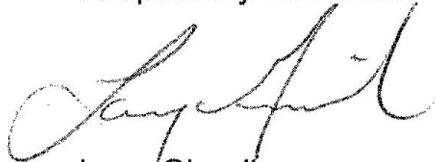
- 1) Install new oversized Stop signs Ra-101 75cm x 75 cm.
 - a. Under the Stop sign install a hazard marker 30 cm x 90cm with horizontal red/white markings. This has been used in the past to draw more attention to the Stop sign and has been met with good success.
 - b. Have Forestry brush the roadway to insure clear visibility.
 - c. Request Police Services to monitor the situation
 - d. Continue to monitor the situation over the next year
- 2) If after 1 years time the situation has not improved.
 - a. Remove the previously installed Stop sign
 - b. Install oversized Stop sign 120cm x 120 cm
 - c. Have Forestry maintain the brush to insure clear visibility
 - d. Continue to monitor situation over the next year
- 3) If after 1 year's time the problem persists and the data support it we will install flashing lights.
 - a. Purchase and install (2) 12 inch Solar Red Beacons at an estimated cost of \$7,500. If required a supplementary will be submitted in 2012 for the install of flashing lights.

Note on Flashing Beacons: from the Ontario Traffic Manual Book 5 – "flashing beacons may sometimes be required to draw the drivers attention to the presence of a regulatory sign..." "particularly when visibility distance is reduced due to severe roadway geometry, or other circumstances are present which suggest that greater emphasis is required. The use of flashing beacons should be restricted to only critical situations, in order to ensure that their impact is not lost due to overuse or to ensure that they do not become a distraction to the driver."

Recommendation:

PWT recommends the three step approach that has been suggested by the Traffic Division and that for 2011 new stop signs be installed.

Respectfully Submitted



Larry Girardi
Deputy Commissioner
Public Works and Transportation

Recommended for Approval



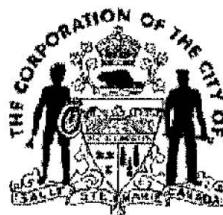
J. M. Elliott, P. Eng.
Commissioner
Public Works & Transportation

Public Works & Transportation

The Corporation of the City of Sault Ste. Marie 128 Sackville Road ~ Sault Ste. Marie, ON P6B 4T6
Telephone: (705) 541-7000 ext. 224 ~ Fax: (705) 541-7010 www.cityssm.on.ca

(O)
S(bb)

J. M. Elliott P. Eng
Commissioner



Public Works &
Transportation department

December 13, 2010

Mayor Amaroso
And Members of Council
Civic Centre

Subject: Request for an All-way Stop at Farwell Terrace/Rossmore Road Intersection

On August 23, 2010 Council passed the following resolution:

Whereas there is an issue with traffic on Rossmore Road and Farwell Terrace; and

Whereas the residents of this area are asking City Council to help them find a solution;

Whereas a petition to have a three-way stop sign placed at the corner of Rossmore Road and Farwell Terrace has been signed by a significant number of residents in this area;

Be it resolved that appropriate City staff investigate and report back to Council as to the feasibility of placing a three-way stop sign at Rossmore Road and Farwell Terrace intersection.

Background

The Public Works and Transportation Department uses the Ontario Traffic Manual to make decisions with regard to traffic. The use of this manual supports our decision should we have to defend ourselves in a court of law.

The Ontario Traffic Manual states: "**The purpose of the stop sign is to clearly assign the right of way between vehicles approaching an intersection from different directions when traffic signals are not warrant or not yet installed and it has been determined that a yield sign is inadequate.**"

DCO
5(b)(5)

The manual goes on to state: "**STOP signs are not intended to be used as speed control devices.** Their usage should be limited to control of right of way conflicts.

In general, STOP signs should only be used where traffic engineering studies considering such factors as traffic speeds, traffic volumes, restricted sight lines and collision experience indicate that the use of STOP signs is warranted."

Discussion

In order for an all-way stop to be implemented, Public Works uses guidelines set out in the Ontario Traffic Manual to determine whether the intersection meets the requirements. The following warrants need to be met for an all-way stop to be recommended.

Stop Collision Warrant

Stop sign control may be warranted where three (3) or more right angle or turning collisions per year have occurred over a period of three (3) years.

Since January 1, 2007 there has been zero (0) number of these types of collisions at this intersection.

All-ways Stop Controls Warrant

An all-way stop control results in the disruption to the flow of traffic and introduces delays to all drivers within the intersection and should only be considered at the intersection of two relatively equal roadways having similar traffic volume demand and operating characteristics.

The Ontario Traffic Manual requires that the volume split for three-way control should not exceed **75/35**. The volume split at this intersection is **79/21**; which means that 79% of all traffic uses Rossmore Road and the remaining 21% use Farwell Terrace. As a result, the traffic volumes are not similar enough to warrant a three-way control (all-way control).

All-Way Stop Minimum Volume Warrant

This warrant requires the total volume on all intersection approaches to exceed 500 vehicles per day for an average of eight hours. For the same eight hours, the combined vehicle and pedestrian volume (unit) on the minor street must exceed 200 units per hour.

The minimum vehicle volume warrant is not satisfied with traffic averaging 222 vehicles during the peak eight hours for all approaches and an average of only 46 units using Farewell Terrace. In this case, the warrant is not met.

C(O)
S(bb)

Summary

- None of the three warrants for an all-way stop have been met according to the criteria and therefore an all way stop should not be installed.
- All way stop controls operate more effectively at intersections with higher traffic volumes and a balanced split between the traffic on the major street and the minor street.
- All- way stop controls are intended to control right of way movements and are not intended as speed control devices.

Recommendation

It is recommended that an all-way stop configuration should not be installed at the Farewell Terrace /Rossmore Road Intersection.

All of which is respectfully submitted.

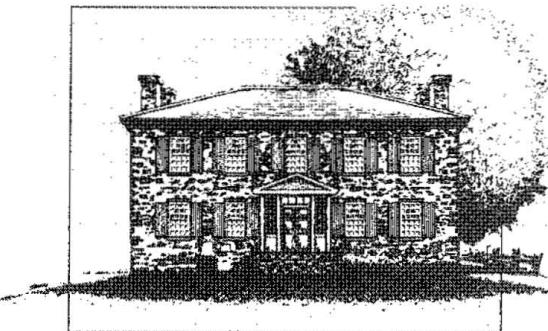


J. M. Elliott, P. Eng
Commissioner
Public Works and Transportation Department



RECOMMENDED FOR APPROVAL

Joseph M. Pratesi
Chief Administrative Officer



*Sault Ste. Marie
Municipal Heritage Committee*

2011 01 24

Mayor Debbie Amaroso
and Members of City Council

Ontario Heritage Act – Part IV Designation Of The Bellevue Locomotive

The Sault Ste. Marie Municipal Heritage Committee advises City Council as to the cultural heritage value or interest of properties within the Municipality, and recommends that significant properties be designated under Part IV of the Ontario Heritage Act. This affords the property and in particular the designated heritage features special protection under the Act.

In 2009, City Council passed a resolution (attached) in response to a report commissioned from the Parks and Recreation Advisory Committee concerning *"what should be done with the Bellevue Park Locomotive"*. Item 3 of that resolution was approved by City Council stating that *"the Locomotive be designated under Part IV of the Ontario Heritage Act along with the property that immediately surrounds it"*. In 2010, a small section of property immediately surrounding the Locomotive was surveyed and registered on title.

Appended is a designation report prepared by David Ellis and Ted Wall of the Sault Ste. Marie Municipal Heritage Committee with special assistance from Graeme Ellis.

Description Of The Locomotive From The Designation Report

"This train shuttle engine was originally known as Engine #10, built for the Algoma Steel Corporation. This engine was built in 1943, with a configuration of 0-4-0F and a weight of 48,000 lbs, to be used as an on-site shuttle engine at the plant. When it was retired in 1967, it was given to the City of Sault Ste. Marie and has been located in Bellevue Park since that time.

This engine is unique, in that it was custom built for the Algoma Steel Corporation and also was of "fireless" type. This configuration is quite rare and according to the Canadian Railroad Museum, is one of only two in existence in Canada today and considered to be in the best condition (although it has been modified with the controls welded closed).

At this time little is known of the operational history of Locomotive No. 10, although it is believed principally to have switched incoming carloads of coal and delivered finished products to switching yards on the Algoma site. It carried a storage pressure of 150 pounds per square inch and a working pressure of 60 pounds, making it a shuttle engine, of great usefulness in the steel mill.

It currently is displayed on the grounds of Bellevue Park, where it has, up to recently, been used as a playground play structure. As it has been located on the park site for forty years, it has become a community icon, not necessarily for its historic importance, but as a place in the community that generations of children have played."

Statement of Cultural Heritage Value

"This train shuttle engine's cultural value lies as both an example of industrial heritage, as well as, its significance as a cultural icon with community for the last forty years, whilst it was housed in Bellevue Park.

The industrial heritage component is that the engine is an example of the then growing and vibrant steel industry present in the WWII years and beyond to the early sixties. However, technology and cost efficiencies made the technology redundant thereafter.

The engine's cultural heritage also lies in its use as an artifact and play structure in Bellevue Park. Its new use has provided a play area for children and their families for almost half a century. From very wide public support when the engine was declared unsafe and possibly be scrapped, it is evident that it was more than just another piece of playground equipment, but something that the public relates as unique to the area and cherished through many generations.

Additionally, it represents a significant technological advancement used in the steel industry. There are only two remaining engines of this type and from correspondence with the Canadian Railroad Museum; it appears this example is in better condition than the other remaining engine and a necessity to save for its historic nature."

At their December 8, 2010 meeting the Sault Ste. Marie Municipal Heritage Committee passed the following resolution:

Moved by: T. Wall
Seconded by: K. Marshall

"Resolved that the Sault Ste. Marie Municipal Heritage Committee approve the designation report for the Bellevue Locomotive prepared by D. Ellis as amended and further that the Sault Ste. Marie Municipal Heritage Committee recommends to City Council that the Bellevue Locomotive be designated under Part IV of the Ontario Heritage Act both for its cultural and industrial heritage significance to the City of Sault Ste. Marie and further that a report be sent to City Council for their approval."

By designating the locomotive in Bellevue Park the Municipality is taking on the responsibility to conserve the integrity and to tell the story of this unique artefact as a symbol of:

- a period of our industrial history and
- a significant and cherished symbol of our cultural history.

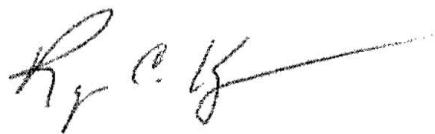
The role of the Municipality is to conserve the artifact, not to return it to either of its previous uses. The Municipality is the owner of the property and the designating body so any decisions regarding alterations or demolition require the consent of current or future Councils. In the future, City Council can repeal the designation bylaw should the Locomotive deteriorate beyond restoration. The Sault Ste. Marie Municipal Heritage Committee exists to advise City Council as to the best way to preserve designated sites.

For City Council's information there has been a Supplementary Request submitted as part of the 2011 budget to make some improvements to the locomotive and its surroundings including sand blasting and painting to period colours, landscaping and decorative fencing, signage to depict the history of the locomotive and to construct a canopy over the Locomotive to shield it from the elements.

Recommendation

It is recommended that City Council approve the designation of the Locomotive at Bellevue Park under Part IV of the Ontario Heritage Act as recommended by the Sault Ste. Marie Municipal Heritage Committee.

Respectfully submitted on behalf of the
Sault Ste. Marie Municipal Heritage Committee



Roger Kinghorn, Chairperson

li/b/rec&cult/historic/ssmmhc/designated properties/11/council report Bellevue locomotive

cc: Members of S.S.M.M.H.C.
J. Fratesi
J. Cain
N. Apostle
L. Bottos

attachments



5(p)

CITY COUNCIL RESOLUTION

Agenda Item

5(h)

Date: February 9, 2009

MOVED BY
SECONDED BYCouncillor
CouncillorT. Sheehan
D. Celetti

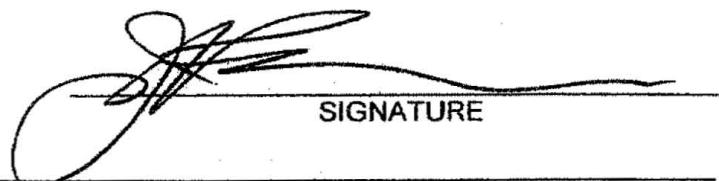
Resolved that the report of the Manager Recreation and Culture on behalf of the Parks and Recreation Advisory Committee dated 2008-11-17 concerning Bellevue Park Locomotive be accepted and the recommendations that:

1. the locomotive NOT be reintroduced as a piece of playground equipment due to the liability issues; and
2. the locomotive remain at its current location due to its cultural significance as a former play apparatus from 1967 to 2006; and
3. the locomotive be designated under Part IV of the Ontario Heritage Act along with the property that immediately surrounds it; and
4. the locomotive be restored to either its original working colour of 1943 or the colour was painted when relocated to Bellevue Park in 1967; and
5. a landscape architect be contracted to design appropriate permanent decorative fencing and landscaping around the locomotive; and
6. outdoor signage be installed at the site to depict the history of the locomotive in both written and pictorial forms from its use as a working locomotive at the Algoma Steel Corporation, to its use as a play apparatus at Bellevue Park, this should include the recognition of the donation of the locomotive to the City by Algoma Steel Corporation; and

copies to:

J. Cain
Council file
W. McCallan

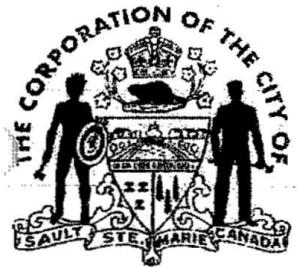
CARRIED DEFEATED AMENDED DEFERRED
 REFERRED OFFICIALLY READ NOT DEALT WITH


SIGNATURE

C.A.O.
 City Solicitor
 Comm. Finance/Treasurer
 Comm. Eng. & Planning
 Comm. Human Resources

Comm. Community Services
 Comm. P.W. & Transportation
 City Clerk
 Fire Chief
 Police Chief

Mayor
 Dir. Libraries
 E.D.C.
 Cons. Authority
 J. Cain
 S. McCallan



CITY COUNCIL RESOLUTION

Agenda Item

5(h)

Date: February 9, 2009

MOVED BY
SECONDED BY

Councillor
Councillor

T. Sheehan
D. Celetti

Page Two

7. the design of the fenced area be taken into consideration for the potential for the locomotive to be covered with an appropriate shelter as funding opportunities occur as recommended by the M.H.C.; and

Further that the cost estimate of \$31,350.00 for the above recommendations BE REFERRED to the 2009 Budget deliberations for Council's consideration as a supplementary item be approved.

CARRIED
 REFERRED

DEFEATED
 OFFICIALLY READ NOT DEALT WITH

AMENDED

DEFERRED

SIGNATURE

- C.A.O.
- City Solicitor
- Comm. Finance/Treasurer
- Comm. Eng. & Planning
- Comm. Human Resources

- Comm. Community Services
- Comm. P.W. & Transportation
- City Clerk
- Fire Chief
- Police Chief

- Mayor
- Dir. Libraries
- E.D.C.
- Cons. Authority
-

Designation Report

for

Algoma Steel Co. No. 10 Engine

Built For: Algoma Steel Co. #10 [1943]

Donated: City of Sault Ste. Marie [1967]

by the

**Sault Ste. Marie
Municipal Heritage Committee**

Originally Submitted – 5 June 2008

Final Submission - 2 November 2010

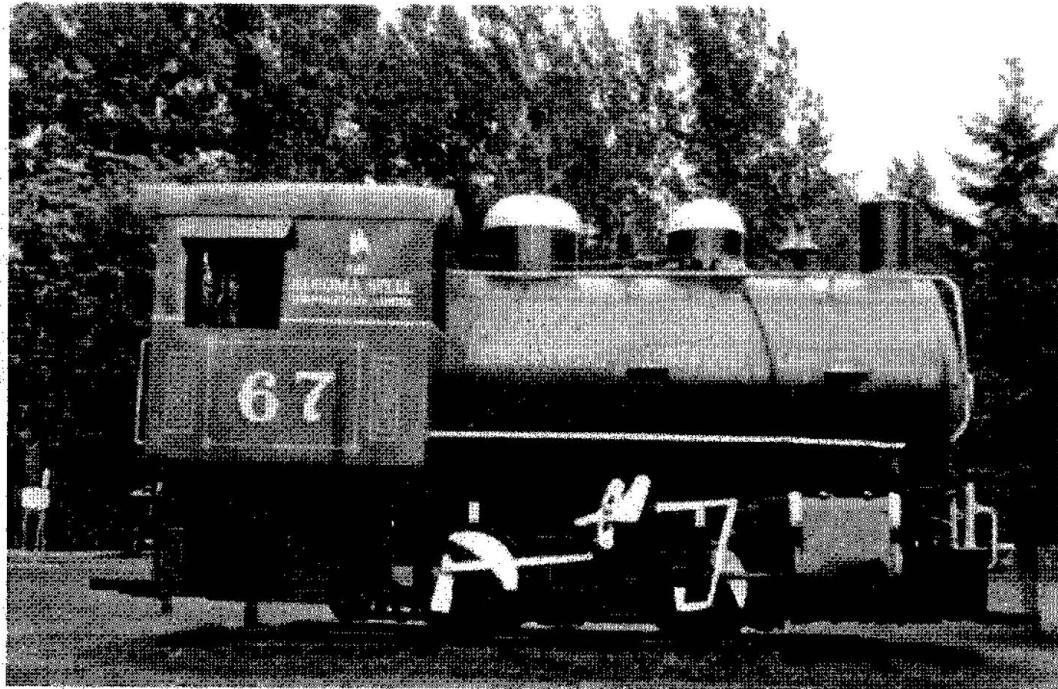


Photo Copyright © Walter Bedbrook

Algoma Steel Co. No. 10 Engine

Description of the Heritage Artifact

This train shuttle engine was originally known as Engine #10, built for the Algoma Steel Corporation. This engine was built in 1943, with a configuration of 0-4-0F and a weight of 48,000 lbs, to be used as an on-site shuttle engine at the plant. When it was retired in 1967, it was given to the City of Sault Ste. Marie and has been located in Bellevue Park since that time.

This engine is unique, in that it was custom built for the Algoma Steel Corporation and also was of "fireless" type. This configuration is quite rare and according to the Canadian Railroad Museum, is one of only two in existence in Canada today and considered to be in the best condition (although it has been modified with the controls welded closed).

At this time little is known of the operational history of Locomotive No. 10, although it is believed principally to have switched incoming carloads of coal and delivered finished products to switching yards on the Algoma site. It carried a storage pressure of 150 pounds per square inch and a working pressure of 60 pounds, making it a shuttle engine, of great usefulness in the steel mill.

It currently is displayed on the grounds of Bellevue Park, where it has, up to recently, been used as a playground play structure. As it has been located on the park site for forty years, it has become a community icon, not necessarily for its historic importance, but as a place in the community that generations of children have played. Of late, there has been concerns about personal safety using the engine for play and it has been barricaded from public use, until such time as the engine's fate is decided.

Existing Condition

Locomotive No. 10 is presently in inoperable condition and has not been operated since it was donated to the City of Sault Ste. Marie. Many controls have been removed, or welded to be immovable, as it is in the public domain. However, as noted by the Canadian Railroad Museum, it is in much better overall condition, than the sole other remaining engine.

Statement of Cultural Heritage Value

This train shuttle engine's cultural value lies as both an example of industrial heritage, as well as its significance as a cultural icon with community for the last forty years, whilst it was housed in Bellevue Park.

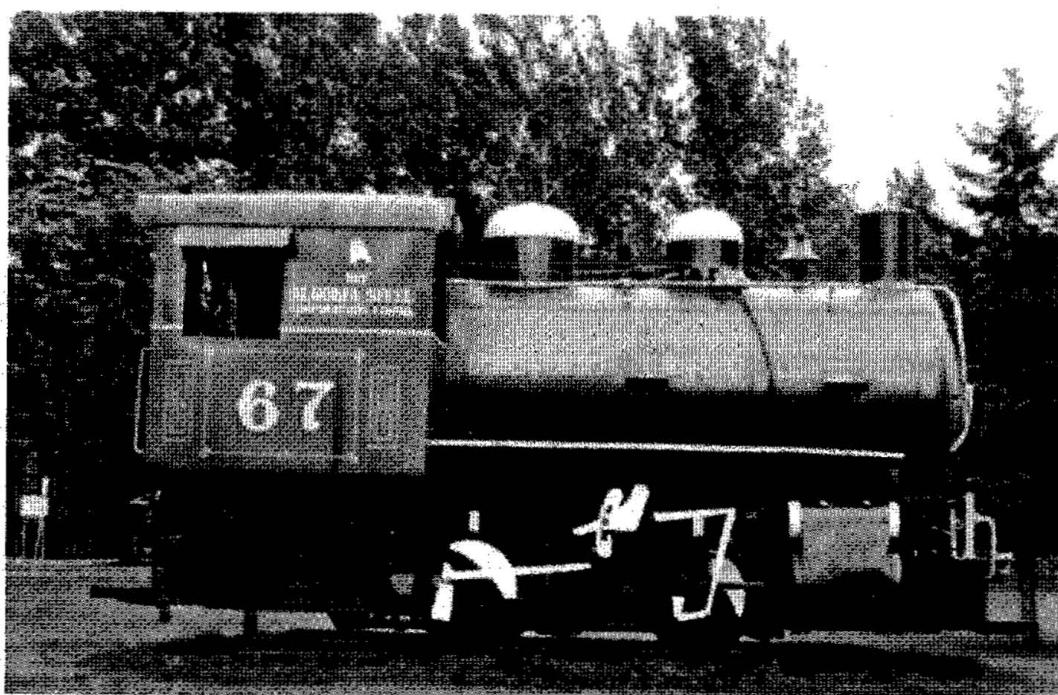
The industrial heritage component is that the engine is an example of the then growing and vibrant steel industry present in the WWII years and beyond to the early sixties. However, technology and cost efficiencies made the technology redundant thereafter.

The engine's cultural heritage also lies in its use as a artifact and play structure in Bellevue Park. Its new use has provided a play area for children and their families for almost half a century. From very wide public support when the engine was declared unsafe and possibly be scrapped, it is evident that it was more than just another piece of playground equipment, but something that the public relates as unique to the area and cherished through many generations.

Additionally, it represents a significant technological advancement used in the steel industry. There are only two remaining engines of this type and from correspondence with the Canadian Railroad Museum, it appears this example is in better condition than the other remaining engine and a necessity to save for its historic nature.

Technical Specifications Engine #10

Wheel configuration:	0-4-0F
Builder:	H.K. Porter
Build Date:	10/1943
Construction No.:	7443
Empty Weight:	48,000
Weight on Drivers:	48,000
Driver Diameter:	30
Tractive Effort:	9,200
Boiler Pressure:	150
Cylinders:	17x16
Fuel:	None
Gauge:	Standard



Description of Heritage Attributes

A Rare Example of a Fireless Locomotive

The "fireless" or also known as a "thermos" locomotive was one of the most remarkable and foolproof locomotive designs devised. This configuration utilised a large tank, or steam reservoir, in lieu of a traditional boiler and firebox. Therefore, it does not rely on an on-board source of fuel, nor flame (fire) to operate.

This type of locomotive was very desirable for use in plants such as Algoma Steel, where cleanliness and the elimination of fire hazards and noise, or where smoke and cinders could ruin the product. However, it was the ability to inject a power source (steam or compressed air) from a local source, as well as its compact size, that make its application viable for Algoma. As Algoma already had an ample supply of readily available steam, it was a reliable and economical decision. An analogy of this engine type, would be a thermos bottle on wheels, holding pressurized steam, utilising the controlled release of this pressure, to power the engine. The large insulated steam reservoir, could be charged with steam from a boiler in a remote location. As they carried no fuel and had no means to heat water to create steam, it was necessary to connect to a stationary steam boiler and charge the engine with steam. One could operate the engine until the steam pressure diminished to a point of ineffectiveness and was then recharged at its pressure plant located on the site. Therefore, the locomotive could move around the plant safely and economically using its stored steam.

This type of engine was used extensively in Europe long before their introduction into North America. The first European-built fireless engine was brought to the U.S. in 1913. This particular engine was fabricated by the H. K. Porter Company, one of the most well known locomotive manufacturers. It was the third largest producer in the USA and was the leading producer of "Light Locomotives". These were engines built specifically for industrial applications, mining, logging, plantations, or lightly built narrow gauge railroads. The selection of Porter to build engines for Algoma Steel was a logical choice and this engine is a good example of the type.

This is a rare example of this type of industrial artifact, with only two known remaining examples left in Canada.

Prepared by David Ellis and Ted Wall,
for the
Sault Ste. Marie Municipal Heritage Committee.

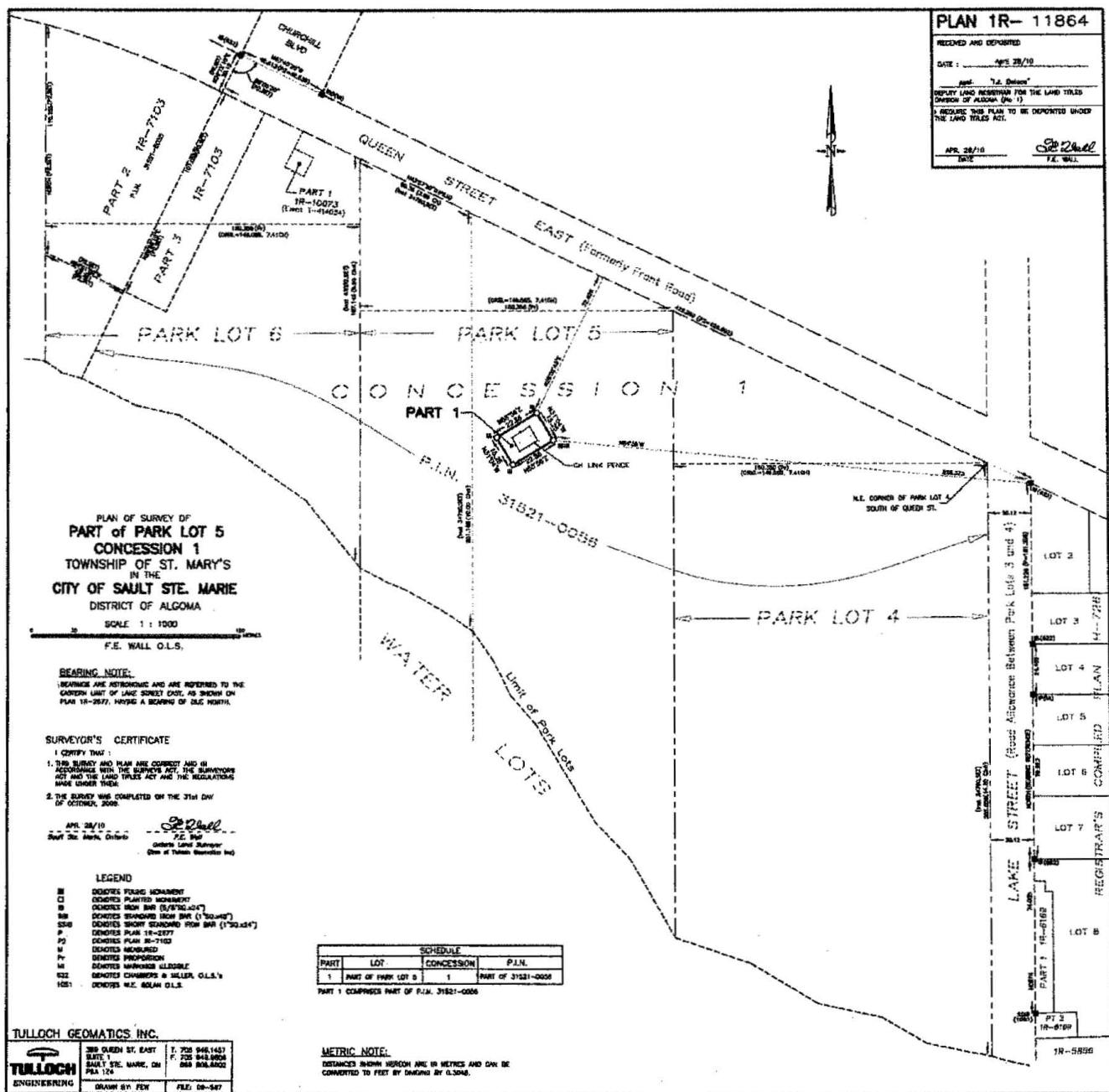
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GPS Location

GPS location of the Porter Train Artifact:

U.T.M. Zone 16
5153416 North
707296 East

Site Plan



Background Information

History of H.K. Porter Inc.

Fireless Locomotive Engines

**Letter from Algoma Steel Engineer,
Dennis Baldwin**

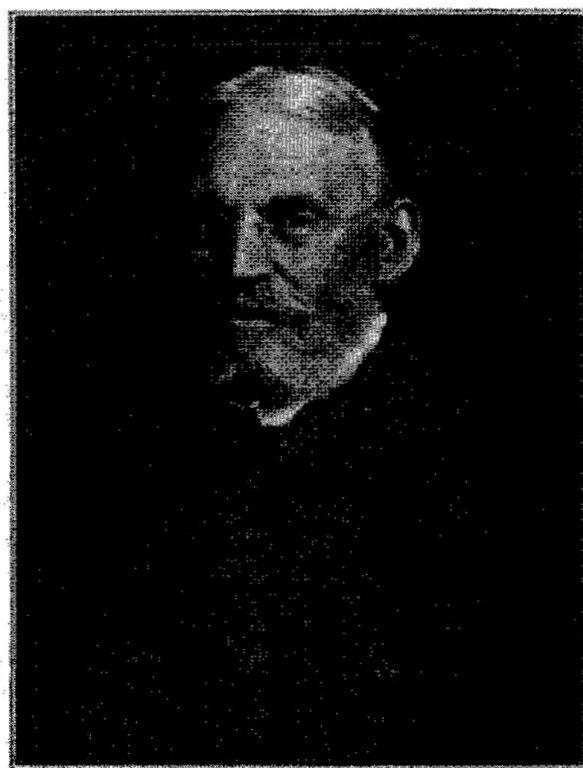
Letter from Donald Nute, Professor

Letter from Jean-Paul Viaud, Curator, Exporail

History of H.K. Porter Inc.

H. K. Porter, Inc. (Porter) manufactured light-duty railroad locomotives in the USA, starting in 1866. The company became the largest producer of industrial locomotives and built almost eight thousand in their history. The last locomotive was built in 1950, although the company continues to produce industrial equipment to this day.

Porter was known for building locomotives that were much smaller than those normally used by the larger Class I railroads. The company's locomotives were small enough that they were often operated by only one person. Porter built mostly steam locomotives, but they also built some powered by gasoline and diesel engines, as well as those that ran on compressed air or fireless types.



Henry Kirke Porter
1840-1921

Originally, Mr. Henry Kirke Porter formed a partnership with Mr. John Y. Smith, called Smith & Porter. They opened a small machine shop on 28th Street in Pittsburgh and begin repairing and building industrial equipment. Their first order for a locomotive arrived on the March 4, 1867 and they build the "Joshua Rhodes" for the New Castle Railroad and Mining Company. They were to build 43 locomotives together, including the "Minnetonka" which is currently preserved in running condition at the Lake Superior Museum of Transportation, in Duluth, Minnesota. They specialised in four wheeled, saddle tank locomotives for small industrial railroads.

In 1871 a fire breaks out in the shop on the 7th of February, destroying twelve locomotives under construction, the shop and 23 adjacent structures. The total losses were estimated at \$200,000, which proved crippling and the partnership was dissolved. Mr. Smith went on to form Smith & Dawson Locomotives, which became National Locomotive Works. Mr. Porter formed a new partnership with Arthur W. Bell, called Porter, Bell & Co. and they built their first locomotive for the Jackson Furnace Co. of Michigan. Under the new company, they expanded their range to include light passenger engines, as well as small freight engines, primarily for narrow gauge railroads. They would go on to build 223 locomotives together, until Arthur Bell died in May of 1878.

After Mr. Bell's death, Henry K. Porter continues the business on his own, as H. K. Porter & Co. By this time, he had established a reputation as a builder of rugged, specialised locomotives. The company had the facility to custom build a locomotive quickly and efficiently, with a system of interchangeable parts, pistons, wheels and boilers in various sizes that can be combined in several configurations to suit a customer's requirements. Some of the more basic designs are kept in stock, and can be ordered "off the shelf".

In 1890, Porter builds their first compressed air locomotive, to work in a coalmine in Pennsylvania. Compressed air was stored in two cylindrical tanks, and used to drive the pistons instead of steam. This allowed locomotive haulage inside mine tunnels without the fumes from burning coal in a boiler, or the dangers of high pressure steam. Porter went on to build over 400 compressed air locomotives for use in mines, plants and the street railways in New Orleans. Other builders were making compressed air locomotives, but by 1900, Porter had 90% of the market.

H. K. Porter Co., Inc was incorporated in 1899 as company. They build a new and expanded plant at 49th and Harrison Street in Pittsburgh. Production peaked in 1906 with almost 400 locomotives built that year.

In 1911, Porter built their first gasoline powered locomotive and in 1915 they built their first "fireless" locomotive, using a large pressure vessel to hold steam and hot water in place of a boiler. These proved to be even more useful than the compressed air locomotives and soon Porter dominated this new niche market.

By 1921, the H. K. Porter Co. was prosperous, enjoying the post-WWI reconstruction boom in Europe and a road construction boom in the United States. Porters were a favourite choice among grading contractors, who used light, portable tracks to carry the wooden tipper-cars that were the earthmoving equipment of the day.

Henry Porter, still running the company at age 81, died on April 10, 1921.

After a long decline, the H. K. Porter Co. declared bankruptcy in 1939. Thomas Mellon Evans purchased the company, determined to turn it around. He began buying other manufacturing companies and adding them to his collection. Locomotive production increased again during World War II, but soon after the end of the war, demand for steam locomotives dwindled and H. K. Porter became primarily a holding company for the many subsidiaries Evans had acquired.

The company built its last locomotive in 1950, for an industry in Brazil. Soon thereafter, the parts business and all the required patterns were sold to the Davenport Locomotive Works in Iowa.

Fireless Locomotive Engines

The Fireless was a remarkable and foolproof locomotive, ideally suited to an industrial application. It was essentially a steam locomotive equipped with a large tank or reservoir instead of a boiler and firebox.

A reservoir was used for storing heat in the form of hot water and steam. Steam is charged into the reservoir at the valve through a charging connection. The time required to take on a full charge varied from ten to thirty minutes depending on the charging pressure and the size of the reservoir. When the reservoir was fully charged, 85% or more of its volume is filled with hot water and the remainder with steam. As steam is drawn off and utilised in the cylinders, pressure in the reservoir drops and some of the hot water flashes into steam. This newly created steam draws its heat of vaporisation from the hot water which remains in the liquid state and, in turn, the temperature of the water is reduced. This continues process until the temperature of the water drops to the point below which it will no longer vapourise into steam at sufficient pressure to be utilised in the cylinders.

One full charge, plus several partial chargings, was sufficient to keep a Fireless at work for a full day. Steam for charging could be obtained from any available source, such as the plant's steam supply and is delivered to the locomotive reservoir through a flexible charging connection.

It was popular in industrial setting for the following reasons:

1. Easy to Operate

There were no complex controls, nor boiler to fire. New, unskilled labour can therefore operate it after a few brief instructions. Their ruggedness limited any damage by inexperienced operators.

2. Easy to Maintain

There was no boiler, firebox, electric motor, generator, nor internal combustion engine on a Fireless. There are very few working parts. The reservoir never needed replacement. Thus the cost of maintenance was low.

3. Low Capital Cost

These engines cost no more than any other type of locomotive of equivalent power. The savings in operation and maintenance made it the most economical type of locomotive obtainable to industry at the time.

4. Cleanliness

There are no fumes, nor soot associated with a Fireless, an important advantage when operating inside a building, or wherever smoke and cinders would be a disadvantage.

5. Long Life

The engines had a long service history.

6. Availability

Since a Fireless runs on "ready made" steam, it requires no firing-up period. It is instantly available for use as soon as charged and since the charging can be done during idle time, the Fireless is available for use during practically 100% of working hours.

7. Costs Less to Operate

A Fireless carries no fuel. It uses low cost steam produced in the plant's stationary boilers. Charging can be done during idle periods. No night nor week-end attention is necessary. As there is no handling of fuel or firing.

8. Safety

There is no fire hazard with a Fireless. Since pressures are relatively low, there is little danger of an explosion.

9. Quiet Operation

Compared to regular steam engines, the Fireless generates very little noise.

Letter from Jean-Paul Viaud, Curator, Exporail

Hello Mr. Ellis,

This engine is the last and ONLY fireless engine left in Canada. This type was designed in order to provide a safe traction in environment where an electrical, internal combustion or steam engine was too dangerous (for example in ammunition or chemical plants).

More info at

http://www.nrhs.com/web_exclusives/fireless_cooker/index.html

Here is a picture taken by Walter Bedrook in 1968. (Note: this is the same picture as used elsewhere in this report)

This engine must be preserved and if the City is not willing to keep it, I am sure an appropriate location may be found in one of Ontario railway museum, Exporail in Québec, or even the Canadian Museum of Science and Technology in Ottawa.

As the curator of Exporail, I'll be more than happy to see this engine in my collection. I am thus copying my answer to Exporail's collection committee president.

Thanks for the effort and maintain the pressure (I notice the article on Soo Today (http://www.sootoday.com/content/news/full_story.asp?StoryNumber=24633)

Jean-Paul Viaud, curator
Exporail
(Canadian Railroad Museum)
14 mai 2007

Hello again

Upon verification, there is another one in Fort Erie, but in much less good shape. So, that make yours one the 2 only left in Canada.

Jean-Paul Viaud, curator
Exporail
(Canadian Railroad Museum)
7/23/2007

Letter from Algoma Steel Engineer, Dennis Baldwin

Ted,

I am sorry for the delay in responding to your message. However I was out of town the week of 14th October, and it was only today that I finally got a computer hooked up at Algoma Steel for my use that has E-Mail on it. For your info Algoma asked me to come out of retirement for several months to assist with the re-commissioning of No. 6 Blast Furnace.

The Porter fireless locomotive in Bellevue Park was one of two purchased by Arthur G. McKee of Cleveland, Ohio as part of their Contract No. 1804 in 1942 to build Algoma's No. 5 Blast Furnace. The McKee Bill of Material for the two locomotives is still filed with the other B.M.'s appertaining to No. 5 Blast Furnace.

The two locomotives were used on the east track of the Blast Furnace Highline to pull a coke car each from the M5 coke conveyor to any one of Blast Furnaces 5, 4, 3, 2 and possibly No. 6 also. The east track diverged near the M5 conveyor into two tracks known as the coke loading spur.

I have not seen any photographs either of the locomotives when in service, but I suspect that they would have been painted an "attractive shade of medium blast furnace black". Possibly they may have had either white or yellow lettering and numbers. I only started working for Algoma in July 1967 so I do not know what was involved when the Bellevue Park Loco was decorated. However if it was not sand blasted before repainting it might be possible to detect some of the former lettering. I suspect that the colour scheme would have been no different to that used on any other steam locomotive in the earlier days of Algoma Steel. I will keep a lookout for a picture of any Algoma Steel steam locomotive. This would be a good guide. Subject to confirmation I believe that one of the coke cars still exists in storage on the B.F. Highline. They remained in service pulled by 25 ton General Electric four wheel diesel locomotives until some time in the 1980's. During an economy move a portable conveyor was installed to transfer coke from the M5 to the electric transfer cars on the west track. The transfer cars two of which date back to 1918 are still used when pellets are lifted from the Ore Dock with one of the Ore Bridges.

Regarding the future of the locomotive I believe that it should be part of an industrial heritage display. I do not believe that it should ever have been used as a piece of playground equipment. A child falling from the top of the steam vessel could be seriously hurt just as they could if they fell off the piece of scrap metal in front of the art gallery.

Dennis
October 31, 2007

Letter from Donald Nute, Professor

The locomotive in the picture is an 0-4-0 saddletank engine. Locomotives are usually designated by three numbers indicating the number of leading wheels, the number of drivers, and the number of trailing wheels. In this case, the locomotive has 0 leading wheels, 4 drivers, and 0 trailing wheels. It also does not have a tender to carry fuel and water. Instead, a small amount of fuel was carried in a box in the cab and the water was carried in the tank that "saddles" the boiler.

More engines of this type survived the scrappers than larger engines. They were used to switch small yards or in industrial applications where they rarely or never went onto the mainline and where they were always close to a source of fuel and water. Obviously, this engine was used by a steel company. Engines like this were built by a number of manufacturers, one of the most prolific being H.K. Porter. Another company that built a lot of this kind of small industrial engine is Vulcan Iron Works.

The locomotive appears to be in pretty good shape with all the running gear intact. Often you see locomotives like this on static display that have had the drive rods, bell, whistle, or other parts removed. This locomotive looks like it might even be restored to running condition, although that would likely cost hundreds of thousands of dollars.

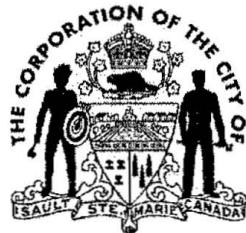
Naturally, I am someone who would hate to see this locomotive destroyed or even put in a location where the public could not observe it. It would certainly be better off under cover. Civic groups often build shelters over locomotives like this, then put a fence around them to keep people from climbing on them and possibly being injured. That makes them more difficult to examine and photograph, but preservation should take precedence over convenience.

I have several Canadian engines on my website. I also have photos of European steam, but so far I have limited my website to north American steam. I only put photos on my site that I have taken myself.

Thank you very much for sharing this photo with me. I hope that your heritage board will be able to save the engine. Steam locomotives played a major role in building just about every community in Canada and the U.S. It would be a real shame to loose another of these gems.

Best regards,
Don

Donald Nute, Emeritus Professor
Department of Philosophy and Artificial Intelligence Centre The University of Georgia, Athens, Georgia 30602, U.S.A.
(706) 542-0881 <http://donald.nute.ws>



2011 01 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT
PLANNING DIVISION

TO: Mayor Debbie Amaroso
 and Members of City Council

SUBJECT: Application No. A-1-11-Z – filed by Jason Rioux

SUBJECT PROPERTY: Location – Located on the south side of Base Line, approximately 395m (1,296') east of its intersection with Carpin Beach Road, civic no. 1191 Base Line
Size – Approximately 95m (312') frontage x 800m (2,625') depth; 7.6 ha (19 acres)
Present Use – Equipment storage
Owner – Jason & Dawn Rioux

REQUEST: The applicant, Jason Rioux, is requesting a rezoning from Medium Industrial zone with a Special Exception to Medium Industrial zone with an amended Special Exception to permit the construction of a caretakers dwelling unit.

CONSULTATION: Engineering – No comments
Building Division – See attached letter
Legal Department – No comments
CSD – No concerns
Municipal Heritage Committee – No concerns
PW&T – No objections
Fire Services – No objection
PUC Services – See attached letter
EDC – No objections
Conservation Authority – See attached letter

Trans Canada Pipelines – See attached letter
Algoma Public Health – No objections

PREVIOUS APPLICATIONS

In 1974, A.B Maclean successfully rezoned the subject property from "RA" (Rural Area) zone to "M2" (Medium Industrial) zone with a Special Exception that required a minimum front yard setback of 18m. Further, any 'workshops' were to be setback a minimum of 91m from Base Line. A.B Maclean did not pursue development on the subject property, which remained vacant until it was purchased by the applicant in 2001.

Conformity with the Official Plan

The subject property is designated "Industrial" on Land Use Schedule 'C' of the Official Plan. The applicant is requesting a rezoning to permit a 'caretakers dwelling unit', which is permitted within the 'Industrial' land designation. Consequently, this application does not require an amendment to the Industrial Policies of the Official Plan.

Comments

The applicant, Jason Rioux is requesting a rezoning to permit a 'caretakers dwelling unit' on the subject property. For the purposes of this application, a 'caretakers dwelling unit' is defined as living accommodations for a caretaker who owns and operates the industrial uses on the subject property. Essentially, the applicant is proposing a rural residential dwelling where he and his family will reside. It is, however, worth noting a clear distinction between a 'caretakers dwelling unit' and a rural residence.

A 'caretaker's dwelling unit' implies an association with the industrial uses permitted on-site, in that those residing in the dwelling also own the industrial uses located on the subject property. That is not to say that the applicant cannot lease out space to other operators, but common ownership is maintained. For this reason, the proposed dwelling unit cannot be severed or separated from the subject property without another rezoning application.

When the applicant purchased the property in 2001, 'caretakers dwelling units' were permitted under all industrial zones. In early 2010, under advice from the Ministry of the Environment (MOE), Zoning By-law 2005-150 was amended by removing 'caretakers dwelling units' as permitted uses within all industrial zones. At that time, Planning Division noted that such proposals would be assessed on a case by case basis through the rezoning process.

Referring to the maps attached, the subject property has approximately 95m of frontage and 800m of depth, totalling 7.6 ha. The rear 300m of the property is covered by the Environmental Management zone (EM), which includes a wetland, and a 120m buffer around the wetland. Given Official Plan Policies and zoning provisions, the part of the property covered by the Environmental Management zone is undevelopable, without City Council approval based on an Environmental Impact Assessment showing that proposed development will not impact the form and function of the wetland. The applicant is aware of these requirements and does not have any development or site alterations planned for this portion of the property.

The subject property is located at the edge of a large block of four (4) properties that have been designated "Industrial" since 1968. The block is approximately 96 ha in area, which includes an undevelopable portion covered by the Provincially significant Carp Rivers Wetland. The eastern parcel of this block, just west of Leigh's Bay Road, is currently occupied by the Solar Farm. The two middle parcels remain zoned "RA" (Rural Area) zone, with Essar Steel owning the parcel which abuts the subject property to the east.

As with any residential use, a 'caretaker's dwelling unit' is considered to be a sensitive use. In assessing this application, it is important to ensure that the proposed dwelling unit will not be impacted by any noxious impacts created by the industrial use. Furthermore, it is important to ensure that future industrial development potential is not impacted by the proposed dwelling unit.

The current "M2" (Medium Industrial) zoning on the subject property permits a wide variety of industrial uses. A complete list of the "M2" permitted uses is attached to this report.

The industrial development potential on the subject property is also impacted by a lack of municipal water and sewer services, which limits the potential size and scope of any industrial development proposal.

The current use on the subject property is essentially outdoor storage. Referring to the site plan attached, the applicant plans to build the dwelling unit on the north-eastern portion of the property with a large garage/workshop located approximately 100m behind the residence. The applicant wishes to lease space to allow for the outdoor storage of RV's, boats and equipment. Trucks, trailers, and heavy equipment associated with the applicants logging business are currently, and will continue to be stored on-site. There are also a number of older vehicles stored on the property. The applicant has indicated that he restores older vehicles as a personal hobby.

The main off-site impact is one of aesthetics. The applicant has indicated that he intends to remove some of the material this spring. The applicant has also noted that once the garage is built, much of the material will be stored indoors.

From a design perspective, the construction of the 'caretakers dwelling unit' and garage will substantially improve the aesthetics along the Base Line frontage. The existing berm along Base Line will be removed, and the front yard will be landscaped and maintained in a manner consistent with a rural residential character. The construction of the garage will further screen outdoor storage that will be located behind the proposed building.

Given that the applicant and his family will reside on the subject property, it is also expected that the site will be operated and maintained to a higher standard. It is for this reason that the use is proposed as a 'caretakers dwelling unit', which will restrict residential occupancy to those who act as 'caretakers' on the subject property. The definition of 'caretakers dwelling unit' will effectively prohibit a future severance of the land resulting in separate ownership of the dwelling and the industrial area.

Although the proposed residence will effectively improve aesthetics along the Base Line frontage, the buffering requirements of Zoning By-law 2005-150 require that the entire site be screened by either a berm, fence or existing vegetation, all of which must be at least 1.8m above established grade, and provide an appropriate level of visual screening. The wetland area on the rear 300m of the property is heavily vegetated, and will remain unaltered. This will provide an appropriate buffer to landowners adjacent to the rear 300m of the subject property. There is an existing treed buffer along the east lot line that will effectively screen the industrial uses from the abutting property to the east, which is vacant and owned by Essar Steel.

The front 75m of the west lot line includes a berm, which is approximately 3m in height. During a site visit by Planning staff on January 12, 2011, it was noted that the berm could be reshaped and regarded to help facilitate the growth of a healthy vegetative cover along the berm, thus improving its appearance and reducing erosion.

Between the berm and the wetland to the south, there is an existing vegetative buffer that will provide ample screening during summer months. The applicant has indicated a willingness to augment this buffer by planting evergreens to improve screening during winter months.

Referring to the comments from the Chief Building Official, it is noted that as a result of a complaint about the appearance of the property, the applicant created the existing berm along the Base Line frontage. It is also noted that as per

Ministry of the Environment regulations, a Record of Site Condition will be required prior to the issuance of a residential building permit. The applicant is aware that a record of site condition is required prior to the issuance of a building permit.

As shown on the site plan, the high pressure TransCanada natural gas pipeline right of way traverses the subject property approximately 186m south of Base Line. The attached correspondence from Lehman Associates, (authorized commenting agency for TransCanada) indicates no concerns with the proposal. The applicant is aware of the pipeline and the regulations contained in Lehman's correspondence. At this time the applicant has no intention of building or digging near the pipeline right of way, although a current agreement exists allowing the applicant to cross over the pipeline right of way.

The attached correspondence from PUC Services Inc. reminds the applicant to contact the PUC to confirm requirements and the availability of electrical utilities in the area.

Correspondence from the Sault Ste. Marie Region Conservation Authority notes that the subject property is under its jurisdiction and a permit will be required prior to any development or site alteration. Furthermore, the subject property is located within the Potential Groundwater Recharge/Discharge Area. It is not likely that this area will be within the scope of a Drinking Water Source Protection Plan. Furthermore, the proposed 'caretakers dwelling unit' will pose a minimal threat to the groundwater aquifer. However, given nearby wells, including an on-site well to provide for the proposed dwelling, the applicant is urged to ensure that safeguards are in place for the proper storage and handling of chemicals or petroleum products both during and after construction.

As a result of public notice, the attached correspondence was received from Mrs. Crowle, who resides at 454 Carpin Beach Road. Referring to the maps attached, Mrs. Crowle's property is the third parcel south of the intersection of Carpin Beach Road and Base Line.

Mrs. Crowle outlines a number of questions and concerns which are summarized below:

1. Is the existing berming an appropriate buffer?

The buffering requirements of the zoning by-law note that buffering can be in the form of a fence, berm or existing vegetation. As previously noted, the berms along the front of the property will be removed and the construction of the dwelling unit will result in a rural residential character along the Base Line frontage. The proposed garage will further screen the industrial uses to the rear. The applicant has also

been urged to re-grade the existing berm along the west lot line to help facilitate further vegetative growth on the berm, which will improve its appearance and reduce the potential for erosion.

2. What is a caretaker's dwelling?

A 'caretakers dwelling unit' is essentially a residential dwelling, however, occupancy is restricted to a caretaker, or person associated with the industrial use on the property. The proposed home must be constructed in accordance with the Ontario Building Code and will serve as the primary residence for the applicant and his family. The home will be located along the Base Line frontage, in front of any fencing/berming.

3. There are hundreds of logs being stored on the property, is this permissible, and what are the applicant's plans for these logs?

While a 'reload centre for logs and pulpwood' is not permitted on the site, the storage of logs is. A reload centre implies that logs are dropped off and picked up. In this case the logs have been there for some time. The applicant has stated that the logs are being stored as firewood to heat the proposed residence and garage.

4. What else does the applicant have in mind for the subject property?

The applicant intends to build a garage and rent out the property for RV and boat storage, and for contractors looking for a secure site to store equipment. It is also likely that the applicant will perform some maintenance to vehicles and equipment within the proposed garage. All proposed uses fit within the Medium Industrial Zoning which has existed on the property since 1974. The applicant is also aware that the proposed garage will require an impermeable floor, along with a drainage system capable of safely collecting any spills.

5. What is allowable within a Medium Industrial Zone?

A complete list of permitted uses as outlined within the zoning by-law is attached to this report. It is important to note that the absence of municipal water and sewer services reduces the size and scope of potential industrial development upon the site.

Mr. Rudel Coudert who resides at 414 Carpin Beach Road, just south of Mrs. Crowle's property, notes that he will be at City Council to speak on this application. His correspondence (attached) outlines a concern with what the definition of a 'caretaker's dwelling unit' includes.

SUMMARY

There is no doubt that in recent years, this area has seen a great deal of change. There has been substantial industrial development along the south side of Base Line east of Leigh's Bay Road and the Solar Farm project occupies substantial acreages within the area. As a result of the Industrial Land Strategy adopted in 2001, the area to the east was also designated in the Official Plan for future industrial development.

It is important to note that the Medium Industrial zoning has existed on the subject property since 1974, even though it remained vacant until just a few years ago. The current uses on the property fit within the current zoning, and up until very recently, a 'caretaker's dwelling unit' was also permitted without the need for a rezoning.

The proposed 'caretakers dwelling unit' will improve the current aesthetics of the Base Line frontage by creating a rural residential character. The term 'caretakers dwelling unit' will ensure that whoever resides at this location, also owns the portion of the property that will be occupied by industrial uses. It is therefore assumed that it is within the best interests of those living there to operate and maintain the industrial site to an appropriate standard that minimizes the impact to the on-site home and other nearby residences.

As a condition of the rezoning in 1974, the property was deemed subject to site plan control. Prior to the issuance of a building permit for the dwelling unit and/or garage, the applicant will be required to enter into a Site Plan Agreement with the City. This will grant staff an opportunity to review and approve development plans prior to the issuance of any building permits. More specifically, City staff will ensure that adequate buffering is provided, which may require additional plantings of evergreen trees along the western lot line.

Planning Director's Recommendation

That City Council approve the applicant's request and rezone the subject property from "M2.S" (Medium Industrial) zone with Special Exception 19 to Medium Industrial zone with an amended Special Exception as follows:

1. That condition 1 & 2, referring to increased minimum setbacks from Base Line be removed.
2. That a 'caretakers dwelling unit' be allowed in addition to those uses permitted in a "M2" (Medium Industrial) zone.

6(6)(a)

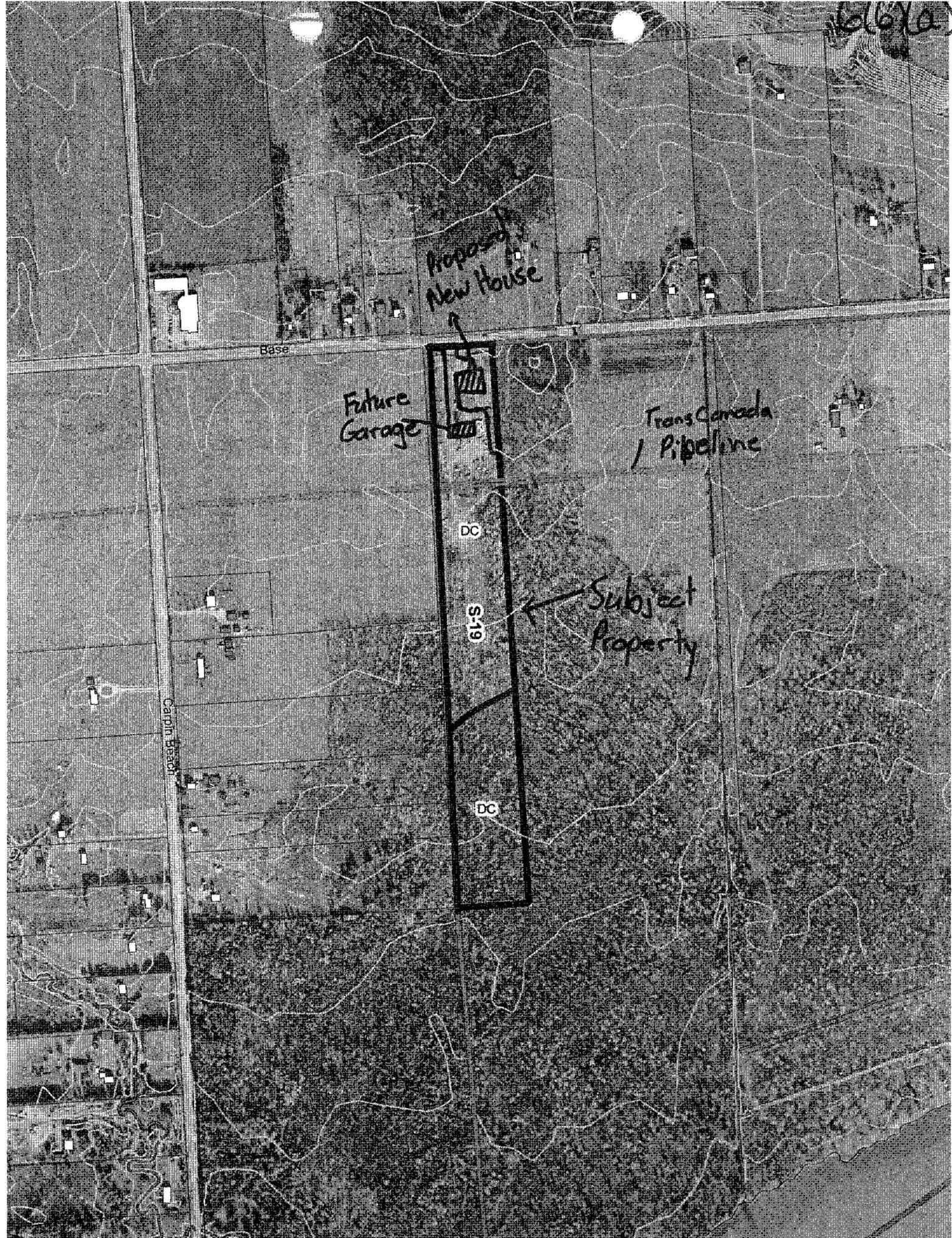
For the purposes of this by-law, 'caretakers dwelling unit' is defined as:
Living accommodations for a caretaker who owns or operates the industrial uses
on the subject property.

PT/pms

PUBLIC NOTICE – 2011 01 24, Council Chambers, Civic Centre

Data\APPL\REPORT\1-11-Z.doc

(b)(6)(a)



b(6)(a)

Pat Schinners

From: Don Maki
Sent: December 13, 2010 4:02 PM
To: Don McConnell; Pat Schinners
Subject: Rezoning application A-1-11-Z 1191 Base Line

Hi Don

There was a complaint lodged in 2006 about the appearance of the property. We reviewed our files to determine the use of the property and the use falls within the M2 zone use and is subject to the restriction of S19. The inspector requested the a buffer be added in the front of the property and the owner complied. According to our records the property has been used as an industrial storage site since 2004 . The owner will need to provide proof to us that a record of site condition has been filed with the Ministry of the Environment before a building permit application can be filed. This filing may also require that the owner undertake provisions to protect the residential occupancy from any contamination that may be present. There is also a main gas supply line on this property that will influence the placement of a dwelling.

Don

Don Maki CBCO
Chief Building Official
Building Division
Engineering and Planning
705-759-5399

b(6)(a)



PUC SERVICES INC.
ENGINEERING DEPARTMENT
765 QUEEN STREET EAST, P.O. Box 9000
SAULT STE. MARIE, ONTARIO, P6A 6P2

December 14, 2010

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

FAXED: (705) 541-7165

Dear Sir:

Re: Application A-1-11-Z
1191 Base Line

PUC wishes to advise that the owner contact PUC Services directly to confirm requirements and availability of electrical utility services.

Yours truly,

PUC SERVICES INC.

A handwritten signature in black ink, appearing to read "KB Bell".

Kevin Bell, P. Eng.
Manager of Engineering

KB*jf

Pat Schinners

From: Marlene McKinnon [mmckinnon@ssmrca.ca]
Sent: December 15, 2010 9:32 AM
To: Pat Schinners
Cc: Peter Tonazzo; Frank Tesolin (Home); Linda Whalen
Subject: SSMRCA Response - A-1-11-Z

December 15, 2010

Donald B. McConnell, MCIP, RPP,
Planning Director
City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

Conservation Authority Comments:

Application # **A-1-11-Z**
 Jason Rioux
 1191 Base Line
 Sault Ste. Marie

The subject property is located in an area under the jurisdiction of the Conservation Authority with regard to the O. Reg.176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses. The subject property is within the Provincially Significant Carp Rivers Wetland and its related 120m buffer.

The subject property is under consideration of the Drinking Water Source Protection Program of the Conservation Authority with regard to Drinking Water Source Protection as it is within the Potential Groundwater Recharge Area and Potential Groundwater Discharge Area.

Therefore the following recommendations on the rezoning application from the Drinking Water Source Protection are offered (during and after construction):

1. Safeguards for the proper storage of any petroleum products are instituted on site.
2. Safeguards for the proper storage of any chemical products are instituted on site.

Should you have any questions on our comments please contact our office.

Marlene McKinnon
GIS Specialist
Sault Ste. Marie Region Conservation Authority
1100 Fifth Line East,
Sault Ste. Marie, Ontario P6A 5K7
Business: (705) 946-8530 ext 204
Fax: (705) 946-8533
Email: mmckinnon@ssmrca.ca



January 10, 2011

Mr. Peter Tonazzo, MCIP, RPP
Planner
City of Sault Ste. Marie
99 Foster Dr.
Sault Ste. Marie, ON
P6A 5X6

Dear Mr. Tonazzo:

**Re: Zoning By-Law Amendment Application A-1-11-Z
Jason Rioux, 1191 Base Line Road, Sault Ste. Marie
Our File No.: PAR 18776**

We received the application noted above to amend the Zoning By-law to permit a caretakers dwelling unit.

TransCanada has two high pressure natural gas pipelines within our right-of-way crossing the subject property. TransCanada reviews all proposed development within 200m of TransCanada's facilities to ensure it does not affect the safety and integrity of those facilities.

TransCanada has no concerns with the proposed Amendment provided the 10m setback in Section 4.14.7 applies.

In addition, please forward the following regulatory and development requirements to the applicant for future development on this parcel:

1. Section 112 of the NEB Act requires that anyone excavating with power-operated equipment or explosives within 30m of the pipeline right-of-way must obtain leave from the pipeline company before starting any work. To satisfy this NEB requirement, you may send your request for leave directly to TransCanada with supporting information explaining how the work will be carried out. Once you obtain written approval for your excavation request, you must notify TransCanada at 1-800-827-5094 or Ontario One Call at 1-800-400-2255 15 business days before the start of any excavation using power-operated equipment and 30 business days before the use of explosives within 30m of the pipeline right-of-way limits.
2. All crossings of the pipeline right-of-way by any facility as defined by the National Energy Board (NEB) Regulation 112 must have TransCanada's prior written authorisation. A crossing facility may include but is not limited to

Authorized commenting Agency for

LEHMAN
& ASSOCIATES

97 Collier St.,
Barrie, ON L4M 1H2
(705) 727-0663

 **TransCanada**
in business to deliver

driveways, roads, access ramps, trails, pathways or utilities. In accordance with the NEB Act, the owner may be required to enter into a crossing agreement with TransCanada prior to the construction of any facility. The owner agrees to meet all clearances and design requirements outlined in the crossing agreement and the NEB Pipeline Crossing Regulations.

3. No fill or building material may be stored on the pipeline right-of-way before, during or after construction unless prior written approval is obtained from TransCanada.
4. Any grading not otherwise permitted by the NEB Act or Crossing Regulations, that will affect the right-of-way or drainage onto it, regardless of whether or not the grading is conducted on the right-of-way, must receive TransCanada's prior written approval. Grading activities on the right-of-way will only be permitted when a TransCanada representative is present to inspect and supervise them.
5. Landscaping of TransCanada's right-of-way is to be approved in writing by TransCanada and done in accordance with TransCanada's Planting Guidelines.
6. The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Thank you for the opportunity to comment. We would appreciate a copy of the decision with respect to the above-noted application. If the decision can be provided either by email to darlene@lehmanplan.ca or by fax at 705-727-9217 it would be greatly appreciated. If you have any questions, please do not hesitate to contact our office.

Sincerely,



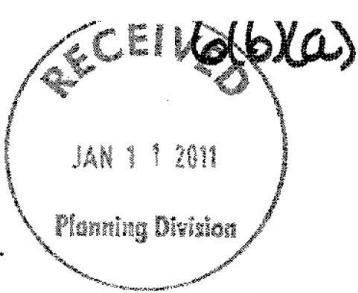
Darlene Presley,
Project Manager

LEHMAN
& ASSOCIATES

Authorized commenting Agency for

97 Collier St.,
Barrie, ON L4M 1H2
(705) 727-0663

 **TransCanada**
In business to deliver



To Mr. M. White, City Clerk.

In reference to Application A-1-II-Z filed by Mr. Jason Rioux for II91 Base Line.

Several years ago Mr. Rioux purchased a parcel of land that runs across the back of our property. After clearing the bush, he began bringing load after load of logs on to the property. As the natural gas pipeline runs across his property, I was concerned about him continually running his loaded logging trucks over it. At the time, I was also concerned by the amount of equipment, vehicles and other things that appeared on his property. Not trespassing on Mr. Rioux's property, but from the property of my next door neighbour, Mr. Morris Zuccato, I took a few photos of things that I was concerned about. I took a trip to City Hall and expressed my concerns. I was told that an inspection of the property would take place, and I would be informed of the inspection. I did hear back from City Hall. It was safe for Mr. Rioux to run his trucks across the pipeline. As for all of the things deposited on his property, somehow the zoning changed from the original zoning of the property and everything was legal. It was reported at that time that Mr. Rioux was to build a fence across the front of his property.

What I would like to know about now are the following items.

Would you tell me what the definition of a fence is? Is it a large hill of dirt and rocks that runs along the front of his property with a gate in the middle? I was expecting something a little more substantial and attractive than that.

Would you please define for me what a caretaker's residence is? Is it a home with water, septic and electricity for someone to live in permanently? Is it a shed with an outhouse? Where will it be located on the property, inside or outside of the "Fence"?

The notice of Public Meeting that we received gives the land use as for equipment storage on this property. Can you tell me if the hundreds of logs that have been on the land for many years are considered equipment? What are his plans for them?

I would also like to know what else Mr. Rioux has in mind for the property that borders mine?

Can you supply me with the definition of medium Industrial Zone? What is allowable on the property with that designation?

I thank you for your attention in this matter. We have gone through several recent changes in our neighbourhood with more to come. I am concerned about the things that are happening to our farmland.

Janice Crowle

Janice Crowle
454 Carpin Beach Road,
Sault Ste. Marie, Ont
705-779-2111

RECEIVED
CITY CLERK

JAN 10 2011

NO.: 51718

DIST.: Planning

Agenda

6(6)(a)

January 12, 2011



Mr. Malcolm White
City Clerk
City of Sault Ste. Marie
Civic Centre

Dear Mr. White:

Re: Application No. A-1-11-Z
Jason Rioux

Upon review of said application, I would like to appear before City Council
On Monday, January 24, 2011 at 5:30p.m. or shortly thereafter.

Albeit that is of this writing, I have not had the opportunity to review the report
in full as it will not be available until January 20th, I do have concerns particularly the
definition of "a caretakers dwelling unit".

Further, I wish to be notified of the adoption of this application

Respectfully submitted,

Mr. Rudel Coudert
414 Carpin Beach Road
Sault Ste. Marie, P6A 5K6
Phone 705-779-3458



14 INDUSTRIAL ZONES

14.1 LIGHT INDUSTRIAL ZONE (M1)

Introduction

This zone accommodates low intensity industrial uses. Effects such as noise, dust, odours, and vibrations should be minimal to non-existent. This zone shall include regulations meant to create a campus like atmosphere.

14.1.1 PERMITTED USES

- Accessory uses
 - {2007-105} Accessory use solar power installations – Refer to Section 1.1.6 for additional regulations
 - {2006-200} Accessory use wind turbines - Refer to Section 4.13 for additional regulations
 - Broadcasting
 - {2007-105} Commercial solar power installations – Refer to Section 1.21 for additional regulations
 - Computer, precision, and electronic products manufacture and repair
 - Contractors yards
 - Delivery and courier services
 - Dry cleaning and laundry plants
 - Emergency response centres
 - Industrial plazas
 - Information and technology services
 - Manufacture of food and beverages
 - Motion picture and sound recording studios
 - Personal Storage
 - Printing and related support activities
 - Professional scientific and technical services
 - Publishing industries
 - Rental and leasing services
 - Similar uses
 - Warehousing, Wholesaling and Distribution Centres - with no outdoor storage
- Exclusion:** Reload centres for logs and pulpwood



14.2 MEDIUM INDUSTRIAL ZONE (M2)

Introduction

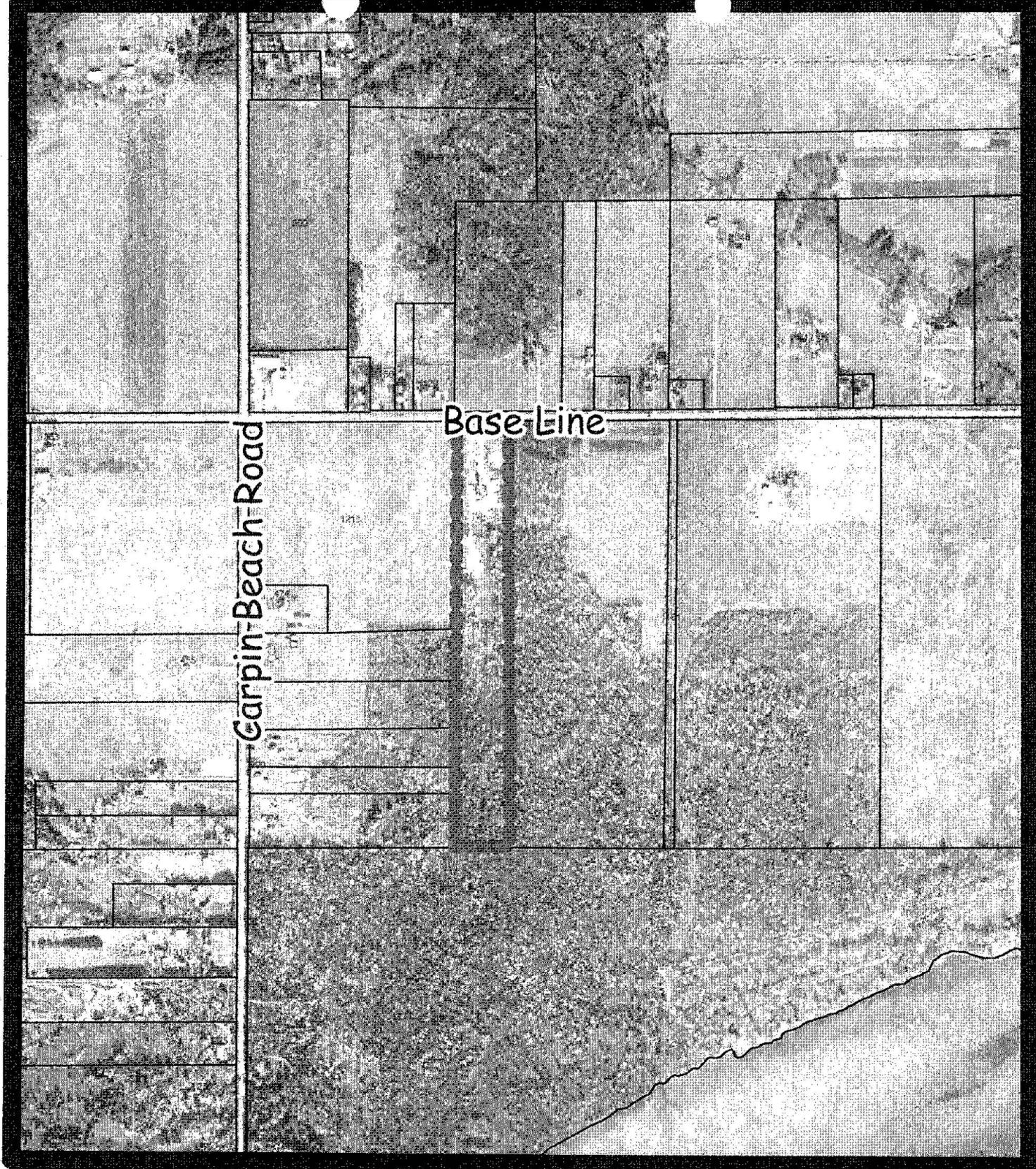
This zone allows more intensive uses than the Light Industrial Zone, however it requires that noise, dust, odors, and vibrations impacting sensitive uses in the area be kept to a minimum.

14.2.1 PERMITTED USES

- All uses permitted in M1 zone
- Accessory uses
- {2007-105} Accessory use freight containers
- Accessory use storage trailers
- {2006-200} Accessory use wind turbines - Refer to Section 4.13 for further regulations
- Auto body repair establishments
- Building, hardware, and garden supply stores
- Bulk storage and distribution of fossil fuels
- {2006-200} Commercial wind generating systems- Refer to Section 4.13 for additional regulations.
- Heavy equipment sales maintenance and repair
- Industrial plaza
- Medium manufacturing
- Motor vehicle sales and parts dealers
- Rental and leasing services
- Repair and maintenance services
- Road transportation and warehousing
- Similar uses
- Warehousing, wholesaling and distribution centres - with 100% visually screened exterior storage

Exclusion: Reload centres for logs and pulpwood

1116(a)



2008 ORTHO PHOTO

1191 BASE LINE

Planning Application A-1-11-Z

Legend



Subject Property - 1191 Base Line



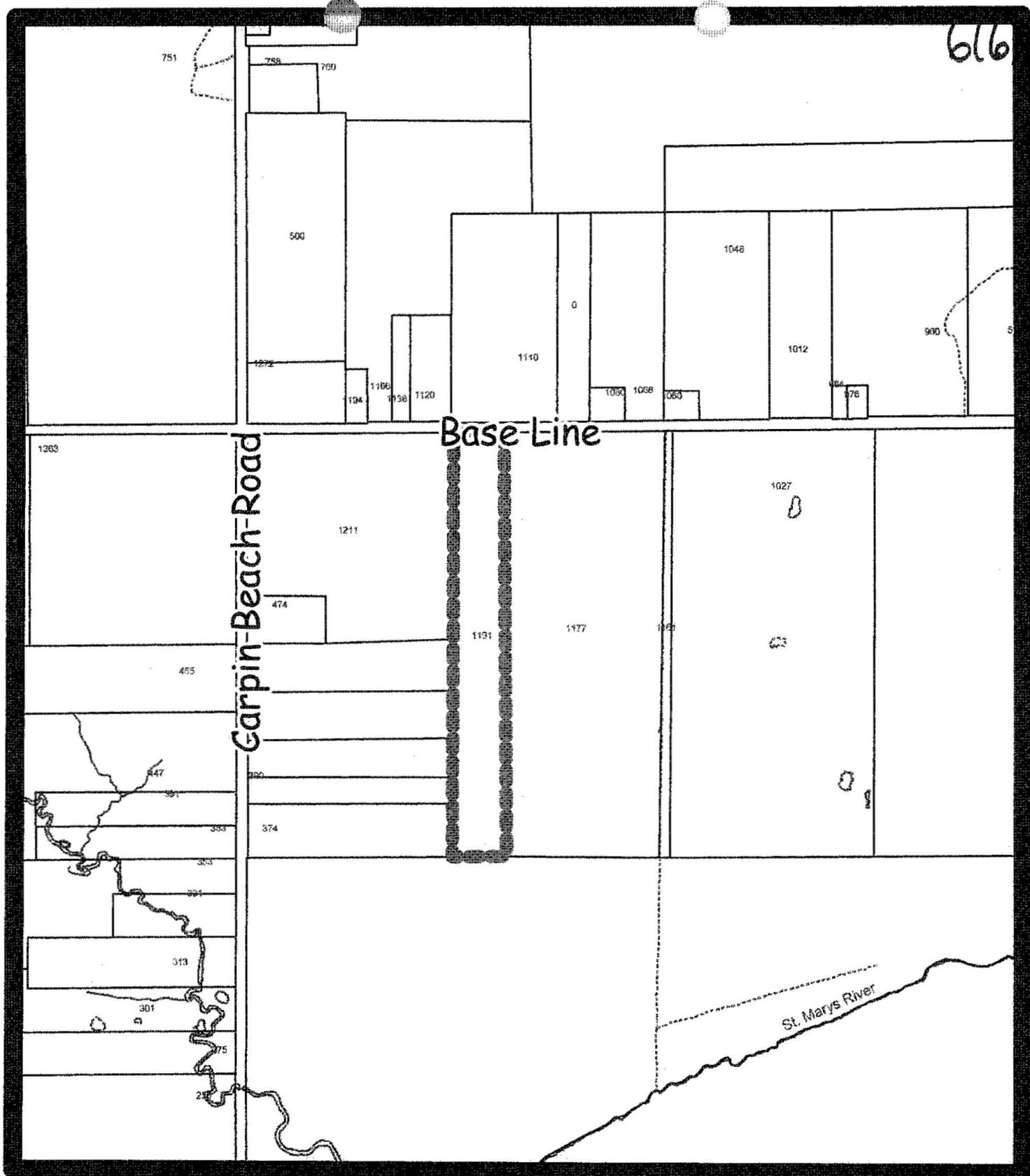
Metric Scale
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Mail Labels

A-1-11-Z

December 2010

6(6)(a)



SUBJECT PROPERTY MAP

1191 BASE LINE

Planning Application A-1-11-Z



Legend



Subject Property - 1191 Base Line

Metric Scale
1 : 10000

Mail Labels
A-1-11-Z

December 2010

6(8)(a)

Malcolm White

From: Dave Murphy
Sent: December 14, 2010 12:38 PM
To: Malcolm White
Cc: 'j.fratesi@cityssm.on.ca'; Susan Myers; 'Punch_G@ghc.on.ca'; Bianca Berlingieri
Subject: Agenda Item For City Council Meeting On January 24, 2010

Attachments: Picture (Metafile)

Malcolm:

As you will recall, on June 28, 2010, Algoma University and Sault College jointly approached City Council with a request for \$1 million each for a total of \$ 2 million to support Algoma University's Fine Arts and Music Education Centre (Estimated Cost - \$7 million) and Sault College's Student Health and Wellness Centre (Estimated Cost - \$11.5 million). City Council passed the following resolution:

Whereas Algoma University and Sault College are in a phase of unprecedeted expansion and positive growth; and

Whereas the post secondary institutions will strive to continue their expansion of infrastructure with new proposed buildings which are now being planned for; and

Whereas a Post Secondary Expansion will have a positive affect on the community including the Downtown as well as an economic generator for the community. Both institutions are an essential element of the future success of the City of Sault Ste. Marie; and

Whereas the Post Secondary institutions have approached the City for a contribution to make this expansion possible;

Therefore be it resolved that representatives from Sault College and Algoma University make presentation to City Council regarding their expansion plans; and

Further Be It Resolved that City Council refer this matter to the EDC and the Economic Development Fund for their recommendation on this initiative.

At their most recent meeting in December 2010, the SSMEDC Board recommended that City Council approve \$1 million each for a total of \$2 million from the EDF to support Algoma University's Fine Arts and Music Education Centre (Estimated Cost - \$7 million) and Sault College's Student Life and Wellness Centre (Estimated Cost - \$11.5 million) conditional upon:

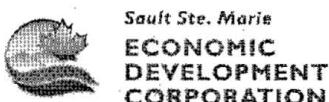
- The \$2 million from the EDF be paid out in amounts of \$500,000 per year over a four year period; and
- The EDF budget be increased from \$500,000 to \$1million.

Malcolm, the purpose of this e-mail is to request this matter be put on the agenda for discussion by City Council at their meeting on January 24, 2010.

Thank you for your consideration in this matter.

Dave

Dave Murphy



Acting CEO and
Executive Director, Business Sault Ste. Marie
Phone: (705) 759-5428
Toll Free: 1-866-558-5144
Fax: (705) 759-2185
Email: d.murphy@ssmedc.ca
Web Site: www.SaultCanada.com

Greg Punch, President and Chair
And SSMEDC Board of Directors

Re: Post-Secondary Education EDF Request

Background:

On June 28, 2010, Algoma University and Sault College jointly approached City Council with a request for \$1 million each for a total of \$ 2 million to support Algoma University's Fine Arts and Music Education Centre (FAME Centre) and Sault College's Student Health and Wellness Centre. City Council passed the following resolution:

Moved by: Councillor J. Caicco

Seconded by: Councillor S. Myers

Whereas Algoma University and Sault College are in a phase of unprecedented expansion and positive growth; and

Whereas the post secondary institutions will strive to continue their expansion of infrastructure with new proposed buildings which are now being planned for; and

Whereas a Post Secondary Expansion will have a positive affect on the community including the Downtown as well as an economic generator for the community. Both institutions are an essential element of the future success of the City of Sault Ste. Marie; and

Whereas the Post Secondary institutions have approached the City for a contribution to make this expansion possible;

Therefore be it resolved that representatives from Sault College and Algoma University make presentation to City Council regarding their expansion plans; and

Further Be It Resolved that City Council refer this matter to the EDC and the Economic Development Fund for their recommendation on this initiative.

Subsequently, it was agreed that Algoma University and Sault College would make formal presentation of a joint EDF application to the SSMEDC Board of Directors following the municipal election in October 2010 and depending upon the outcome of the SSMEDC Board of Directors discussions that Algoma University and Sault College would make a joint EDF request to the new City Council in January 2011.

Also, it was agreed that SSMEDC staff would review the criteria and funding levels of the EDF with the intent of making adjustments to support this post-secondary education request to the EDF.

Overview of the EDF:

In the most recent 5 year period from January 2006 thru December 2010, there have been 27 projects approved under the EDF for a total of approximately \$2 million. Projects approved for an amount of approximately \$50,000 or more in the most recent 5 year period (excluding post-secondary education projects) include the following:

- \$49,267 approved toward the Multimodal Task Force.
- \$60,000 loan approved to Lock Tours Canada toward working capital.
- \$60,000 approved toward the Alien Invasive Species Centre concept, the bio-products sector and the Centre of Excellence for Forestry Innovation concept.
- \$60,000 loan to Boniferro Millworks toward a rail siding.
- \$67,000 approved to Science Centre Algoma toward a sustainable biomass production initiative.
- \$75,000 approved to the Canadian Bushplane Heritage Centre for operating funding to assist the Centre through to the summer of 2011.
- \$76,992 approved toward the Waterfront Walkway.
- \$80,000 approved to Tourism Sault Ste. Marie for conference and special events budget enhancement that would be used to attract and secure additional major events.
- \$100,000 loan guarantee to the Searchmont Ski Association to support a key winter attraction in the Sault area.
- \$100,000 approved to support expenses related to the 2012 CARHA Hockey World Cup international event.
- \$136,234 approved to Development Sault Ste. Marie toward expenses related to the investment attraction programs and services.
- \$250,000 approved to support efforts in continuing the operations of the Huron Central Railway.
- \$285,000 approved to support the Community Development Initiative.

It is clear that in the most recent 5 year period from January 2006 thru December 2010 that the EDF has been a valuable tool for the community and the EDF has approved funding toward a variety of projects & organizations in the community.

EDF Criteria and Post-Secondary Education Funding:

The current Criteria for the Use of the EDF states that:

"The fund will provide capital for projects that create or protect jobs and the tax base by:

- Promoting economic diversification and supporting the establishment of new businesses or industries that support new products, services, and innovation,
- Where benefits warrant, contributing to the sustainability or expansion of existing enterprises as long as it does not unfairly compete with other local enterprises and the use of the City's EDF is absolutely necessary in order for the project to succeed;
- Supporting strategic community initiatives that support creating the environment for business development (e.g. infrastructure development, educational/economic

opportunities, labour development initiatives, specific sector strategy development, innovation, and support for new economic cluster development.)"

It is significant to note that the current EDF criteria under "Supporting strategic community initiatives that support creating the environment for business development" specifically notes "educational/economic opportunities".

Also, it is clear in reviewing the EDF approvals for the most recent 5 year period from January 2006 thru December 2010 that both Sault College and Algoma University have been considered eligible for EDF funding and in fact have been approved for funding under the current EDF criteria.

EDF funding to Sault College and Algoma University over the most recent five year period from January 2006 thru December 2010 include the following initiatives:

- In 2008, \$200,000 was approved from the EDF to support Algoma University Independence. This \$200,000 to be paid out from the EDF in amounts of \$66,667 over 2008, 2009 and 2010.
- In 2009, \$50,000 was approved from the EDF to support the development of a speech therapy game prototype by Algoma University. Monies were paid out in 2010.
- In 2009, \$250,000 was approved from the EDF to support the Sault College Campus Rebuild with financial assistance used toward pre-development plans in order to obtain government funding. This \$250,000 from the EDF to be paid out in amounts of \$83,300 over 2009, 2010 and 2011.

Also, in 2002, it is significant to note that \$253,760 was approved from the EDF toward the construction of the Information, Communication and Technology Centre at Algoma University and monies were paid out in 2005.

The current EDF criteria and the above noted EDF post-secondary approvals recognizes the importance of the community's post-secondary institutions to the community's economic development.

Current Post-Secondary Request:

The current EDF request for post-secondary funding consists of the following:

- Algoma University is proposing to renovate approximately 21,000 square feet of the former Windsor Park Hotel to create a Fine Arts and Music Education Centre (FAME Centre). This facility will incorporate the Fine Arts and Music departments of Algoma University (studios, classrooms, practice spaces and offices) as well as the Algoma Conservatory of Music.
- Algoma University's project is estimated to cost approximately \$7 million of which the EDF is being requested to provide \$1 million.
- Sault College is proposing to construct a 45,000 square foot Student Health and Wellness Centre that will include:
 - A multi-purpose physical activities complex that will be used for academic purposes, varsity sports, assemblies, examination writing and other large gatherings;
 - Fitness rooms and studio spaces that will be used for academic purposes and for general self-interest activities;

- Academic labs that support teaching and learning in Human Performance, Chronic Disease Management, Rehabilitation, Alternative Therapies and studies in Gerontology; and
 - A new Student Life Centre which will provide meeting and study space, as well as enhance student services and experience.
- Sault College's project is estimated to cost approximately \$11.5 million of which the EDF is being requested to provide \$1 million.
 - The benefits of these respective projects are outlined in the joint Algoma University/Sault College EDF application.

EDF Budget Implications:

For the past number of years, \$500,000 has been budgeted by the City for the EDF.

It is important to note that:

- If the EDF budget remains at \$500,000; and
- The current requests for \$1 million each for a total of \$ 2 million to support Algoma University's Fine Arts and Music Education Centre (FAME Centre) & Sault College's Student Health and Wellness Centre are approved under the EDF and paid out at \$500,000 per year over 4 years;
- There will be no monies available for other projects under the EDF for this upcoming 4 year term of City Council.

Recommendation:

Therefore, it is the Acting CEO's recommendation for the SSMEDC Board's consideration that:

The SSMEDC Board recommends that City Council support \$1 million each for a total of \$2 million toward Algoma University's Fine Arts and Music Education Centre (FAME) and Sault College's Student Life and Wellness Centre conditional upon:

- The \$2 million being paid out over a reasonable period of time; and
- In the absence of City Council increasing the EDF that City Council consider during 2011 budget deliberations other methods to support this request.

Respectfully submitted,



Dave Murphy
Acting CEO, SSMEDC

November 29, 2010
Revised: January 13, 2011

6(8)(a)

**Sault Ste. Marie's
Post-Secondary Sector Expansion**

Application submitted to the Sault Ste. Marie Economic Development
Corporation

Algoma University

Sault College

November 2010

4.1 Applicant Information

4.1.1 Legal Name of Business/organization

Legal Name of Applicants	Algoma University (AU)	Sault College (SC)
Operating Name	Algoma University (AU)	Sault College (SC)
Address	1520 Queen Street East Sault Ste. Marie, ON P6A 2G4	443 Northern Avenue Sault Ste. Marie, ON P6A 5L3
Contact person	Deborah Loosemore, Director of Advancement and External Relations, Executive Director, Algoma University Foundation	Leo Tiberi, Vice President, Academic
Telephone Number	(705) 949-2301 Ext. 4117	(705) 759-2554 Ext. 2492
Type of Business (e.g. main product or service)	Not-For-Profit Education and Research	Not-For-Profit Education and Research

4.1.2 Names of Officers, Directors and Principals

1. Mayor/Chief/President, etc.	Dr. Richard Myers, President	Dr. Ron Common, President
2. Executive Director/CAO/Band Manager, etc	Dr. Richard Myers, President	Dr. Ron Common, President
3. Finance Officer/Claims Office, etc.	Sean Dwyer, Vice President Finance and Administration	Rich Peters, Vice-President, Finance and Administration

4.1.3 History of Post-Secondary Education in Sault Ste. Marie

Algoma University and Sault College, as they are today, grew out of educational institutions created in the 1960s as the community of Sault Ste Marie worked to establish a university and a community college.

Now flourishing as independent and vital institutions, the university and the college have both embarked on new phases of expansion, supporting the economic diversification and viability of Sault Ste. Marie and the Algoma Region.

Together Sault College and Algoma University educate over 5,400 full-time and part-time students, apprentices, continuing education students, distance education students, and others annually in the Algoma region.

A recent report by the Sault Ste. Marie Economic Development Corporation noted that “the Destiny Sault Ste. Marie Steering Committee identified post-secondary progress as one of the main strategies for economic diversification with the rationale being simple, according to Chair Michael Marinovich:

“A strong and vibrant post-secondary sector is essential for the long-term growth and prosperity of our community as a whole. It’s a sector that creates jobs and allows more of our youth to remain in Sault Ste. Marie.”¹

“Strong Educational Infrastructure” has been identified as a focused strategy by the Destiny Sault Ste. Marie Steering Committee: “For a community to grow and prosper, it must have excellent educational infrastructure. By better determining our educational needs, including opportunities for the preservation and expansion of Algoma University and Sault College, we will generate direct jobs and other related business opportunities.”²

4.1.4 Rationale to Support Post-Secondary Institutions in Sault Ste. Marie

To effectively compete in the new economy, a major challenge all Canadian cities face is enhancing the responsiveness of education and training to meet market changes, fluctuating economies and advancing technologies.

Sault Ste. Marie is in the enviable position of hosting both a university and a community college, independent yet collaborative partners in helping Sault Ste. Marie’s local and non-local students receive a quality post-secondary education complemented by relevant vocational training and skills development opportunities. Sault Ste. Marie is benefitting from the synergies created when research and innovation are supported by technology and vocational training.

In the years ahead, Canadian Cities, including Sault Ste. Marie, will face significant labour shortages, an aging population, and the emergence of the knowledge economy. Now, more

¹ Sault Ste. Marie Economic Development Corporation. 2009 Annual Report: *Measuring Sault Ste. Marie’s Success*. Sault Ste. Marie, 2009.

² Education: Post-Secondary Infrastructure. *Destiny Sault Ste. Marie*. Web. July 2010.

than ever, and increasingly so, the proportion of the labour force requiring some form of education or training beyond high school is increasing dramatically.³

Further, in the Algoma District youth out-migration of persons 18 to 24 years of age is a significant concern. Between 2001 and 2006, out-migration in Algoma exceeded in-migration by 1,739 persons.⁴

Youth out-migration outpacing in-migration is a concern, and when combined with an aging population in the Algoma District there are already signs that Algoma's proportion of working age citizens is lower, 6% in fact, than the norm for Ontario. But what is similar with the rest of Ontario is that local employers continue to require higher educational attainments for a wide range of occupations. Research indicates that key employment shifts between industries are taking place in Algoma. There are significant increases occurring in the number of health care, social assistance, educational services, public administration services and construction employment required in Sault Ste. Marie and area.⁵

With research indicating that the Algoma District will face a significant labour shortage in the near future a cornerstone in overcoming this challenge is to sustain a robust education and training system that anticipates skill needs; engages employer and workers in decisions about training; maintains learning and training quality and relevance; makes training accessible to all sectors of society; ensures financing mechanisms are supportive of training needs and innovation; and continuously evaluates the economic and social outcomes of training.⁶

Using a variety of Canadian and U.S. estimates, it is concluded that by 2031, 77% of the workforce must have post-secondary education credentials (apprenticeship, university, college). Overall, in Ontario, about 60% of the population has these credentials.⁷

Algoma University and Sault College have recognized this and have strategic development plans in place to expand the post-secondary sector, increase choice for students, maintain quality and lead private-public sector partnerships in research and innovation.

For the post-secondary institutions of Sault Ste. Marie to be a significant part of solutions to workforce problems, both institutions will require the financial assistance to be flexible and adaptable to the evolving challenges posed by dynamic labour markets.

The conclusion is clear: support of the community's post-secondary institutions ensures the city's long-term economic growth and continued prosperity.

4.1.5 Key Contacts for Initiative

Deborah Loosemore

Director of Advancement and External Relations, Algoma University

³ Miiner Management Consultants. *People without Jobs, Jobs without People: Ontario's Labour Market Future*. February 2010.

⁴ Algoma Workforce Investment Committee. *Trends, Opportunities and Priorities (TOP) Report*. Sault Ste. Marie, January 2009.

⁵ Ibid.

⁶ International Labour Office. *A Skilled Workforce for Strong, Sustainable and Balanced Growth*. Geneva, June 2010.

⁷ Miiner Management Consultants. *People without Jobs; Jobs without People*. February 2010.

Executive Director, Algoma University Foundation
1520 Queen St. E
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705-949-2301 ext 4115
705-971-2227
Deborah.loosemore@algomau.ca

Leo Tiberi
Vice-President, Academic
Sault College
443 Northern Avenue
Sault Ste. Marie, ON P6A 5L3
705-759-2554 ext. 2492
Leo.Tiberi@saultcollege.ca

4.1.6 Contributing Partners

Sault College

Sault College educates over 4,200 full-time and part-time students, apprentices, continuing education students, distance education students, and others annually in the Algoma region. The College continues to respond, through the development of programs and specific training solutions, to local and regional economic conditions and needs. The College captures approximately 75% of the college-eligible students from the Algoma region and has produced thousands of graduates, many of whom still reside in the city and have made significant contributions to the well-being and progress of the city.

The College educates students annually at the main campus located in Sault Ste. Marie. The College also offers educational programming throughout the Algoma region to better serve populations in more remote and rural locations. These locations include Wawa, Elliot Lake, Blind River and Manitoulin. In addition, the College offers its Aircraft Structural program in London, Ontario.

In total, the College offers more than 70 different one to four-year post-secondary career preparation programs in Aviation, Business, Computer Studies, Engineering Technology, Health Sciences, Human Services, the Natural Environment and Technical Trades. In addition, apprenticeship programs, distance education, continuing education, adult education, and employer-based contract training programs are offered to meet with growing and diverse needs of today's post-secondary student.

In 2010, Sault College released its five year strategic plan outlining a plan of action on four cornerstones that improve the organization while working collaboratively toward a promising future. They are:

- Enhancing Programs – Sault College will offer exceptional programs to student to address and respond to industry needs according to trends in the economy;
- Investing in People – Sault College will engage students, faculty and staff in becoming an pre-eminent post-secondary institution;

- Connecting with Community Partners – Sault College will support and engage partners, industry and communities that are essential to the College's success; and,
- Building a New College – Sault College will renovate and renew our learning environment to remain on the leading edge of post-secondary education.

Algoma University

Algoma University recently completed a five year Strategic Plan for Research to shape the transition to independent status and to implement a vision to increase three-fold in size in less than 15 years. This requires significant investment in university infrastructure, new programs and growth of existing programs, and establishment of new partnerships as well as extension of existing partnerships into new arenas.

The major objectives of Algoma University's growth plan are to:

- Expand the university's infrastructure to support program growth;
- Attract students from across Ontario and around the world;
- Build clusters of excellence in the identified academic areas such as the arts;
- Enrich academic offerings through meaningful partnerships with key organizations, including Sault College;
- Contribute to the enhancement of the downtown neighbourhood by developing a significant presence on Queen St.;
- Contribute to the economic development of our region; and,
- Contribute to the restoration of self-determination, health, language and culture of First Nations communities and peoples.

The Premier of Ontario has called Algoma University "the province's most innovative and most ambitious university." Certainly the goal of tripling in size is ambitious. However, the university is experiencing the second year of double-digit enrolment growth and it is expected that this will continue.

The Algoma Conservatory of Music

The Algoma Conservatory of Music and Algoma University have a long-standing partnership that goes back to the establishment of the ACM in 1971. Located on the Algoma University Campus since its founding, the ACM has become the second-largest non-profit music conservatory in Ontario. Only the Royal Music Conservatory in Toronto has more students.

The ACM has become a major local music education organization, offering a full range of group music classes for everyone from young children (ages 4 & 5) to adult. The heart and soul of the Algoma Conservatory is private music lessons on all instruments and voice with 30 outstanding

teachers. In addition there are several levels of youth orchestras, group violin & cello classes, youth choirs and guitar ensembles; as well as music theory and history classes to meet the requirements for Royal Conservatory of Music examinations.

4.1.7 References

June 25 2010: As principal of the Algoma Conservatory of Music and I can hardly express how exciting this announcement is for the Conservatory. We have become the 2nd largest non-profit Conservatory in Ontario and the centre for music excellence in Northern Ontario. Much of this growth was spurred by the relocation of a core of outstanding teacher and performers to Sault Ste. Marie to jointly teach at the Conservatory and Algoma University. They are providing music instruction for hundreds of students every year and there is now hardly a music event in Sault Ste. Marie which does not include our faculty or students.

In addition, Algoma Conservatory Concerts is bringing the finest touring ensembles and soloists to our community and our many music programs for young children, youth choirs and orchestras are enriching the lives of so many families in Sault Ste. Marie.

With the new Fine Arts and Music Education Centre all of this activity and excitement moves downtown where we will finally have the space we need to develop our programs to their full potential. It will be a great relief to finally say good bye to all of our portable buildings.

In 1971 Algoma University established the Algoma Conservatory on their campus and we have enjoyed a supportive relationship which has made it possible for the Conservatory to develop into what it is today. I especially commend Celia Ross, Brady Irwin and the Algoma University Board of Governors for their past support and for this exciting new stage of community development.

With the new fine Arts and Music Education Centre hundreds of families, teachers, musicians, artists and students will now bring the excitement and energy of art and music to our downtown core on a weekly basis. I look forward to being part of this exciting project.

Thank you

Guy Traficante (via email)

Also, please see the attached letter of support from the Sault Ste Marie Downtown Business Association.

4.2 Project Information

4.2.1 Project Descriptions

This proposal describes two projects, one at Sault College and one at Algoma University that together are a significant step in expanding the post-secondary sector in Sault Ste. Marie. Each institution has developed its capital expansion plan in the context of its own strategic plan.

Algoma University will renovate a downtown landmark, the former Windsor Park Hotel, to create a Fine Arts and Music Education Centre (FAME Centre). This facility of

approximately 21,000 square feet will incorporate the Fine Arts and Music departments of Algoma University (studios, classrooms, practice spaces and offices) as well as the Algoma Conservatory of Music.

The vision of Algoma University is to create the Algoma University Fine Arts and Music Education Centre (FAME Centre) on the site of the former Windsor Park Hotel. This property was gifted to the university by a generous local donor and remains a landmark cornerstone building in the downtown business area.

In 2010, the university made the decision to convert a portion of the property to a student residence, and renovations to this end are underway. The Algoma University Downtown Student Centre will open in fall 2010, with room for up to 90 students. Approximately \$2.6 million is being invested in this property by Algoma University in 2010.

This will leave approximately 21,000 square feet of the building available for other university purposes. Most of this footage has been mothballed for several decades. Algoma University is currently seeking funding to renovate the balance of the building to provide a custom-designed FAME Centre, moving Algoma University's fine arts program instruction and faculty spaces and the music department instruction, practice and office spaces to this central downtown location.

The FAME Centre will also include space custom-designed for the Algoma Conservatory of Music. The ACM will occupy the FAME Centre as a long-term preferred tenant.

This second phase of the revitalization of a downtown landmark will bring a significant injection of student and artistic life to the city's core. Between the university's students and the Algoma Conservatory of Music, several hundred more visits each month to the downtown core would be expected. The impact of this increased, regular traffic to the downtown business area will be significant and would be a major advance for the city's goal of revitalizing the downtown area of Sault Ste. Marie.

The university is currently exploring the possibility of a third phase of development, which would include a much-needed downtown venue for theatre and musical performances.

The Algoma University Foundation, the university's fundraising arm, has embarked on a major fundraising campaign to raise a total of \$6 million from the private sector to support the growth of Algoma University. Of this, \$1.5 million will be earmarked towards the renovation of the former Windsor Park Hotel to create the FAME Centre. The budget for the project is estimated at \$7 million, and the balance of the funding will come from other public sector funding bodies.

The ACM also hosts over 30 special events every season including: Algoma Conservatory Concerts - featuring some of the finest touring ensembles and soloists in Canada and the U.S.; and a series of student recitals giving hundreds of Conservatory students as well as our choirs, orchestras and other ensembles the opportunity to perform.

Instructors with the ACM are often cross-appointed as faculty at Algoma University, enriching the instructional environment and offering more opportunities to university students.

The ACM is currently housed in severely inadequate quarters on the Algoma University campus, having been squeezed into one ancient portable building and two residential townhouse units by the universities rapid growth since 2008. With a 12% increase in the student body in 2009-2010 and a further 10-12% increase expected for 2010-2011, the demand for

space on campus will continue to pressure on-campus partners like the Algoma Conservatory of Music.

Sault College will construct a 45,000 square foot Student Health and Wellness Centre project that will consist of:

- A multi-purpose physical activities complex that will be used for academic purposes, varsity sports, assemblies, examination writing and other large gatherings;
- Fitness rooms and studio spaces that will be used for academic purposes and for general self-interest activities;
- Academic labs that support teaching and learning in Human Performance, Chronic Disease Management, Rehabilitation, Alternative Therapies, and studies in Gerontology;
- A new Student Life Centre which will provide meeting and study space, as well as enhance student services and experience.

Sault College's existing gymnasium facilities are inadequate and do not serve the current and projected demands of faculty and students. There are no specialized labs to support related academic programming. Accordingly, Sault College is disadvantaged academically and from a recruiting standpoint relative to other institutions due to the absence of modern and well-equipped facilities.

As a key learning resource, it is imperative that this be rectified in order to support Sault College's Health, Wellness and Community Service programs, as outlined in the most recent Strategic Plan. Students have recognized the importance of the project and have pledged a total of \$3,000,000 toward the cost of this project, to be raised through student fees.

Academically, the project is critical to the curriculum of the College's allied health and community service programs such as Police Foundations, Occupational Therapy Assistant, Physiotherapy Assistant, and Fitness and Health Promotion.

It will also provide direct benefits to all Sault College students through better equipment and improved hands-on learning experiences, as well as through access to extra-curricular and intramural activity opportunities that cannot presently be offered.

As enrolment in Health programming continues to grow and new facilities are required, a gymnasium and fitness studio space that meets the academic requirements of these programs are imperative to delivering a quality education.

A multi-purpose space of approximately 3,500 square metres will house the teaching and learning spaces used in the delivery of Occupational Therapy Assistant, Physiotherapy Assistant, Fitness and Health Promotion, Gerontology Studies and future programming additions such as Massage Therapy. These programs will have learning labs and research components that will focus on Human performance, personal training, chronic disease management, rehabilitation, and healthy active living for seniors. The facility will provide a state-of-the-art facility for learning, and will also provide an appropriate venue to allow students to obtain practical hands-on experience serving fellow students, staff, and the community at-large.

This project is important to Sault College's overall strategy to enhance Health and Wellness within the College and Community. It will facilitate additional learning and research opportunities with existing partners such as Extendicare and Algoma Public Health, and promote healthy active living within the student population.

The Student Life Centre will consist of approximately 680 square metres. It will be a hub of out-of-class activity, providing a place to gather for study, socialization and/or recreation. It will substantially improve campus life by providing the types of facilities and services now considered essential to most students when selecting their educational institution.

As noted, this proposal describes projects at each institution that are imperative to the success of enrolment and infrastructure expansion. Both projects have been identified in each institution's strategic and capital plans for growth, and both projects support increased capacity at each institution.

Further, each project contributes to the well-being and economic growth of the community of Sault Ste. Marie. Both the Algoma University Fine Arts and Music Education Centre (FAME Centre) and the Sault College Health and Wellness Centre are facilities that lend to community involvement and inclusion while contributing to the quality of education post-secondary students receive.

Focus of This Funding Application:

This funding request, in the amount of \$2 million over four years, would demonstrate to other funders the city's commitment to these important projects that will support the growth of post-secondary sector. These two projects will support significant student growth over the next decade. The economic, social and cultural impact of these projects will be felt for many years, both during the construction phase and as the student population in Sault Ste. Marie increases.

Both the college and the university are aggressively seeking other funders for the projects outlined here and with the City's support expect to complete the capital projects within the next 2 years. The private and other government funders include but are not limited to:

- Federal Government (FedNor, Industry Canada) – applications to be made
- Provincial Government including Ministry of Training, Colleges and Universities and the Northern Ontario Heritage Fund – applications in progress
- Private Donations and Capital Campaigns – ongoing capital campaigns in progress with aggressive targets

Progress reports will be provided as fundraising benchmarks are reached, on the schedule required by the EDC.

4.3. Costs and Financing

Total budget of both projects

The Sault College Health and Wellness Centre is estimated to cost approximately \$11.5 million for total project costs. The Sault College Student Union has committed \$3 million towards the development of this project in recognition of its need and benefits to the College community. Sault College will contribute \$3 million as well.

Algoma University's phased plan for its downtown development is estimated to cost:

Phase 1: Downtown Student Residence (renovations in process): \$2.6 million

Phase 2: Fine Arts and Music Education Centre: \$7 million

Phase 3: Performance Venue (tentatively proposed): \$5 million

4.4 Economic and Community Benefits

According to the Council of Ontario Universities, a universities' impact on the number of jobs created in a community is significant. According to the report for every 1,000 students enrolled at an institution an additional 350 - 500 jobs are created in the community. This includes professors, administrators, and support staff, as well as spin-off (indirect) jobs in the community. While this data is not inclusive of the Ontario College student, the data is applicable as a reference for any post-secondary institution.

In addition to long-term social, cultural and economic benefits, the expansion of the footprints of the post-secondary campuses in the city will bring immediate benefits to the economy. Algoma University and Sault College are seeking support from the Economic Development Fund for capital projects with a total combined budget of \$17.5 million.

The Toronto Construction Association estimates that 20 person years of employment is created for each million dollars of construction cost for industrial, commercial and institutional projects.

This is in addition to the economic impact the growth of the post-secondary sector will have on the city:

- Each student who does not leave our community brings government monies to our city and their own money is retained in our city.
- Each student who arrives from elsewhere brings revenues to our city.

The total annual economic impact from the operations of the post-secondary sector, without taking into account future growth projects, is approximately \$108 million.

Algoma University has launched an ambitious plan to triple in size in less than 15 years. At approximately 3,000 full-time-equivalent students, or about 3,500 students in total, Algoma U would be a significant enterprise contributing \$75 million per year to the Sault Ste. Marie economy.⁸ This economic impact projection does not take into account the construction and development projects required to accommodate the university's growth.

⁸ Di Matteo, The Economic Impact of Algoma University College Today and Tomorrow, Lakehead University, 2007.

As of fall 2010, the university is on track to reach this enrolment goal. Enrolment increased by more than 10% over the previous fall. Algoma University's Fine Arts and Music Education Centre is a critical component of the University's strategy to continue to build enrolment. Locating the Fine Arts and Music Education Centre in the downtown core of the city will revitalize a landmark building, the former Windsor Park Hotel, bringing substantial new, regular traffic to the heart of the city.

Algoma University students in courses in the Fine Arts program and the Music program will attend classes, rehearsals and labs throughout the academic year. This will result in approximately 150 – 200 visits to the FAME Centre every week by students and an additional number of visits by faculty members.

The Algoma Conservatory of Music has an annual student enrolment that ranges in age from pre-school to senior citizens, in group and individual instruction. Located in new custom-designed space in the FAME Centre, ACM students and faculty will create an additional new stream of traffic to the downtown core that could see anywhere from 200-400 visits in any given week.. The impact on retail, restaurant and other businesses in the downtown area is expected to be significant.

Sault College projects approximately 3,000 full-time equivalent students by the 2013-2014 academic year. New programs in health and wellness promotion, occupational health, communications, new media, energy and the natural environment will help drive Sault College's enrolment and the new Student Health and Wellness Centre will not only provide a venue for these programs it will also allow community members to access services and health and wellness facilities. In total, the new Student Health and Wellness Centre is projected to account for 500 new full-time post-secondary students. The increased economic impact of these additional students will account for increased College spending in the community, and new jobs.

In 2010, Sault College applications were up by 16% compared to a system-wide average of 7%. Enrolment, too, has significantly increased as the College admitted 2,357 full-time, grant eligible students in 2010 – 2011; up from 1854 in 2008 – 2009.

This growth results in 340 full-time staff and 600 part-time staff currently employed at the College. The budget for the 2010 – 2011 year is \$45.5 million; of which 90% (\$40 million) will be spent locally. Of the total budget \$30 million will be spent on salaries and benefits. With evidence of growing enrolment, more hiring is anticipated at the College to accommodate the growth.

In total, Sault College currently has an economic impact of \$92 million for 2009 / 2010 including construction investment and induced student impacts on the community.⁹

The Campus Redevelopment projects including Phase Two: the new Student Health and Wellness Centre will result in an increase in student enrolment due to increase program capacity, as well as increased successful recruitment. The increased economic impact of these additional students will account for increased College spending in the community, and new jobs. The following economic impact is expected:

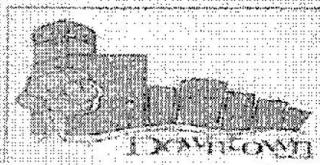
⁹ R. Coleman, The Economic Impact of Sault College of Applied Arts and Technology, Community Quality Institute, 2010.

- 3 to 5 Full-Time Faculty positions to support increase enrolment growth and new program development
- 7 to 9 Full-Time Equivalent Faculty positions to support increase enrolment growth and new program development
- 2 to 3 Support Staff to support the ongoing operation of academic programs
- 1 Administrative Staff to lead operation of academic programs

Annual Rate of Pay is \$81,242 Faculty; \$54,396 Support Staff; and \$92,513 Management.

The Student Health and Wellness Centre also when increase the number of skilled graduates from the region who will contribute to the stabilization of the health care delivery in Northern Ontario.

6(8)(a)



downtown association

Sault Ste Marie, Ontario

June 15, 2010

Re: Fine Arts and Music Centre and Student Residence

Deborah Loosemore
Director of Advancement & External Relations
Executive Director Algoma U Foundation
Algoma University
1520 Queen Street East
Sault Ste. Marie, ON P6A 2G4

Dear Ms. Loosemore:

On behalf of the nearly 400 members of the Downtown Association, I am writing to congratulate Algoma University on its plans for the Windsor Park building – the opening of the new Fine Arts and Music Centre and Student Residence.

Post secondary institutions are an integral part of any community. They attract academic, professional and administrative talents as well as students from near and far to our city which benefit both the university and the larger Sault Ste. Marie community as well. Faculty, staff and students live, work, study and play in our city which contributes to its dynamic and culturally rich character.

As community members, we take pride in Algoma University's accomplishments to date and look forward to the many exciting changes that will take place in years to come including a stronger university presence in our Downtown!

The Downtown Association was very excited to learn of Algoma University's original plans to convert the Windsor Park building to a student residence. As we had previously communicated, we believe the student residence will enhance the population dynamic of the downtown as it welcomes a new demographic into the neighbourhood, the size of which would not be possible otherwise. This in turn would benefit many of the business owners and operators located in the area.

496 Queen Street East, Sault Ste. Marie, ON, Canada P6A 1Z8
Tel: (705) 942-2919 Fax: (705) 942-6368 Email: info@saultdowntown.com
Website: www.saultdowntown.com

The development of the Fine Arts and Music Centre in the Windsor Park Building will also add an exciting dimension to our neighbourhood. As you may know, the city recognizes the Downtown as the arts and cultural centre of the city as evidenced by its many attractions (e.g., Ermatinger-Clergue Old Stone House and the Museum) as well as the fact that it is home to many stores and services that encompass all mediums of art (e.g., theatre, dance studios, music stores, art and supplies, etc.).

We believe the addition of the Fine Arts and Music Centre will solidify Downtown's position as the artistic and cultural centre. And recognizing that many business owners and operators may also benefit from this development, we also believe it can create new and exciting opportunities and spin-offs.

Congratulations once again on the new Fine Arts and Music Centre and Student Residence. We wish you the best in this and the many other developments Algoma University is moving forward with.

Sincerely,

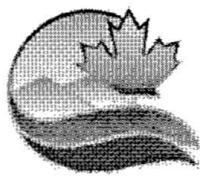
Anna Boyonoski,
Manager
Downtown Association

cc. Bill Watts, Chair, Downtown Association

A Sample of Municipal Support for College Capital Projects

College	Community Donation
Algonquin	Nepean donated \$3.5 million in land Ottawa donated \$2 million and is building an overhead pedestrian crosswalk for the college.
Canadore	Parry Sound donated between \$1 million and \$2.6 million in infrastructure services for the new building
Conestoga	Waterloo Region - \$8.1 million
Durham	Durham Region - \$5 million
Fanshawe	London - \$1 million
Fanshawe	Woodstock - \$2.25 million
Georgian	Barrie - \$5 million
Georgian	Simcoe County - \$800,000
St. Lawrence – Cornwall Campus	City of Cornwall - \$1 million

Prepared by Sault College



TOURISM

Sault Ste. Marie

a division of the SSMEDC

TSSM/SSMEDC Gateway Committee Update
For January 24, 2011 City Council Meeting

The TSSM/SSMEDC Gateway Committee, has been undertaking a number of activities related to developing a concept and master plan for the Gateway Site.

- The Committee toured the Science North development and met with senior staff and Board members to discuss the “not for profit” concept by which that facility was originally developed and continues to operate as. This gave a good insight as to a different model to be considered for the Gateway Site development (a not for profit model). In the past the direction was to have the private sector undertake the entire project, including the “destination attraction” component
- The Committee discussed a general concept for the site of creating a natural environment, making use of indigenous trees and plants to provide a common area that would feel park-like, but could be enjoyed 12 months per year, as it would be fully enclosed.
- The “attraction” could be built as part of this overall environment and the private sector components (retail, dining etc.) could be built adjacent to this and augment the overall site
- Through Destination Marketing Fee funds, set aside by the TSSM private sector accommodation partners, a local architect – David Ellis, was engaged to provide a “Concept Document”, outlining the general thought process for the site, as well as some concept drawings that could be used for future presentations.
- Discussions/presentations were made to both ACR/CN Rail and the Ontario Lottery and Gaming Corporation, providing them with details on the concept, as they have been considered potential partners in developing the site for a number of years now.
- The Committee is now in a position to develop the request for Proposal that will be sent out to potential consulting companies for the development of an overall “Management Plan and Destination Attraction Development and Business Plan” for the site. To this end, a request to utilize some of the EDF funds that have already been identified for use in moving forward with the Gateway Site is being presented to City Council, along with the supporting documentation, in the form of a resolution from the SSMEDC Board of Directors. An application has also been made to the Ministry of Tourism, through the Tourism Development Fund.

2.

- The Gateway Committee felt the timing was right to undertake the development of the Business plan, as the Algoma Central Railway's Agawa Canyon Tour train project will be completed by the summer of 2011. This new/enhanced major tourism attraction will drive increased visitation to the city in the coming years, and creating an attraction on the Gateway site will create an even more compelling reason for individual travelers and groups to consider Sault Ste. Marie as a vacation destination
- Further, with the economy starting to take a turn for the better and signs that more and more U.S. residents now have a passport, the general feeling is that visitation levels, especially those from the U.S. market will start to return to historic levels, and there is a great opportunity to take advantage of this.

TSSM/SSMEDC Gateway Committee
January 14, 2011

SSMEDC RECOMMENDATION RE GATEWAY SITE

Background

To facilitate the development process for the Gateway site, City Council has previously committed EDF funds up to \$300,000 for this initiative. It is proposed that \$100,000 of this funding be used to hire a consultant through an RFP process to establish a Gateway Site Management Plan and Destination Attraction Development/Business Plan.

SSMEDC/TSSM Gateway Committee has submitted an application to the Ontario Ministry of Tourism and Culture through the "Tourism Development Fund" for \$100,000.

Recommendation

This matter was considered at the SSMEDC Board meeting of January 10, 2011 and the following resolution was passed.

Mover: *Martin Pochtaruk*
Seconder: *Don Mitchell*

Resolved that the Board of Directors of the Sault Ste. Marie Economic Development Corporation supports the SSMEDC/TSSM Gateway Committee in its request to City Council to access up to \$100,000 from the EDF funds previously approved by City Council for the specific purpose of assisting in the development of the Gateway Site. These funds will be used to hire a consultant through an RFP process to establish a Gateway Site Management Plan and Destination Attraction Development/Business Plan including project scope. CARRIED.

7(b)

January 24, 2011

Mayor Debbie Amaroso and
Members of Council

I have a resolution on tonight's agenda regarding a request for funding of a pre-feasibility study to investigate the possibility of Sault Ste. Marie becoming an alternative energy retailer.

I have spoken to corporate principals of Ontario Lottery and Gaming, Bank of Montreal and Walmart and each has indicated varying rationale for the purchase of 'green energy'. I have attached for your information excerpts from the following relevant documents:

1. Green Your Phone – Best Buy USA
2. E.P.A.'s Green Power Partnership – Renewable Energy Certificates
3. Bullfrog Power – Canada's most notable retailer of green energy
4. Emerging Markets for Renewable Energy Certificates – Opportunities and Challenges
5. CDC Local Initiatives Fund

I have met with Al Wright of the Community Development Corporation, Joe Melisek of BDO, Electrical Engineer Robert Reid as well as Lou Derrer of Bio-Carbon Systems International and all felt the concept worthy of further investigation.

I do not have the expertise to further pursue in determining the feasibility of adopting a local model of marketing 'green energy' based on Canadian and American experiences.

The study could be done for \$10,000 and I am fairly confident that the CDC will provide \$5,000 towards the study from its Local Initiatives Fund. I would hope that the remainder would come from the Economic Diversification Fund and to that end I have spoken to Greg Punch, Chair and Dave Murphy, Acting Executive Director, Economic Development Corporation.

I solicit your support.

Respectfully submitted,

Stephen Butland
Councillor – Ward One

1 - 877 - 821 - 2831
7(b)

BEST BUY

mobile

To live in harmony with nature, we need to find new solutions to live sustainably and enjoy our modern lifestyles.

That's why Best Buy has teamed with Renewable Choice Energy to offer the GREEN YOUR PHONE program which provides consumers with a simple and effective way to address the impact their mobile phones have on the environment.

For more information on how Best Buy is supporting renewable energy, visit www.bestbuy.com/green.



renewable choice
ENERGY

GREEN YOUR PHONE: Another innovative product from Renewable Choice. Find out how easy it is for your home or business to choose renewable solutions, call 877.810.8670 or visit www.renewablechoice.com.

Thank you for choosing to

GREEN YOUR PHONE

Each sticker represents an offset of the estimated conventional electricity consumed during the manufacturing and use of a typical mobile phone for two years.

One
for
you

Offset With



Offset With



One
for a
friend

WHY YOUR PURCHASE MATTERS: Most electricity comes from burning coal or natural gas which causes air pollution and contributes to climate change. Wind power is clean and renewable, reducing our dependence on fossil fuels. Since it is physically impossible to deliver electricity from a wind farm directly to your mobile phone, certified renewable energy credits make purchasing wind power possible. To GREEN YOUR PHONE, you have purchased 500 kilowatt-hours of wind energy credits to offset two mobile phones for two years, which represents the additional cost and value of wind power. Your purchase helps support wind energy development in the United States.

INSTRUCTIONS: Place sticker on visible portion of mobile phone. Sticker does not affect charging, functioning, or cost of your mobile phone or its service. Phone not included. This product does not replace or reduce your conventional electric bill.

**BEST
BUY**

mobile

GREEN YOUR PHONE™



**BEST
BUY**

mobile

\$10

500 kWh

GREEN YOUR PHONE

HERE'S HOW YOUR PURCHASE WORKS:



The electricity needed to manufacture and use two typical mobile phones for two years is 500 kilowatt hours (kWh).

②



Qualified renewable energy credits were purchased from wind farms equal to that amount of electricity.



This ensures that the amount of electricity you use is added to the power grid from wind farms and you've balanced the negative environmental impact of two mobile phones.

③ Offset Wind



GREEN YOUR PHONE by displaying the enclosed sticker on your mobile phone and giving the other one to a friend to do the same.

Product Content Label

Renewable certificate product. For every unit of renewable electricity generated, an equivalent amount of renewable certificates is produced. The purchase of renewable certificates supports renewable electricity generation, which can help offset conventional electricity generation in the region where the renewable generator is located. You will continue to receive a separate electricity bill from your utility. This product matches up to your estimated electricity usage. The product will be made of any or all of the new renewable resources now and updated annually.

¹⁰ Renewable Resources in America's Wind™

Generation Location

Wind 100%

Nationwide

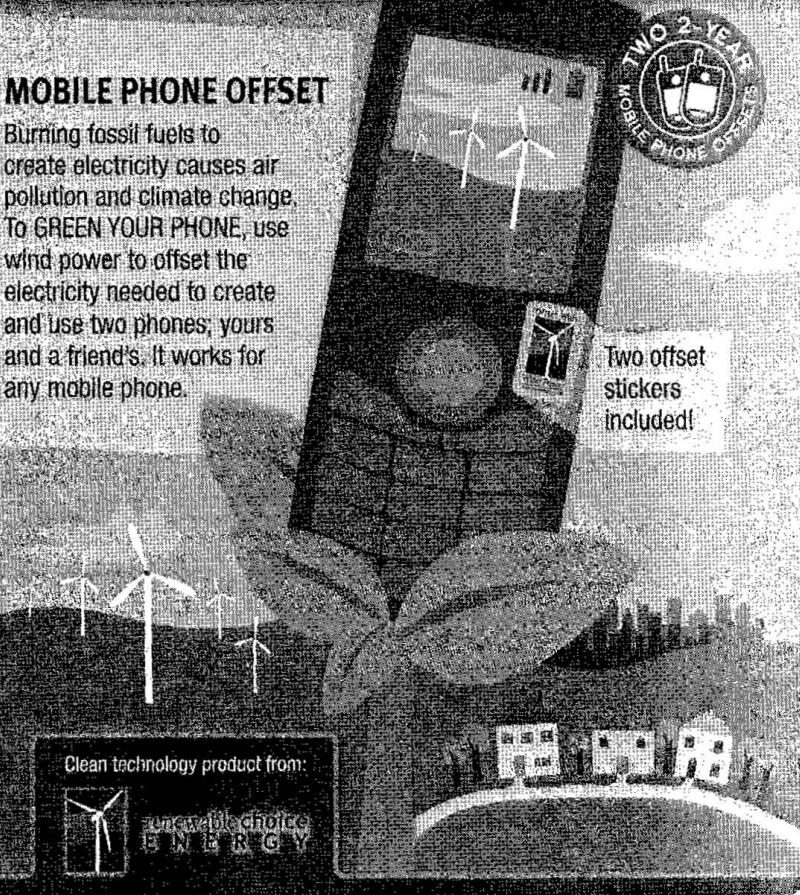
A renewable generator that first started operating after January 1, 1997 or as regionally defined. In addition, the current average mix of energy sources supplying the U.S. includes: Coal (50%), Nuclear (18%), Natural Gas (18%), Large Hydro-electric (7%), Oil (6%), and Renewables (2%). (data from USEPA)

For more information about this product, contact Renewable Choice Energy at 877-810-8670 or on the web at www.renewablechoice.com.

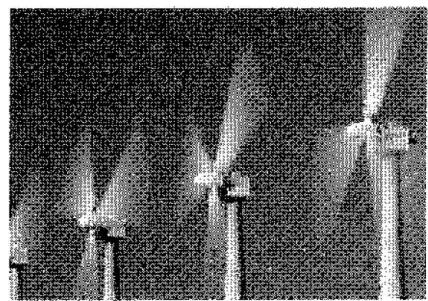
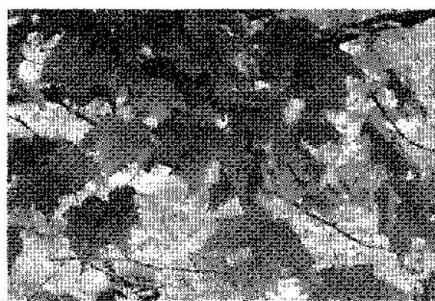
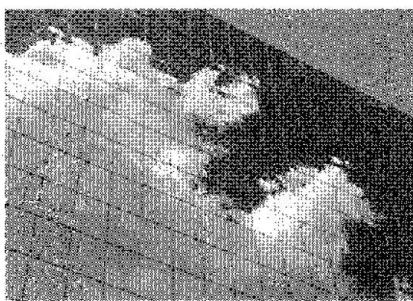
¹¹ Green-e Program certifies that American Wind™ meets the minimum environmental and consumer protection standards established by the non-profit Center for Resource Solutions. For more information on Green-e certification requirements, call 1-888-63-GREEN or log on to www.green-e.org.

MOBILE PHONE OFFSET

Burning fossil fuels to create electricity causes air pollution and climate change. To GREEN YOUR PHONE, use wind power to offset the electricity needed to create and use two phones: yours and a friend's. It works for any mobile phone.



Two offset
stickers
included!



EPA's Green Power Partnership

Renewable Energy Certificates



U.S. Environmental Protection Agency
1200 Pennsylvania Ave, NW (Mail Code 6202J)
Washington, DC 20460
www.epa.gov/greenpower

Last updated: July 2008



Many people and organizations are willing to pay for electricity that is produced on their behalf using cleaner, renewable sources of generation. These buyers often find renewable electricity attractive for its environmental and greenhouse gas reduction benefits when compared to conventional fossil fuel-based electricity generation.

Both individual and organizational buyers have several green power product options available. These include buying renewable energy certificates (RECs) by themselves, buying RECs along with physical electricity from their utility service provider, or developing onsite renewable projects that produce both electricity and RECs together. RECs in particular have become an important choice for buyers of green power nationwide and serve as the “currency” for renewable energy markets.

This document provides a review of RECs: what they are, how they work, and why they are an important option for individual and organizational buyers in renewable electricity and green power markets.





EPA's Green Power Partnership

Renewable Energy Certificates



What Are RECs?

RECs represent the environmental and other non-power attributes of renewable electricity generation and are a component of all renewable electricity products. RECs are measured in single megawatt-hour increments and are created at the point of electric generation. Buyers can select RECs based on the generation resource (e.g., wind, solar, geothermal), when the generation occurred, as well as the location of the renewable generator.

RECs provide key information about the generation of renewable electricity delivered to the utility grid. Since RECs represent only the environmental or non-power attributes of renewable electricity generation, they are not subject to electricity delivery constraints. The information conveyed by a REC allows buyers to make specific environmental claims about how their electricity is produced. RECs usually include the following primary attributes and information:

- The type of renewable resource producing the electricity
- The vintage of the REC (i.e., the date when it was created)
- The vintage of the renewable generator, or the date when the generator was built
- The renewable generator's location
- The RECs eligibility for certification or renewable portfolio compliance
- The renewable generation's associated greenhouse gas emissions (if any)

RECs are increasingly seen as the “currency” of renewable electricity and green power markets. They can be bought and sold between multiple parties, and they allow their owners to claim that renewable electricity was produced to meet the electricity demand they create.

A REC represents and conveys the environmental and other non-power attributes of one megawatt-hour of renewable electricity generation.

Increasingly, federal, state and local governments are also using RECs as a credible means to meet environmental goals for renewable energy generation. For example, most states allow utilities to use RECs to meet mandated state renewable portfolio standards. State renewable portfolio standards require that a percentage of a utility's electricity generation comes from renewable resources. Increasingly, individuals and organizations are also buying RECs to satisfy a number of other environmental and non-environmental goals:

- Avoid the carbon dioxide (CO₂) emissions associated with conventional electricity use
- Reduce some types of air pollution
- Hedge against future electricity price increases for onsite and some utility products
- Serve as a brand differentiator
- Generate customer, investor, or stakeholder loyalty and employee pride
- Create positive publicity and enhance public image
- Demonstrate civic leadership

How Do RECs Work?

To understand how RECs work, it is helpful to understand how electricity is delivered across the utility grid, as well as what makes renewable electricity generation attractive to individuals and organizational buyers.

Within the United States, electricity demand is met by various types of generation technologies and fuel resources. These electricity generators feed electrons onto the utility grid for delivery to consumers through a complex network of wires and distribution infrastructure. Because the electrons produced from the different technologies and fuel resources are physically the same, it is impossible for individuals or organizations to know what type of generation technology or resource produced the electricity that reaches their particular facility.

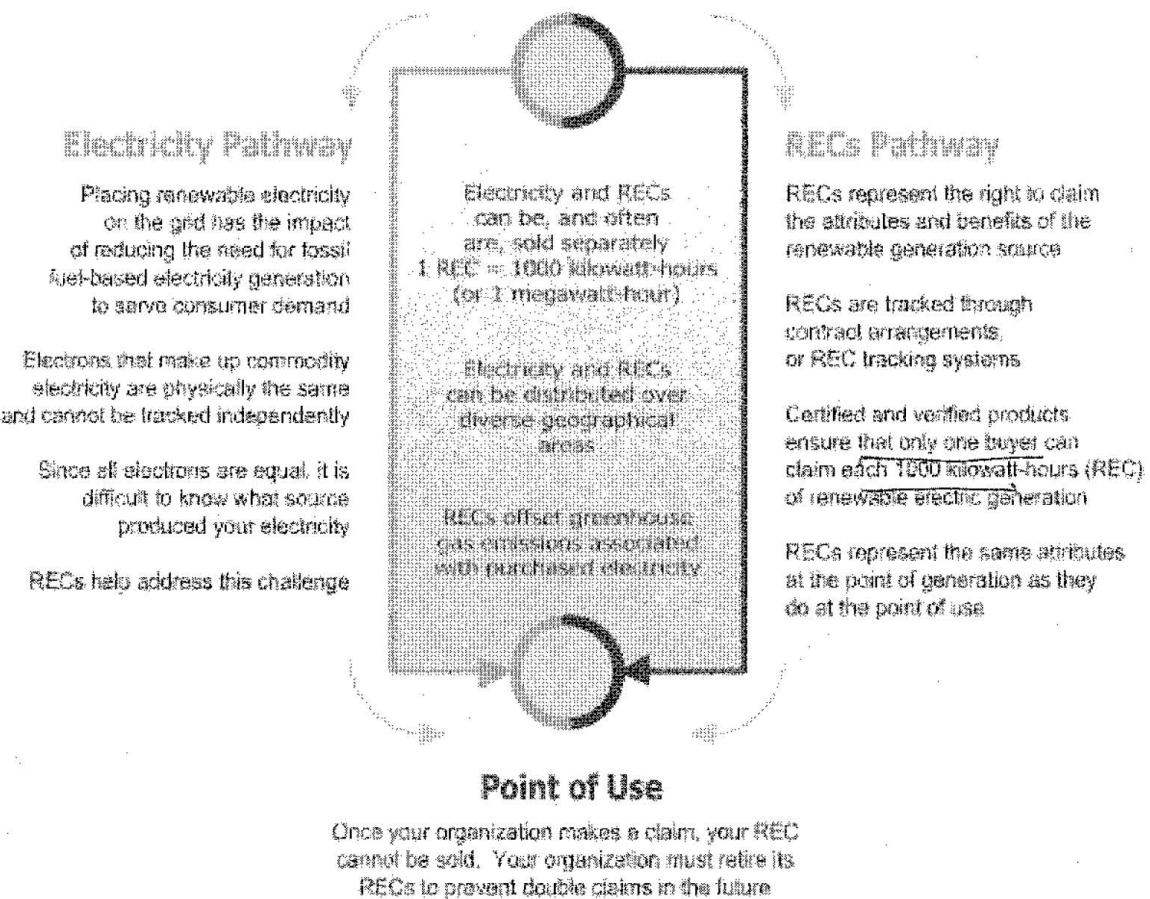
EPA's Green Power Partnership: Renewable Energy Certificates

RECs help address the issue that the electricity or electrons a consumer receives from their utility does not identify how the electricity was generated. RECs were created to help convey the attributes of electricity generated from renewable resources to buyers. Analogous to the utility delivering the physical electricity through wires, RECs serve as the means to deliver the environmental and non-power attributes of renewable electricity generation to buyers – separate from the physical electricity. (See Figure 1.) All renewable electricity generation can be viewed as having two separate parts:

1. The commodity electricity or electrons
2. The environmental and other non-power attributes of generation represented by a REC

Because RECs are monitored and verified, individuals and organizational buyers can buy RECs and be confident that electricity generated on their behalf was done so with renewable energy resources.

Figure 1
Renewable Generation Source



EPA's Green Power Partnership: Renewable Energy Certificates

Why Are RECs an Important Option for Consumers?

Individuals and organizations may find that buying RECs separately from their electricity service is a useful way to tap into green power markets. More than half of U.S. electricity customers have an option to purchase some type of green power product from a retail electricity provider, but the rest do not have that choice. RECs provide buyers the option to select renewable resources to meet their electricity demand.

For example, in states that have restructured electricity markets, consumers can often buy green power products by switching electric service providers if their current provider does not offer a green power product. If consumers do not wish to switch electric service providers they also have the option to buy RECs separately from their existing electricity service. This approach allows buyers to avoid the environmental impacts of their electricity, since the REC represents a specific amount of avoided greenhouse gas emissions.

RECs can also be purchased in situations where a utility green power product is available, but this utility product does not have the desired environmental characteristics, resource base, or price. RECs provide more choices and more competitive prices because they are not constrained by where they are created or by transmission bottlenecks.

Who Owns a REC?

A REC can be bought and sold between buyers and sellers from its generation to its final point of application or use at a facility. Typically, regional tracking systems register RECs in order to keep track of how much renewable electricity was produced.¹

Tracking systems assign each REC a unique number, which matches the REC to its current owner. Alternatively, buyers can use third-party audits to confirm the contractual chain of ownership between multiple parties. REC contracts typically include a statement, or attestation, from the seller that the RECs have not been sold to, and cannot be claimed by, another party.

What Is the Difference between Renewable Electricity and Green Power?

Renewable electricity is produced from resources that do not deplete when their energy is harnessed, such as sunlight, wind, waves, water flow, biological processes such as anaerobic digestion (e.g., landfill gas), and geothermal energy. Renewable electricity resources are distinct from fossil and nuclear fuels, which are also used to generate electricity.

EPA defines green power as a subset of renewable electricity and represents those renewable resources and technologies that provide the highest environmental benefit. Green power is renewable electricity produced from solar, wind, geothermal, biogas, biomass, and low-impact small hydroelectric resources. Definitions for renewable energy can vary and may include resources that are acknowledged or perceived to have environmental impacts, such as land use and fisheries impacts of large hydro dams.

RECs are a credible and easy way to keep track of who can claim the environmental attributes of renewable electricity generation through electronic tracking systems. Because RECs are carefully counted, tracked and associated with an owner, no two buyers can legally claim the same environmental benefits of the renewable electricity generation.

Once a buyer makes an environmental claim based on a REC, the buyer can no longer sell the REC and the REC is considered permanently "retired." Buyers can also have their RECs retired in their name by their supplier to ensure that no other entity can lay claim to the same environmental benefits.

¹ Regional tracking systems have been put in place to monitor electricity generation across the United States. A REC is produced for every megawatt-hour of electricity generated from a renewable resource and is assigned a tracking number within the system. The tracking number stays with the REC and is transferred between buyers and sellers until a final owner makes a claim, at which time the REC is considered "retired" in the system.

EPA's Green Power Partnership: Renewable Energy Certificates

Consumers or organizations with onsite renewable electricity systems should be clear about who owns the RECs produced by the onsite system. If the onsite system owner wants to make an environmental claim about the use of renewable electricity from the onsite system, they should ensure that they have and retain ownership of the RECs produced by the onsite renewable electricity system. If the onsite system owner uses the system-produced electricity, but sells the RECs to another party, they are no longer using green power and cannot make a claim to be doing so.

Are There Standards for RECs?

There are a number of third-party organizations in the market that certify RECs. As a best practice, EPA recommends that buyers seek out certified products as a form of buyer protection. Certified RECs should meet national standards for resource content and environmental impact. Certification answers the question "Does this product meet accepted standards for quality?"

Who Sells RECs?

RECs and the attributes they represent are an ingredient of all green power products. REC providers—including utilities, REC marketers, and other third-party entities—may sell RECs alone or sell them bundled with electricity. As of 2007, more than 50 percent of utility customers have access to green power bundled products, whereas all customers have access to buying renewable energy certificates.

Buyers can identify green power suppliers using EPA's Green Power Locator tool: www.epa.gov/greenpower/pubs/glocator.htm

Green Power Product Provider/Source	Geographic Availability	Renewable Energy Certificate	Physical Electricity
REC Marketers	Nationally Available	✓	
Utility Green Pricing Programs	Unrestructured Electricity Markets	✓	✓
Utility Green Marketing Programs	Restructured Electricity Markets	✓	✓
Onsite Renewable Electricity Systems	Any Grid-Connected Point of Use	✓	✓

Why Are Organizations Buying Green Power?



Differentiation and Competitiveness

Whole Foods Market, a leading grocery store chain, strives to "satisfy and delight" its customers through inviting store environments, wise environmental practices, and retail innovation. In part, Whole Foods is accomplishing this by implementing a store-level green power purchasing strategy that allows store managers to respond to local customer needs, stay competitive, and differentiate their retail environment from competitors.

~~Johnson & Johnson~~

Climate Change Commitment and Energy Stability

As part of its broader environmental strategy, Johnson & Johnson, a leading healthcare products manufacturer, has committed to reduce its carbon dioxide emissions 7 percent below 1990 levels by 2010. Johnson & Johnson believes that investing in green power is an excellent strategy to help the company achieve its ~~corporate environmental leadership goals, as well as a good business decision because it provides the company with a reliable supply of energy that exhibits long-term price stability.~~



U.S. AIR FORCE

A Cost-Effective Energy Strategy

The U.S. Air Force's green power purchase is playing an important part in controlling its long-term energy costs. For example, Edwards Air Force Base in California purchases green power to cover approximately 60 percent of its power needs. The Base is utilizing long-term fixed-price green power contracts as a financial hedge against electricity market volatility and estimates its dollar savings over a five-year purchase period at almost \$42 million.



Local Impact and Community Leadership

The University of Pennsylvania understands the important role it plays within the local community and sees green power as an opportunity to demonstrate its environmental leadership. By purchasing green power, the University of Pennsylvania is able to effectively engage local stakeholders, protect the environment, and take a leadership position in supporting a sustainable future. In the same way, other organizations are also recognizing that green power purchasing is one of the easiest and most cost-effective options to make a measurable impact within their local communities.

The above organizations have earned EPA recognition by making a leading green power purchase. For a full list of Green Power Leadership Award winners, please visit www.epa.gov/greenpower/winners/booklets.htm.



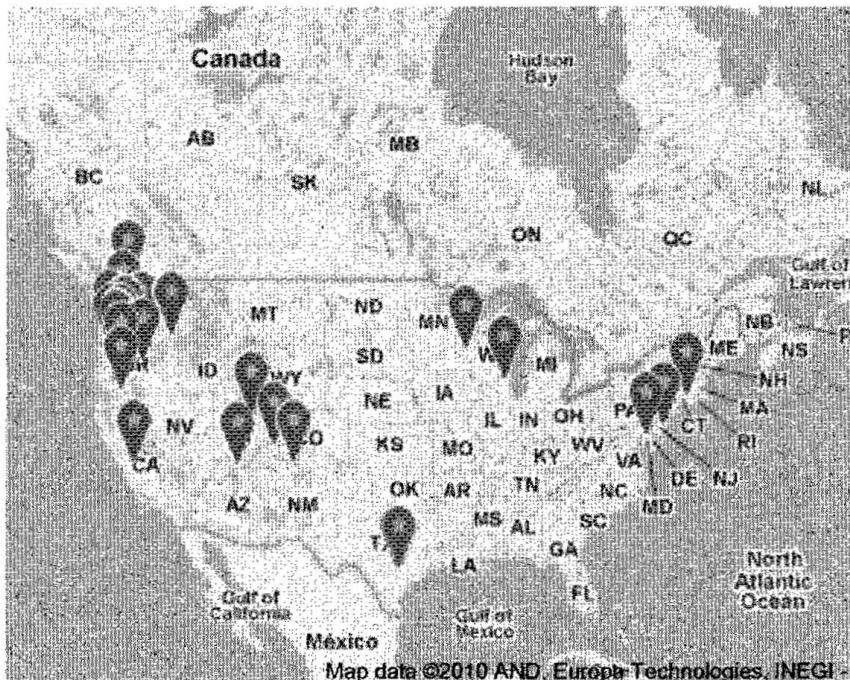
Green Power Partnership

You are here: [EPA Home](#) [Climate Change](#) [Clean Energy](#) [Green Power](#)
[Partnership](#) [Green Power Communities](#)

Green Power Communities

Leading local governments across the nation are partnering with EPA to become **Green Power Communities (GPCs)**.

GPCs are towns, villages, cities, counties, or Native American tribes in which the local government, businesses, and residents collectively buy green power in amounts that meet or exceed EPA's Green Power Community purchase requirements.



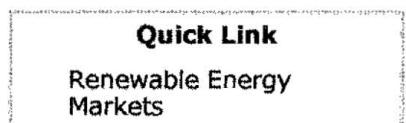
Community	Providers (listed in descending order by kWh supplied to Community)
<u>Alamo Heights, TX Community</u>	CPS Energy
<u>Alta, UT Community</u>	Rocky Mountain Power*
<u>Beaverton, OR Community</u>	Portland General Electric
<u>Bellingham, WA Community</u>	NextEra Energy Resources*, Puget Sound Energy*, Carbonfund.org*
<u>Bend, OR Community</u>	Pacific Power*
<u>Brookville, MD Community</u>	Clean Currents*, On-site Generation



Green Power Partnership

You are here: [EPA Home](#) [Climate Change](#) [Clean Energy](#) [Green Power Partnership](#) [Green Power Leadership Awards](#)

Awards



Awards

[Green Power Leadership Awards](#)
[Nomination Process](#)
[2010 Award Winners](#)
[Past Award Winners](#)
[Renewable Energy Markets Conference](#)

GREEN POWER Leadership Awards

EPA co-sponsors the Green Power Leadership Awards in conjunction with the U.S. Department of Energy (DOE) and the Center for Resource Solutions (CRS). The awards serve to recognize the leading actions of organizations, programs, and individuals that significantly advance the development of green power sources. Nominations are typically collected in late spring for that year's award event, which is usually held the following fall in conjunction with the Renewable Energy Markets Conference. Award winners are self nominated or nominated by another party. For EPA award nomination instructions, please visit the [Nomination Process Web page](#). Additional details about the conference can be found on the [conference Web site](#). To receive partnership and awards updates, please [contact us](#) and indicate your interest in receiving the Green Power Planet Newsletter.

Award Categories

U.S. Environmental Protection Agency	U.S. Department of Energy	Center for Resource Solutions
Purchaser Awards	Supplier Awards	Market Development Awards
Green Power Partner of the Year	Utility Green Power Program of the Year	Green Power Beacon
Green Power Community of the Year	Non-Utility Green Power Company of the Year	Green Power Plus
On-site Generation		Green Power Pioneer
Green Power Purchaser		Best Promotional Campaign by a Green Power Purchaser

EPA Purchaser Award Categories

Green Power Partner of the Year: Recognizes Partners who distinguish themselves through their purchase, leadership, overall strategy, and impact on the green power market.

New Award Category! Green Power Community of the Year: [EPA Green Power Communities](#) that distinguish themselves through their green power usage,

leadership, citizen engagement, renewable energy strategy, and impact on the green power market. <http://www.epa.gov/greenpower/awards/index.htm>

On-site Generation: Recognizes Partners who distinguish themselves using on-site renewable energy applications including, but not limited to, solar photovoltaic (PV) and wind energy projects.

Green Power Purchase: Recognizes Partners who distinguish themselves through purchases of green power from a utility green-pricing program, a competitive green marketer, or a renewable energy certificate (REC) supplier.

What does winning an EPA Green Power Leadership Award mean to an organization?

An EPA Green Power Leadership Award offers significant opportunities for a partner organization:

Demonstrate your environmental leadership

"Green power purchases are an effective and important way we can implement renewable energy sources as we work to reduce our carbon footprint. As an EPA Green Power Leadership Award winner, we have increased our purchases that are applied company-wide, and reached 100 percent green power at the beginning of 2010." - Ken Bonning, **Kohl's Executive Vice President of Store Planning and Logistics**

Receive EPA recognition

"EPA's Green Power Leadership award winners are raising the bar for green power purchasing. By using renewable energy, **Motorola** is helping our environment by leading our national transition to clean energy; they are a model for others to follow." - Ann Bailey, Acting Director, **EPA Climate Protection Partnerships Division**

Become part of a prestigious group

"We are proud to receive this prestigious award from the U.S. Environmental Protection Agency. Purchasing green power is one way we are working to achieve our goal of reducing our environmental footprint." - Angela Nahikian, Director, Global Environmental Sustainability, **Steelcase Inc.**

Seize the opportunity to promote participation in the Green Power Partnership

"We're thrilled to be part of the EPA's Green Power Partnership. It's an unprecedented opportunity for us to integrate this meaningful and long-lasting environmental initiative into our operations." - Brad Hauberle, Vice President and Sustainability Council Chair, **Siemens Industry, Inc.'s Building Technologies Division**

Be featured at the 2010 Renewable Energy Markets Conference

Award winners will be recognized at the industry's paramount annual gathering attended by leading renewable energy and green power industry stakeholders.

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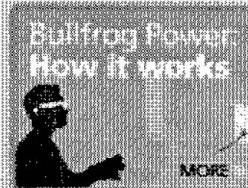


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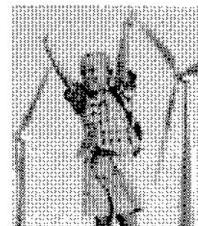
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Make the choice for clean, green electricity for your home.

Why should I buy BullFrog Power?

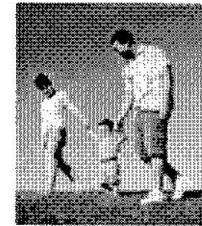


- ▶ You create a cleaner world for today and tomorrow. [\[more\]](#)
- ▶ You take a stand for clean, renewable electricity. [\[more\]](#)
- ▶ You enable more renewable power generation to be built. [\[more\]](#)
- ▶ You reduce your personal environmental impact. [\[more\]](#)

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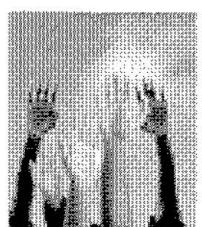
You create a cleaner world for today and tomorrow.

By signing up for Bullfrog Power you are actively supporting clean, renewable electricity generation rather than generation from polluting sources like coal, oil, natural gas, and nuclear. As more clean generation comes online and smog decreases, the quality of the air we breathe improves. Your action not only has a positive impact today, but it also helps create a cleaner environment for future generations.



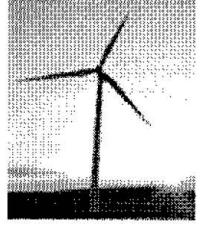
You take a stand for clean, renewable electricity.

Bullfrog provides you with the opportunity to choose 100% low-impact renewable electricity. Your decision to become bullfrogpowered sets an example for friends, neighbours, business leaders and policy makers, and sends a powerful message that new renewable energy is important to our environment and our economy. The more people who demand low-impact renewable power, the stronger the message. Imagine if everyone did it!



You enable more renewable power generation to be built.

The choice of individual consumers is a powerful force for change. When you choose Bullfrog, you become an active, influential participant in the growing green electricity market, helping to increase demand for renewable power and enable new supply. Bullfrog uses the collective demand of its customers to cause new renewable facilities to be built. Several new wind turbines have already been commissioned in Canada as a result of the support of Bullfrog Power's customers, and more will be built as the number of bullfrogpowered homes and businesses grows.



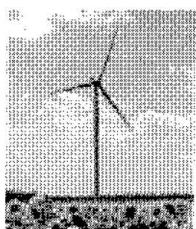
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You reduce your personal environmental impact.

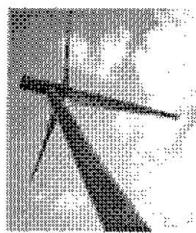
Conventional electricity production is among the largest industrial sources of carbon dioxide, a primary greenhouse gas linked to climate change. Electricity production is also a major source of pollutants that contribute to poor air quality and smog conditions. Leading environmental groups, including WWF-Canada, the David Suzuki Foundation and the Pembina Institute, advocate choosing clean, low-impact renewable power as a meaningful action that individuals can take to help address the global issue of climate change. Signing up for green electricity with Bullfrog will reduce your personal electricity-related emissions footprint.

What do I get when I buy Bullfrog Power?



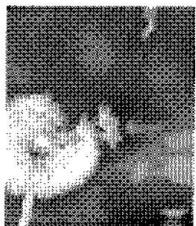
- ▶ You get the highest quality renewable electricity. [more]
- ▶ You get the right to claim the associated environmental benefits. [more]
- ▶ You get to support the development of renewable electricity in Canada. [more]
- ▶ You get the benefits of joining the bullfrogpowered community. [more]

[open all | close all]



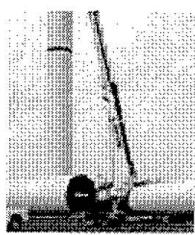
You get the highest quality renewable electricity.

When you choose Bullfrog Power, you get the highest quality 100% low-impact renewable electricity. Bullfrog Power matches your electricity use with 100% renewable electricity that is injected into your local electricity grid. Bullfrog's electricity comes from wind and hydro facilities that have been certified as low impact by Environment Canada under its EcoLogo^M program instead of from polluting sources like coal, oil, natural gas, and nuclear. This standard ensures the facilities are emissions free and have a minimal impact on the ecosystem and local community. In addition, an independent third party audits Bullfrog Power on an annual basis to confirm that all our suppliers meet these stringent quality standards.



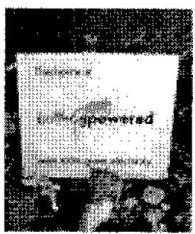
You get the right to claim the associated environmental benefits.

Every megawatt hour (MWh) of low-impact renewable electricity that is produced and injected onto the grid by renewable power generators reduces the amount of electricity required from polluting sources such as coal. These cleaner generation sources deliver several benefits including producing no greenhouse gas emissions or air pollutants and minimizing other environmental impacts. For every MWh of low-impact renewable electricity that is produced and injected onto the grid, a corresponding Green Electricity Certificate (GEC) is created to represent the positive environmental benefits (such as the emission reductions) associated with producing green power. When you choose Bullfrog Power, we ensure that GECs are retired on your behalf, giving you the right to claim the associated environmental benefits.



You get to support the development of renewable electricity in Canada.

Through their demand for renewable electricity, Bullfrog Power customers support the development of new renewable generation. Several new wind projects have already been commissioned in Canada to meet the demand of the growing community of bullfrogpowered homes and businesses, and more new turbines will be commissioned as the number of Bullfrog Power consumers grows. Not only does this help our environment, but it also helps our local economy. New wind farms provide jobs directly and indirectly through the numerous services (e.g., engineering, construction, financing, legal, accounting) necessary to build and operate them and expand Canada's expertise in renewable energy.



You get the benefits of joining the bullfrogpowered community.

Thousands of households and hundreds of businesses have joined the bullfrogpowered community. When you sign up, you become part of Bullfrog's Founders Club and have the option of receiving a welcome kit that contains decals, lawn signs and other useful items allowing you to share your support for green power with friends and neighbours. You are also able to participate in local Bullfrog Power events and enjoy discounts and special offers from businesses that are bullfrogpowered. Bullfrog sends optional newsletters to all of its customers with interesting news from the bullfrogpowered community and the latest developments in renewable power.

Choose your province:



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- How do I set up my own turbine or small hydro generation?
- How can I conserve? Worried about the extra costs of going green?

General Inquiries

Who is Bullfrog Power?

Bullfrog Power, Canada's 100% green electricity provider, offers homes and businesses a clean, renewable electricity choice. Bullfrog's electricity comes exclusively from wind and hydro facilities that have been certified as low impact by Environment Canada under its EcoLogo^M program instead of from polluting sources like coal, oil, natural gas, and nuclear.

Thousands of Canadian homes and businesses are doing their part to address climate change and air pollution by choosing green electricity with Bullfrog Power. Through this simple action, they are making a big difference.

Bullfrog currently provides a green electricity choice to everyone in British Columbia, Alberta, Ontario, Nova Scotia, New Brunswick and Prince Edward Island.

Is Bullfrog Power licensed by the Ontario Energy Board (OEB)?

Yes, Bullfrog Power is licensed by the OEB as an electricity retailer. Our license number is ER-2010-0063. This license allows Bullfrog Power to operate as an electricity retailer throughout Ontario.

Where does Bullfrog Power come from?

In Ontario, Bullfrog's electricity comes exclusively from wind and hydro facilities that have been certified as low impact by Environment Canada under its EcoLogo^M program instead of from polluting sources like coal, oil, natural gas, and nuclear.

For more information on our generation sources, click [here](#).

How does it work?

Bullfrog Power does not inject the green electricity directly into your home. With Bullfrog Power, you continue to draw electricity from the regional grid—just as you always have—and Bullfrog's generators inject renewable electricity onto the grid to match the amount of power your home or business uses. No special equipment or wiring is required. (Note that to inject green electricity into your home would require the building of a parallel transmission and distribution system across the province, which would be neither environmentally nor financially sound.)

By choosing green electricity with Bullfrog Power, individuals help green the electricity grid as the renewable power produced on their behalf displaces the amount of power otherwise produced by fossil fuel-based generating stations. Bullfrog customers also help to stimulate a greater reliance on renewable sources.

[View this short video to learn more about how it works.](#)

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How can a customer sign up?

Bullfrogpowering your home with green electricity is easy. Customers can sign up online in less than 10 minutes and there is no start-up cost or special equipment required. Any home or business can sign up including apartments, condos and leased premises.

Does the green power go directly to my home?

Bullfrog Power does not inject the green electricity directly into your home. To inject green electricity into your home would require the building of a parallel transmission and distribution system across the province, which would be neither environmentally nor financially sound.

With Bullfrog Power, you continue to draw electricity from the regional grid—just as you always have—and Bullfrog's generators inject renewable electricity onto the grid to match the amount of power your home or business uses. No special equipment or wiring is required.

By choosing green electricity with Bullfrog Power, individuals help green the electricity grid as the renewable power produced on their behalf displaces the amount of power otherwise produced by fossil fuel-based generating stations. Bullfrog customers also help to stimulate a greater reliance on renewable sources.

[View this short video to learn more about how it works.](#)

Can apartments, condos or leased premises (and homes that are not separately metered) become bullfrogpowered?

Any facility can be bullfrogpowered, including home and business spaces that are owned, leased or shared. Bullfrog Power does not inject the green electricity directly into the space or facility. With Bullfrog Power, you continue to draw electricity from the regional grid—just as you always have—and Bullfrog's generators inject renewable electricity onto the grid to match the amount of power your home or business uses. No special equipment or wiring is required. (Note that to inject green electricity into your space or facility would require the building of a parallel transmission and distribution system across the province, which would be neither environmentally nor financially sound.)

Even if you are not billed for electricity directly (e.g., renters whose electricity costs are absorbed in their rent), you can still sign up for Bullfrog Power based on your estimated electricity usage.

How much does Bullfrog Power cost?

When you choose to go green with Bullfrog Power, you will continue to pay for the cost of conventional electricity through your current payment method (e.g., utility bill, or absorbed in rent or condo fees). You will then receive a separate bill from Bullfrog Power to green your power (3 cents per kilowatt hour [kWh]).

Many Bullfrog Power customers implement a few extra energy efficiency measures around

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What to look for
in a green power
product.

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The Green
Energy Act and
Bullfrog Power

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[Sign up and earn!](#)

Residential Sign Up

Going green has never been easier - residents of any home (including condominiums, which are often billed through a third party, and apartments, which often do not receive a bill at all) can easily sign up to green their electricity with Bullfrog.

Signing up usually takes less than 10 minutes. You will be asked to identify your electricity usage if known, or, if not, simply select an average for your residence type. There is no start-up cost and no special equipment is required. Bullfrog Power will send you a bill for the cost of greening your electricity service at 3 cents per kilowatt hour (kWh). If you currently pay directly for your conventional electricity, you will continue to receive a bill from your current provider. For an average home in Ontario, the incremental cost to green your electricity service through Bullfrog Power is approximately 80 cents a day.

About our Ontario power

	System Mix	Bullfrog Mix
Wind	<1%	20%
Certified low-impact hydro	2%	80%
Nuclear	39%	0%
Coal, oil and gas	37%	0%
Other hydro	21%	0%
Other	<1%	0%

Sources: Ministry of Energy O.Reg. 416.99; TerraChoice

In Ontario, Bullfrog Power's generators inject EcoLogo^M-certified wind power and low-impact hydro power into the Ontario electricity grid to match the amount of power your home uses. To learn more about our Ontario renewable power sources, visit our [clean power section](#).

[Get Started](#)

Home-based business?

If you would like to sign up a [home-based business](#) and receive our marketing benefits as

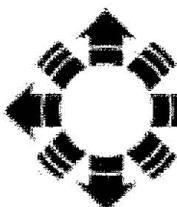
Emerging Markets for Renewable Energy Certificates: Opportunities and Challenges

Ed Holt

Ed Holt and Associates Inc.

Lori Bird

National Renewable Energy Laboratory



NREL

National Renewable Energy Laboratory

1617 Cole Boulevard, Golden, Colorado 80401-3393

303-275-3000 • www.nrel.gov

Operated for the U.S. Department of Energy
Office of Energy Efficiency and Renewable Energy
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Contract No. DE-AC36-99-GO10337

financial REC transactions are generally conducted through bilateral contracts or brokers.

Estimating the Size of Compliance REC Markets

In addition to the five states discussed above, another nine states currently allow the use of RECs for RPS compliance. Collectively, these 14 states have the potential to create significant demand for RECs, particularly in future years as renewable energy targets increase and as all of the policies take effect.¹⁷ We estimate that these states collectively require nearly 13 million MWh of RECs or renewable energy generation currently (**Table 4**). Although REC trading has not yet taken off in some of these states, we estimate that nearly 8 million MWh of RECs were used for RPS compliance in New England and Texas in 2004, where REC tracking systems are in place. It is important to note that even in these states where REC tracking systems are being used to verify RPS compliance, the RECs are not always unbundled from the electricity. In Texas, for example, RECs have been purchased under long-term power purchase agreements with electricity to meet the RPS. By 2010, we estimate that RPS policies will require more than 45 million MWh of RECs or renewable energy generation.

To provide an indication of the value of this market, we apply current REC prices based on state and regional data provided by brokers and using professional judgment about the type and cost-effectiveness of available renewable resources where there are data gaps. In these calculations, we apply REC prices applicable to each resource class for states that set specific targets for solar or other classes of resources. For example, in Arizona, which calls for solar energy to meet 60% of its RPS, we assume the price of solar RECs will be \$150/MWh and the price of RECs from other resources will be \$15/MWh. Applying this methodology to the states that currently allow the use of RECs for RPS compliance, we estimate that the current compliance REC market could be valued at nearly \$140 million, if entirely sourced from RECs (**Table 4**).

To provide a rough estimate of the potential future market value, we assume that REC prices will stay at current levels, except in the case of New England and PJM. In New England, we assume prices will drop as the region overcomes current supply constraints and more new renewable energy projects come on-line. In PJM, we assume that prices will increase modestly as state RPS policies are implemented, creating additional demand for RECs. In other regions, price trends are less clear; while technology improvements and economies of scale could send REC prices lower, these factors could be offset by the need to develop less cost-effective resources to meet higher targets in future years. Given these assumptions, we estimate that the compliance REC market could be worth more than \$600 million by 2010 (see **Table 4**). It is important to note that the market could be

¹⁷ However, not all of this demand will be for RECs from new renewable energy sources, because existing renewables are also eligible for RPS compliance in many states. For example, in Maine there are sufficient renewable energy supplies currently available to meet the state's 30% RPS target. Therefore, the RPS will stimulate some trading of RECs from existing facilities but will not stimulate much (if any) new renewable resource development.

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much larger if states such as California approve the use of RECs for RPS compliance. In addition, a number of states are considering increasing their RPS targets substantially.

Table 4. Estimated Value of Compliance REC Markets Through 2010

	2004 Potential REC Market Size (MWh) ¹	2004 REC Value (\$/MWh) ²	2004 Potential REC Market Value (\$ millions)	2010 Potential REC Market Size (MWh) ¹	2010 REC Value (\$/MWh) ³	2010 REC Market Value (\$ millions)
Arizona	284,000	\$150/\$15	\$27.3	435,000	\$150/\$15	\$41.8
Colorado	--	--	--	1,280,000	\$10/\$\$150	\$27.9
Connecticut	1,204,000	\$40/\$0.5	\$12.5	3,350,000	\$20/\$0.5	\$47.4
Maine	2,996,000	\$0.5	\$1.5	3,334,000	\$0.5	\$1.7
Maryland	--	--	--	3,279,000	\$10/\$5	\$23.8
Massachusetts	700,000	\$40	\$28.0	2,595,000	\$25	\$64.9
Nevada	1,786,000	\$10/\$100	\$20.7	4,897,000	\$10/\$100	\$56.7
New Jersey ⁴	2,470,000	\$6/\$4/\$150	\$12.1	5,498,000	\$10/\$5/\$150	\$63.4
New Mexico	--	--	--	1,049,000	\$10	\$10.5
New York	--	--	--	7,302,000	\$15/\$150	\$129.2
Pennsylvania		--	--	4,744,000	\$10/\$150	\$47.7
Rhode Island	--	--	--	389,000	\$25	\$9.7
Texas	2,606,000	\$10	\$26.1	6,132,000	\$10	\$61.3
Wisconsin	590,000	\$15	\$8.9	1,468,000	\$15	\$22.0
Total	12,635,000		\$137.0	45,752,000		\$608.0

¹ The calculations are based on each state RPS requirement applied to the most recent (2002) retail electricity sales reported by the Energy Information Administration (EIA)

http://www.eia.doe.gov/cneaf/electricity/epc/epc_tabs.html for obligated suppliers, assuming annual growth in retail sales of 1.8%, consistent with the EIA *Annual Energy Outlook 2004 with Projections to 2025*. The Texas estimates are based on capacity targets, applying the current PUC-approved capacity factor of 35% for wind. The Maryland, Nevada, and New Mexico estimates are based on data from the Union of Concerned Scientists (Deyette, 2004).

² For states in which no data are publicly available on REC trading prices (Arizona, Colorado, Nevada, New Mexico, and Wisconsin), we apply values based on professional judgment. For states that set separate targets for solar or other classes of resources, we apply separate prices for each resource class. For example, in New Jersey, we apply \$6/MWh for the Tier I resource requirement, \$4/MWh for the Tier II requirement, and \$150/MWh for the solar requirement.

³ In Connecticut, a REC price of \$20 in 2010 is assumed, compared to \$25 for other New England states (Massachusetts and Rhode Island), because Connecticut allows RECs from surrounding states without a deliverability requirement once REC tracking systems are established. The analysis assumes that prices for RECs in PJM will increase slightly to \$10 for Tier I resources and \$5 for Tier II resources in 2010, because of increased demand in the region as RPS targets rise. In Nevada, a REC price of \$100/MWh is assumed for the solar requirement to reflect the likely use of both PV and concentrating solar.

⁴ The New Jersey targets beyond 2008 will be established at a later date. For this analysis, the target is assumed to remain at the 2008 level going forward, adjusted for growth in retail sales.

Whether disaggregation of a REC will lead to greater revenue for renewable projects is uncertain, because it is unclear that revenue streams from multiple markets will return more income than revenue from a whole REC. It is also unclear that a REC from which one or more attributes have been sold will be worth the same as a REC with all its attributes. In time, only markets can make that determination.



Given the current size of REC markets at more than 10 million MWh annually with an estimated value of \$150 million or more, and the potential for growth to more than 60 million MWh annually by 2010, valued at perhaps more than \$700 million, it is very important to resolve these issues. A lack of resolution creates uncertainty in the marketplace and could slow market development. Therefore, it is important for states, and perhaps the federal government, to address these questions. Market changes might be facilitated if interest groups would create uniform positions and communicate their views on these issues to state and federal policy-makers.

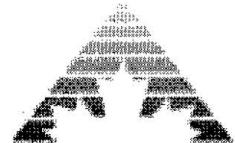
To make progress on the challenges still facing REC markets, state policy-makers and regulators (both energy and environmental) must be educated about these issues and the implications of their choices relating to REC ownership and communication issues, RPS rule-makings, net metering and financial incentives, the interaction of voluntary and compliance markets, and rule-making for environmental cap-and-trade programs. Clear policies are important because silence leads to ambiguity, which stymies markets.

Finally, given the current state-by-state approach to these questions, a lack of uniformity may be a barrier to expansion of REC markets, or at least of larger and more liquid markets. Although a federal RPS does not appear likely, some form of federal direction to states regarding a uniform method of allocating emission allowances, or a uniform standard for regional REC imports and exports, could foster greater harmonization of REC markets.

LOCAL INITIATIVES FUND (LIF) APPLICATION GUIDE



**Community Development Corporation
OF SAULT STE. MARIE & AREA**
A Community Futures Development Corporation



672 Queen Street East, Sault Ste. Marie, ON P6A 2A4

Tel: (705) 942-9000 Fax: (705) 942-0274

e-mail: cde@on.aibn.com website: www.ssmcdc.com

Canada FedNor 

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2011-18

AGREEMENT: (E.3.4.4.) A by-law to authorize the execution of an agreement between the City and Urban Marketing Collaborative in order to do a feasibility study of downtown farmers' market.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, pursuant to The Ontario Heritage Act, R.S.O. 1990, c.O.18, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

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 between the City and Urban Marketing Collaborative in order to do a feasibility study of downtown farmers' market in form of Schedule "A" hereto dated January 24, 2011.

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 24th day of January, 2011.

MAYOR – DEBBIE AMAROSO

CLERK – MALCOLM WHITE

cf Bylaws\2011\2011-18 Agreement Urban

NOTICE

THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.
CITY SOLICITOR

SCHEDULE A

AGREEMENT

AGREEMENT made in duplicate this 24th day of January, 2011

BETWEEN: The Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5N1

hereinafter referred to as the "Client"

and Urban Marketing Collaborative
17 Dundonald Street, Third Floor
Toronto, Ontario
M4Y 1K3

hereinafter referred to as the "Consultant"

WHEREAS the Client has requested the Consultant to perform the services set out in Article II hereof in connection with the Project (as hereinafter defined) and the Consultant has agreed to perform such services on and subject to the terms and conditions of this Agreement;

NOW THEREFORE IN CONSIDERATION of the mutual promises hereinafter contained, the Client and the Consultant agree as follows:

Article I - DEFINITIONS:

The terms defined in this Article I shall for all purposes of this Agreement have the meanings herein specified unless the context otherwise specifies or requires:

(a) Project shall mean:

"Downtown Farmers' Market Feasibility Study"

Article II - CONSULTING SERVICES:

The Consultant shall perform the services in connection with this Project as set out in the scope of services proposal received by the City of Sault Ste. Marie on December 15th 2010 and outlined in Appendix 'A' attached.

Article III - FEE BASIS:

The total fee for the Project shall be \$29,917 including all disbursements and HST.

Article IV - EXPENSES AND DISBURSEMENTS:

The Consultant shall be reimbursed for all expenses properly incurred in connection with the Project, at cost, including HST. These shall include, without limitation, items such as travel, lodging, printing, courier and long distance telephone charges.

Article V - PAYMENT OF FEES AND EXPENSES:

Payment of fees and expenses for services performed by the Consultant shall be made within 30 days of the invoice being received by the Client. Billing will be the following basis:

- (a) 25% upon contract approval
- (b) 50% upon completion of Meeting 3 Technical Paper
- (c) 25% upon completion of Final Report

Article VI - GENERAL TERMS AND CONDITIONS**1. Co-operation**

- (a) The Client shall give due consideration to all drawings, reports, proposals, advice and other information provided by the Consultant, and shall make any decision which is required within a reasonable time so as not to delay the work of the Consultant.
- (b) The Client shall, at the request of the Consultant, provide the Consultant with all information documents and background reports relating thereto, necessary to carryout the assignment except insofar as the Consultant is expressly required to furnish the same under the terms thereof.

2. Fee for Additional and Special Services

Fees for Additional Work or Special Services provided by the consultant hereunder, if any, shall be arranged for under separate contract.

3. Compensation for Extra Work and Disbursements

If it shall become necessary for the Consultant to undertake any additional work, beyond those required and covered under this contract and as set out in Appendix A, the Client shall pay to the Consultant a fee for such charges or extra work calculated on a time basis, provided that prior to the commencement of such charges or extra work, the Consultant shall notify the Client in writing of this intention to carry out such extra work and that the Consultant shall keep separate cost records in respect to such charges or extra work and provided that prior to the commencement of such charges or extra work, written approval of the Client is obtained. The Consultant shall also be compensated for any travel expenses beyond those contemplated in this contract and as set out in Appendix A, provided that prior written approval of such expenses has been given by the Client.

4. Abandonment or Suspension

If the Project or any part thereof is abandoned at any stage prior to completion, at the request of the Client, or if any stage of the Consultant's work is unduly delayed for reasons beyond their control, the Client shall pay to the Consultant a fee for his completed services from the inception of the work calculated on the basis of the detailed budget provided by the Consultant dated December 15th 2010.

5. Ownership of Documents

Upon early termination of this agreement and settlement of accounts, or upon completion of the consultant's obligations under this agreement, all information, data, material sketches, plans and documents assembled or prepared by the consultant or its employees, whether in paper or computer format or otherwise for the purpose of this agreement shall thereupon become the sole property of the Client.

6. Insurance

The Client will accept the insurance coverage specified in this clause as the limit of liability of the Consultant.

(a) Professional Liability Insurance

The Insurance Coverage shall be in the amount of \$1,000,000.

When requested, the Consultant shall provide to the Client proof of Professional Liability Insurance carried by the Consultant.

(b) Change in Coverage

It is understood and agreed that the coverage provided by these policies will not be changed or amended in any way nor cancelled by the Consultant under (60) days after notice of such change or cancellations has been personally delivered to the Client.

7. Limits of Liability

In undertaking this work, Urban Marketing Collaborative is released, indemnified and is held harmless by the City of Sault Ste. Marie and its partners in this assignment, from any and all claims, liabilities, costs and expenses arising out of or based upon:

- (a) any misstatement or omission in any material, information or representation supplied or approved by the City of Sault Ste. Marie or its partners; or
- (b) any other matter related to or arising out of this agreement, except to the extent finally determined to have resulted from the negligence, willful misconduct or fraudulent behaviour of Urban Marketing Collaborative.

In no event shall Urban Marketing Collaborative be liable to the City of Sault Ste. Marie or its partners whether the claim be in tort, contract or otherwise, for an amount in excess of the professional fees paid by the City of Sault Ste. Marie for this engagement to Urban Marketing Collaborative during the period commencing from the date of the offer of services, to the terms and conditions of this engagement.

8. Arbitration

- (a) All matters in difference between the parties hereto in relation to this Agreement may be referred to arbitration under the laws of the project location.
- (b) No person shall be appointed or act as arbitrator who is in any way interested, financially or otherwise, in the conduct of the work on the Project or in the business or other affairs of either the Client or the Consultant.
- (c) The award of the arbitrator shall be final and binding upon the parties.

9. Assignment

- (a) If a party to this Agreement who is an individual should desire to bring in a partner or partners, or if a party which is a partnership should desire to bring in a new partner or partners to share the benefit and burden to this Agreement, he or it may do so, but shall promptly notify the other party of such action and obtain his/her approval in writing before continuing work under this contract.
- (b) Except as aforesaid neither party shall assign this Agreement without the consent in writing of the other.

10. Confidential Data

The Consultant shall not divulge any specific information identified as confidential, communicated to or acquired by him, or disclosed by the client in the course of carrying out the Services provided for herein. No such information shall be used by the Consultant on any other project without approval in writing of the Client.

Article VII - DATE OF COMING INTO FORCE

This Agreement shall be deemed to have come into force on January 24th 2010.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the date first above appearing.

CLIENT:

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR

CITY CLERK

January 24, 2011

DATE

CONSULTANT:

URBAN MARKETING COLLABORATIVE

M. Illinois SENIOR PARTNER

January 11, 2011

DATE

The City of Sault Ste. Marie

Downtown Farmers' Market Feasibility Study



December 2010
Prepared by
Urban Marketing Collaborative and
Bob Usher, Manager London Covent Garden

U • R • B • A • N
M • A • R • K • E • T • I • N • G
C • O • L • L • A • B • O • R • A • T • I • V • E

December 15, 2010

Malcolm White
City Clerk
Corporation of the City of Sault Ste. Marie
Civic Centre, 4th Floor
99 Foster Drive
Sault Ste. Marie, ON P6A 5N1

Dear Malcolm,

We at Urban Marketing Collaborative are pleased to submit the following proposal in response to your Downtown Farmers' Market Feasibility Study Request for Proposal. Supplementing our group will be Bob Usher, General Manager for the London Covent Garden Market in London Ontario, one of the most financially successful markets that we know. Bob brings the operational know-how that complements our consulting expertise.

We have proposed a process where we will work closely with the working group to develop the feasibility study using the knowledge and experience of members combined with our propriety analytical tools that will be best suited to your needs. Our role in this project will be to test the assumptions that have been made based on our knowledge about what makes markets successful and facilitate discussion and integration of the working group's input. This will lead to final recommendations that will be documented in the working meetings and the final report.

Our philosophy in our work with public markets throughout North America is based on our belief that the critical foundation of good markets is based on great retail. Creating a great retail experience will ensure that the potential market opportunity in Downtown Sault Ste. Marie will be the kind of attraction that will benefit downtown and be financially viable. As retail practitioners, consultants, and downtown experts, we will bring knowledge to this project that others in the public market industry cannot.

We find this project very exciting and look forward to answering any questions that you may have.

Best regards,



John Archer
Senior Consultant



THE CORPORATION OF THE CITY OF SAULT STE. MARIE
REQUEST FOR PROPOSALS
FOR CONSULTING SERVICES
DOWNTOWN FARMERS MARKET FEASIBILITY STUDY

FORM OF PROPOSAL

Mayor Debbie Amaroso
and Members of City Council
Civic Centre
Sault Ste. Marie, Ontario

I/We the undersigned, hereby submit the attached proposal to satisfy the requirements as laid out by the Corporation of the City of Sault Ste. Marie.

I/We agree that this proposal shall be irrevocable from the time and date that the proposals are opened until the contract is awarded.

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.

It is further understood and agreed that the lowest 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 that proposal deemed most acceptable to the City Corporation.

Note: This "Form of Proposal" must be completed and returned as part of any proposal package to qualify.

J.C. WILLIAMS GROUP / UMC
NAME OF FIRM

13 DONALD ST. SUITE 300
ADDRESS

TORONTO

CITY

CODE

SIGNING OFFICER SIGNATURE

ONTARIO

PROVINCE

M4Y 1K3

POSTAL

SONIA MAHADEO
WITNESS

JOHN WILLIAMS
SIGNING OFFICER (PRINT NAME)

(416) 921-4181
TELEPHONE NUMBER

DECEMBER 14, 2010
DATE

(416) 921-4184
FAX NUMBER

The City of Sault Ste. Marie

Downtown Farmers' Market

Feasibility Study

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BACKGROUND and APPROACH

1.0 BACKGROUND and APPROACH

The growth of the Algoma Farmers' Market coupled with the momentum from the Downtown Improvement Plan initiatives have led to the stage whereby both the City of Sault Ste. Marie and the Downtown Association want to pursue the feasibility study of a permanent farmers' market in Downtown.

The destination is expected to have multiple roles, and we understand these expectations. In addition to being a home for both indoor and outdoor vendors, the marketplace may include the following:

- Connect consumers with locally available agricultural and agri-derived products to enhance the "farm-to-table" initiatives
- Supporting local Sault Ste. Marie merchants and Algoma Farmers' Market vendors
- Attractor of people to the area and urban meeting place
- Showcase the best locally agricultural and agri-derived products
- Focal point for the Downtown
- A catalyst to assist in the renewal of adjacent properties
- Increased revenue and profit opportunities for local agricultural and agri-derived producers and encourage increased investment in agricultural products
- Act as a marketing and learning tool that represents the local Sault Ste. Marie cultural character, especially related to local agricultural products.



The UMC Team believes that they combine the necessary skills and experience by being able to provide:

- A methodical assessment of what the market should be, including the ability to ask the right questions based on broad experience in working with and for farmers' markets, public markets, craft markets, cart programs, and retail development;
- Strategic work that builds on the work developed by the City and the Downtown Association as well as the Algoma Farmers' Market;
- An understanding of how downtowns and retail districts in urban areas work and create synergy, and the marketplaces' potential role in each of these;
- The many elements that go into successful markets such as tenant mix, tenant layout, parking, organizational structure, economic spin-offs, market management, marketing, financial management, design, promotions, special events, etc., based on a thorough consultation process;
- Illustrations to convey ideas and principles graphically so they can be easily understood;
- Options based on realistic facts and thoroughly documented rationale.

Although the UMC Team will perform all the tasks described in this proposal, it is envisioned that we will work closely with the project specific Steering Committee to share information so that the best processes and product will be delivered as the project proceeds to the next phase.

The key goals of the study would be to move the project forward and to bring the key learnings from other successful public market projects to the Downtown Sault Ste. Marie marketplace. An important role of the consultant is to ensure that the decision on whether to move ahead with this project or not be made based on full knowledge of the options and the likely commitment required to make it the success that will make everyone involved proud.

THE URBAN MARKETING COLLABORATIVE TEAM

2.0 THE URBAN MARKETING COLLABORATIVE TEAM (UMC)

Project Team	Roles and Responsibilities
<p>Urban Marketing Collaborative (UMC)</p> <p>John Archer Senior Consultant 17 Dundonald Street, 3rd Floor Toronto, ON M4Y 1K3 Tel: 416.929.7690 Fax: 416.921.4184 jarcher@jcwg.com</p> <p>Ruth Usher Manager: London Covent Garden Market 130 King Street London, ON N6A 1C5 Tel: 519.439.3921 Fax: 519.439.4281 info@coventmarket.com</p>	<ul style="list-style-type: none"> ➤ Team lead ➤ Project management ➤ Meeting facilitation ➤ Merchandising and scale ➤ Operations and management plan ➤ Pro-formas ➤ Location review <ul style="list-style-type: none"> ➤ Resource to test ideas and recommendations ➤ "Reality check"

Urban Marketing Collaborative (UMC)

UMC brings the farmers' market feasibility study a unique blend of "world-class" expertise gained from working in both small and large farmers'/public market projects in Canada and the United States. Most recently, UMC has brought this experience to souk retailing development in the Middle East. The benefit of this experience is the ability to create an action program that is first class, realistic to the local market, and can deliver results.

The firm is made up of internationally renowned farmers'/public market experts who not only have broad experience working with farmers'/public markets, retailing, and real estate but also have an extensive database on the operations, budgets, and organizational structures of farmers'/public markets throughout North America. UMC consultants are recognized as leaders in the field of farmers'/public markets. We write articles and regularly speak on the subject at conferences and association meetings (e.g., International Downtown Association and the National Association of Produce Market Managers). As well, UMC has extensive experience in business district organization and revitalization strategies for commercial areas. This knowledge and experience brings a balance between what can be achieved realistically and the latest in farmers'/public market trends.

We understand specific issues related to downtown neighbourhoods in general. This includes work with farmer's/public market development, commercial developments, and other urban economic initiatives.

Action, not just theory and design, is the hallmark of UMC's work. While studies are important to reveal the facts of the marketplace, action is what produces results. The recommendations produced will be to an actionable level of detail that only people with UMC's experience can furnish.

THE URBAN MARKETING COLLABORATIVE TEAM

UMC has worked on the following farmers' and/or public markets:

- Downtown Denver Public Market Feasibility Study
- Ottawa Farmers' Market Lansdowne Park Redevelopment Guidelines (for the City of Ottawa)
- Craft Markets - La Villita and Market Square, San Antonio, Texas
- Sylvia Place Market, Niagara Falls, Ontario
- Hamilton Farmers' Market, Hamilton, Ontario
- Downtown Fort Worth, Fort Worth, Texas
- Downtown Orlando Farmers' Market, Orlando, Florida
- Southlake Farmers' Market, Southlake, Texas
- Greensboro Downtown Market, Greensboro, North Carolina
- Feasibility Study for a Public Market, Texarkana, Arkansas
- Findlay Market, Cincinnati, Ohio
- Irvine Ranch Farmers' Market, Newport Beach, California
- Jamaica, Queens, New York
- Tacoma, Washington
- Downtown Miami Street Vendor Program, Miami, Florida
- London Covent Garden Market, London, Ontario
- Nashville Farmers' Market - Relocation, Nashville, Tennessee
- Nashville Farmers' Market, Nashville, Tennessee
- North Market, Columbus (two projects)
- Kitchener Farmers' Market, Kitchener, Ontario
- Kitchener Farmers' Market Public Consultation Process, Kitchener, Ontario
- Your Kitchener Market One Year Review, Kitchener, Ontario
- Saint John City Market, Saint John, New Brunswick
- St. Catharines Downtown Redevelopment and Streetscape Study, St. Catharines, Ontario
- St. Lawrence Complex Redevelopment, Toronto, Ontario
- St. Lawrence Market Interim Plan, Toronto, Ontario
- St. Lawrence Market, Farmers' Market, Toronto, Ontario
- Edmonton International Market, Edmonton, Alberta
- Dubai Creek Development - Souk Development, Dubai
- Mediterranean Gate, Tunis, Tunisia
- The Rouse Corporation, U.S.A.

UMC Consultants have demonstrated their knowledge of farmers'/public markets in a number of published articles, including:

- *Updating Farmers' Markets*, Urban Land, September, 1989;
- *Public Markets Building Vitality in the City Center*, Center City Report, January/February, 1991;
- *Farmers' Markets - Breathing New Life Into Old Institutions*, Public Management, January, 1994;
- *Public Food Markets Need a Good Location to Have a Big Impact on Downtown*, Downtown Promotion Reporter, 2000.

Public Market Feasibility Study

Objective:

Development of a comprehensive work plan that addresses the need for facility design and business plan development for a Fort Worth Public Market, Fort Worth, Texas, incorporating the efforts of the Retail, Arts and Entertainment Committee of Downtown Fort Worth, Inc.; the United States Department of Agriculture; and contracted professional services as required.

A Collaborative Effort of:

Downtown Fort Worth, Inc.



Downtown Promotion Reporter

Public food markets need a good location to have a big impact on downtown

Public food markets need a good location to have a big impact on downtown

By [Author] | Published: [Date]

The success of a public food market depends greatly on its location. A well-chosen site can attract a diverse customer base and stimulate economic activity in the surrounding area. Conversely, a poor location can limit the market's potential and negatively impact the local community. In this article, we will explore the key factors to consider when selecting a location for a public food market and discuss how a good location can have a significant positive impact on downtown.

Key Factors to Consider

When choosing a location for a public food market, there are several key factors to consider:

- Proximity to Population:** A market should be located in an area with a high concentration of people, such as a downtown core or a popular neighborhood.
- Access to Transportation:** Good access to transportation, including public transit and parking, is essential for attracting customers.
- Foot Traffic:** High foot traffic is crucial for a successful market. Look for areas with pedestrian-friendly streets and sidewalks.
- Local Businesses:** A market should be located near other businesses, such as restaurants, cafes, and retail stores, to create a vibrant and diverse urban environment.
- Infrastructure:** Consider the availability of infrastructure, such as power, water, and waste removal, at the proposed location.

Impact on Downtown

A well-planned and well-executed public food market can have a significant positive impact on downtown. Here are some ways a good location can contribute to the success of a market:

- Attracting Customers:** A good location can draw a diverse customer base, including tourists, residents, and office workers, who are more likely to frequent a market.
- Stimulating Economic Activity:** Markets can stimulate economic activity by creating jobs, generating revenue, and带动周边商业发展.
- Enhancing the Urban Environment:** Markets can enhance the urban environment by adding green spaces, improving pedestrian infrastructure, and creating a vibrant public space.
- Improving Quality of Life:** Markets can improve the quality of life for residents by providing fresh, healthy food options and creating a sense of community.

In conclusion, a good location is crucial for the success of a public food market. By carefully considering the key factors to consider and selecting a location that aligns with these factors, you can ensure that your market has a positive impact on downtown and contributes to the overall vitality of the community.

THE URBAN MARKETING COLLABORATIVE TEAM

As mentioned, UMC has worked extensively with a number of downtowns including the following municipalities:

Los Angeles, CA	Roanoke, VA	Toronto, ON
Fort Collins, CO	Lincoln, NE	Alliston, ON
Fort Worth, TX	Nashville, TN	Picton, ON
Dallas, TX	Tacoma, WA	Kitchener, ON
Houston, TX	Orlando, FL	Sudbury, ON
Grinnell, IA	Miami, FL	Thunder Bay, ON
Des Moines, IA	Rochester, NY	Oshawa, ON
Cleveland, OH	Syracuse, NY	Markham, ON
Findlay, OH	Ithaca, NY	Brantford, ON
St. Cloud, MN	Calgary, AB	Winnipeg, MB
Grand Rapids, MI	Edmonton, AB	Saint John, NB
Pittsburgh, PA	Hamilton, ON	Halifax, NS

Bob Usher

Bob Usher has had a tremendous career within the shopping centre industry. He has gained experience from hands-on development to regional management. His list of accomplishments within the industry are extensive and well noted including expansions, new marketing campaigns, human resource development, and motivational development.

His career following has included tourism and most recently he is the manager of the London Covent Garden Market. Upon assuming responsibilities for the market, there were numerous problems including a 25% vacancy rate, overburdened staff and management, and lack of sales.

He has effectively changed the market into a compelling case study of market management and operations. In his first year on the job, he achieved an occupancy rate of 99.6%. The market is now fully leased and busy throughout the entire week. The market has a waiting list of tenants wishing to locate in the market and it is self-sufficient financially. He helped develop and hone the vision so that it was shared by all stakeholders including the Board to create an asset for the Downtown London community. His aggressive marketing techniques helped to increase sales by 17% in 2004 compared to 2003. The market has gone from a loss of over \$90,000 to a profit situation of approximately \$200,000. This represents an impressive \$290,000 swing in profit.

Bob Usher will be an active member of the UMC Team contributing his expertise on the vision for the market as well as ideas related to operations, design, promotions, and special events.

Relevant experience for UMC farmers'/public market work is found in the appendix in addition to our resumes.

SCOPE OF WORK

3.0 SCOPE OF WORK

Based on the requirements of the RFP, the budget and the timeframe, UMC has designed a process that will optimize the resources available to the project. We believe that the Steering Committee will be one of the most valuable resources available to the project and, as such, they would play a major role in our process. It is important that the committee include those with expert knowledge of the Downtown, sites, development costing, and the operations of the current Algoma Farmers' Market.

The UMC process is built around four meetings with the steering committee, which will be facilitated by John Archer, Senior Consultant of Urban Marketing Collaborative, and would include both pre-work/pre-reading to prepare the members for the discussion as well as follow up reports to summarize the results or decisions made. The final deliverables and technical memoranda will be drawn from the meeting documentation.

3.1 Meeting 1 – Background and Familiarization

Pre-work

We will prepare a presentation on markets based on our practice in working with farmers' market and public markets as well as our philosophy about merchandising in general. As well, we will forward relevant articles about markets to help continue the education of the steering committee members.

Before the meeting, UMC consultants will have a conference call with the project manager from the steering committee, the City of Sault Ste. Marie, the Downtown Association, and the Algoma Farmers' Market to review any relevant collected documentation and any research information that may be available regarding potential customer groups; e.g., residents, employees, their preferences, and behaviour in Downtown.

As well as reviewing secondary information, the UMC Team will review the potential sites. The steering committee will be tasked with determining the short list of sites they believe are feasible for the marketplace venture. Key person interviews will be set up with other Downtown stakeholders, current vendors, and possible revenue sources during this visit.

The committee will also be tasked with the requirement to discuss possible synergies and complementary businesses as well as competition for the marketplace.

Meeting topics

With the background information in place, the goals of the meeting will include the following:

- Review the process and provide feedback to ensure that the outcomes will meet expectations;
- Further educating the steering committee members about strategies used by successful markets and other best practices in merchandising;
- Informing the consultant about resolved and unresolved issues;
- Further discussion about the concept, mission and economic feasibility and tradeoffs, and the community benefit;
- Initial discussions about potential sites.

SCOPE OF WORK

Decisions

The outcome of the meeting is to confirm the scope and deliverables in the proposal and make any changes necessary. In addition, any special information required for future decision-making will be noted along with assigning responsibility for who will provide the information.

3.2 Meeting 2 – Development of Options for Merchandising and Scale



Pre-work

The UMC Team will develop two to four options for merchandising and a scale of the marketplace based on potential sites and any consumer information provided by the City of Sault Ste. Marie and the Downtown Association (e.g., local and regional demographics). Each option will have an outline of size (square feet), number of vendors, range of vendors, and other non-marketplace uses that may enhance the viability of the project.

The UMC Team will do an evaluation of each of the options, rating them for attractiveness, uniqueness and likely financial viability. These ratings will be done based on our experience with markets and the demand information that we develop from information provided by the City, Downtown Association, and other members of the steering committee.

This information will be sent to the steering committee members in advance of the meeting so that everyone will have had a chance to review the data before the meeting.

Meeting topics

The main purpose of the meeting will be to review the options. The UMC Team will present each of the options along with the ratings for the option. In all cases, the rationale for the ratings will be discussed.

The steering committee members will contribute their expertise in the assessment of the options with a discussion of potential tenants, leaseability, barriers to development, uniqueness, additional opportunities for revenue generation, and pros and cons of each option.

The meeting will include a discussion about the assumptions for the financial scenarios. The goal will be to determine at this point, which options are not practical and will not be modeled in the financials. The UMC Team will outline a list of possible assumptions and members of the steering committee will be asked to contribute their experience as to the likelihood of certain conditions arising. The purpose of this discussion will be to help simplify the financial modeling.

SCOPE OF WORK

Decisions

The outcome of the meeting is to focus further the UMC Team's work on one or two options for more detailed planning. The comments made at the meeting will help to refine and narrow the options, allowing for the development of financial pro-formas.

3.3 Meeting 3 – Management Structure and Evaluation of Preferred Site(s)

Pre-work

Since the marketplace will be the most important occupant of the market building, it will be important to develop a plan for how the market will operate both from a consumer's and from a management point of view. Based on the scale and merchandising options discussed in Meeting 2, UMC will develop a generalized plan for the following:

- Layout
- Merchandise mix and vendor selection criteria
- Management structure
- Projected revenues
- Operating costs including staffing
- Governance and organizational structure
- Other information such as health code, inspection and licensing, etc.

Based on this plan, UMC will evaluate the potential sites on their ability to accommodate the market as planned. The evaluation will help narrow the number of sites to two to four potential sites.

This information will be distributed to the steering committee members in advance of the meeting so that everyone has the same information.

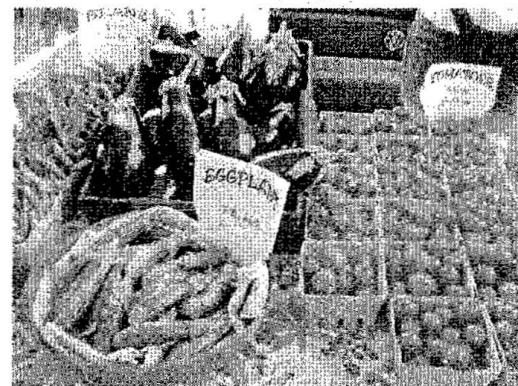
Meeting

The UMC Team will review the information at the meeting. Steering committee members will be encouraged to provide input into the operating and organizational plan. Their expertise will help ensure that creative ideas for the organizational structure and mitigation of costs are included in the final plan.

The rating of potential sites will also be reviewed and comments will be invited. Agreement will be sought on the two to four best sites. The analysis will be based on qualitative assessments as well as quantitative (e.g., nearby parking spaces, size of space, loading area potential).

Decisions

Input into the public market operational plan and the organizational structure will be incorporated into a final operations plan and organization recommendations.



SCOPE OF WORK

The final list of potential sites will be reduced to between two and four based on input from the steering committee and UMC recommendations.

3.4 Meeting 4 – Financial Pro-formas for Options and Performance Scenarios

Pre-work

Based on our work with other successful markets, we have developed a financial development model that can be used to input site specific and market specific data. The decisions made at Meetings 2 and 3 will set the parameters for the financial analysis. We will use the resources of the steering committee to provide us with local data on rents, construction costs, build out costs, general services costs, etc. From that, we will create financial pro-formas for the one or two refined options. We will look at a number of scenarios for each of the options that would be based on differing assumptions around such issues as occupancy, existing building versus new construction, sponsorships, partnerships (library, parking garage, arts & culture), etc.

The draft financial scenarios will be sent to steering committee members in advance of the meetings so that everyone will have an opportunity to review the outcomes.

Meeting topics

This will be an important meeting because at the end of it we should have a reasonably good idea of whether the marketplace concept can be developed, and at what cost. The UMC Team will lead a discussion about the financial scenarios. We will look for members of the steering committee to give us a “reality check” on the numbers provided and make any additions necessary.

Further talks will be held on issues such as:

- How ongoing operational losses (if they are foreseen) can be handled;
- Mechanisms for generating additional revenue;
- Possible sources of development investment.

UMC will provide their experience and research with other markets on how they have handled the issues. The goal will be to narrow the options and scenarios further to ensure that they reflect those with the best potential for success.



SECOND PHASE WORK

Decisions

At this meeting, it is anticipated that the steering committee will be able to come to an agreement on the following questions:

- Is the marketplace in Downtown Sault Ste. Market viable in the long term?
- What is the anticipated size and nature of this market?
- Where will start up development funds come from?
- What are the best location(s) for the market?
- What is the best organizational structure for the market?
- What are the next steps for the steering committee?

Deliverables report

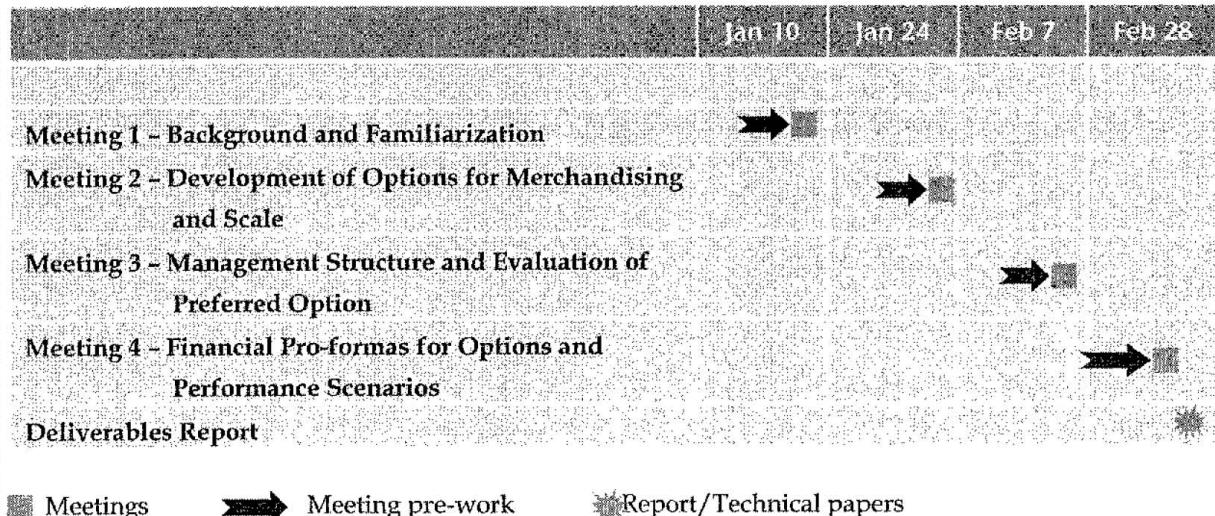
Having gone through and contributed to the extensive work described above, we expect that the steering committee will feel very comfortable in supporting the final report for this project and will have a clear plan for next steps. The final report, which will be a series of technical papers, will document the decisions made and all revisions to the following:

- Merchandising and Project Scale
- Management and Operations
- Financial Pro-formas
- Preferred Site Option(s).

SCHEDULE and FEES

4.0 SCHEDULE and FEES

The diagram below shows our anticipated schedule for meeting and reporting. Because of the structure of the process, we anticipate that the report will not require extensive redrafting.



Fee Schedule

	Attender	User	Total
Daily Rate	\$1,125	\$1,125	
Meeting 1 - Background and Familiarization	25	12	\$5,550
Meeting 2 - Development of Options for Merchandising and Scale	25	10	\$5,250
Meeting 3 - Management Structure and Evaluation of Preferred Option	22	5	\$4,050
Meeting 4 - Financial Pro-formas for Options and Performance Scenarios	30	4	\$5,100
Deliverables Report	10	4	\$2,100
HST			\$2,867
Disbursements - Travel			\$5,000
Total	112	35	\$29,917

References

For UMC:	For Entire Team:	For Bob Usher:
John Smit	Ron Marini	Roger Caranci
Manager Development Review	Director of Downtown and Community Renewal	London Covent Garden Board Chair
City of Ottawa 613-580-2424 x13866	City of Hamilton 905-546-2424 x4178	City of London Councillor 519-636-3407

10(a)

APPENDIX – UMC TEAM EXPERIENCE AND RESUMES

UMC TEAM EXPERIENCE AND RESUMES

John Archer
Senior Consultant
Urban Marketing Collaborative

John Archer is involved with the research and analysis of data for various marketing and consulting studies conducted by Urban Marketing Collaborative and its sister company J.C. Williams Group. Recent project participation includes:

- Ottawa Farmers' Market assessment for the Lansdowne Park redevelopment
- Downtown Denver Public Market feasibility study
- Market programming for La Villita and Market Square in Downtown San Antonio
- Market operational review for Hamilton Farmers' Market
- Street vending program for Downtown Miami, Florida
- Feasibility study for a downtown public market in Greensboro, North Carolina
- Development of the Fort Worth Farmers' Market
- Business Action Plan for Southlake Farmers' Market
- Consensus development to gauge the public reaction to moving and building a new public market in Downtown Kitchener, Ontario
- Year review of Your Kitchener Market.

John Archer holds a Bachelor of Commerce Degree from Queen's University. After graduating from Queen's he spent a year working and traveling throughout Australia, South-East Asia, and Korea before returning to Queen's University to earn his Master in Urban and Regional Planning. His Master's Report focused on the economic and social location factors for the businesses and services located in a downtown neighbourhood of a southern Ontario city.

Bob Usher

Bob Usher has had a tremendous career within the retail industry. He has gained experience from hands-on development to regional management. His list of accomplishments within the industry is extensive including expansions, new marketing campaigns, human resource development, and motivational development.

His career following has included tourism and, most recently, he is the general manager and leasing manager of the London Covent Garden Market in London, Ontario, Canada. Upon assuming responsibilities for the market, there were numerous problems including a 25% vacancy rate, overburdened staff and management, and lack of sales.

He has effectively changed the market into a compelling case study of market management and operations. In his first year on the job, he achieved an occupancy rate of 99.6%. The market is now fully leased and busy throughout the entire week. The market has a waiting list of tenants wishing to locate in the market and it is self-sufficient financially. He helped develop and hone the vision so that it was shared by all stakeholders, including the Board, to create an asset for the Downtown London community. His aggressive marketing techniques helped to increase sales by 17% in 2004 compared to 2003. In 2008, sales continued to climb a further 6% over last year. The market has gone from a loss of over \$90,000 to a profit situation of approximately \$200,000. This represents an impressive \$290,000 swing in profit.

Bob Usher will be a consulting member of the UMC Team, contributing his expertise on the concept, scale, organization design, merchandising, and pro-forma development.

10(b)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2011-19

COMMUNITY SERVICES DEPARTMENT: (L.5.2.) A by-law to amend by-law 2010-149.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 401 of the Municipal Act, 2001 ENACTS as follow:

1. **BY-LAW 2010-149 AMENDED**

Section 1 of by-law 2010-149 is amended by deleting "\$5.1 million" and replacing it with "\$5.85 million".

2. **EFFECTIVE DATE**

This by-law is effective on the day of its final passing.

PASSED in Open Council this 24th day of January, 2011.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

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CITY SOLICITOR

10(c)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2011-20

PARKING: (P.1.2.4.) 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.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 15 of the Police Services Act, R.S.O. 1990, chapter P.15 and amendments thereto, **ENACTS AS FOLLOWS:**

1. **SCHEDULE "A" TO BY-LAW 90-305 AMENDED**

Schedule "A" to By-law 90-305 is hereby repealed and replaced with Schedule "A" attached to this by-law.

2. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 24th day of January, 2011.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

cf Bylaws\2011\2011-20 Parking Officers – Private lots

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10(c)

<u>BADGE NO.</u>	<u>SPECIAL CONSTABLE</u>	<u>EMPLOYER</u>	<u>PROPERTY LOCATION</u>
12	ROUSE,BRIAN	ALGOMA UNIVERSITY	1520 QUEEN ST E
26	MCLEOD,ROD	FLEMING & SMITH	378 QUEEN ST E & APARTMENTS
30	RENDELL,VERN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
35	ORR,DEREK	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
37	MILLER,STEVE	NORPRO SECURITY	REGENT PROP/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
59	BARONE,MARCELLO	ALGOMA UNIVERSITY	1520 QUEEN ST E
109	SEBECIC,JOHN,LUOVIC	DENTAL BUILDING	946 & 216 QUEEN ST E.
113	TAYLOR,GARY	ALGOMA UNIVERSITY	1520 QUEEN ST E
115	LEE,RICARD,JOHN	ALGOMA UNIVERSITY	1520 QUEEN ST E
138	CAIN,JOSEPH	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
151	PARR,DEREK,RAYMOND	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
153	TASSONE,VITO	TASSONE CHIROPRACTIC	673 QUEEN ST E
163	BUMBACCO,PHILIP,CARMEN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
178	D'AGOSTINI,ROSEMARY	DR. RAYMOND CHO	71 & 131 EAST ST.
186	HARMAN,JASON	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
191	BROWN,STEVEN,GEORGE	SEP.SCHOOL BOARD	SEPARATE SCHOOL BOARD PROPERTIES
196	SEABROOK,LAURA LEE	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
240	MASON,STEPHEN	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
241	COGHILL,ROBIN	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
248	CHAN,GILBERT	DR. RAYMOND CHO	71 & 131 EAST ST./129 SECOND LINE W
249	CHO,LINDA	DR. RAYMOND CHO	71 & 131 EAST ST. / 129 SECOND LINE W
253	TRAVSON,TERRANCE(TERRY)	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA
274	DAVIDSON,JAMES	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
276	SMITH,DENNIS,ROBERT	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
297	SWIRE,WMILLIAM,JAMES	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
299	DIMMA,WMILLIAM,GEORGE	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
314	AASEN,PAULINE	UNIT PARK	ONTARIO REALITY CORP/ROBERTA BONDAR PLACE
321	LORENZO,COREY	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
334	MILLER,BRAD	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREAS
335	GROSSO,DONALD	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
342	PICK,DENNY	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
343	CHILMLAN,JODI	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
344	HARPE,KENNEITH	DAYS INN	DAYS INN HOTEL
345	SETCHELL,RODDY	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
346	HAZELTON,MARGARET	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
354	STEVES,ROBERT	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
366	TROIOW,VICTORIA	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
369	CARMICHAEL,MARY	ON.FINNISH HOME ASS.	FINNISH REST HOME
370	HANSEN,LOUIS	ON.FINNISH HOME ASS.	FINNISH REST HOME
371	LAKE,ROBERT	ON.FINNISH HOME ASS.	FINNISH REST HOME
372	BENOIT,ALAIN	ON.FINNISH HOME ASS.	FINNISH REST HOME
373	RISSANEN,ANJA	ON.FINNISH HOME ASS.	FINNISH REST HOME
374	TAAVEL,ANDRE	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREAS
376	FINN,ROBERT	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
377	BADGERO,PAUL	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
379	MANGONE,MATTHEW	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
380	MARIN,MARTY	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
384	BOREAN,RICK	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
385	LOUBERT,JACOB	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
389	SANDIE,KEVIN	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
391	MCLEOD,HEIDI	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
392	MEINCKI,KENNETH	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
395	KELLY,PATRICK	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
396	THOMAS,RANDELL	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
397	LAFRAMBOISE,YVON	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
400	JOHNSON,MICHAEL	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
404	HUDSON,BRIAN	CORPS OF COMM	22 BAY ST.(FEDERAL BUILDING)
405	MATCHETT, CASEY	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
406	LEBLANC,SERGE	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
409	MOAR, ALEXANDRA	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
410	POYNER,HAROLD	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
411	MOORE,ROBERT	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
412	MEINCKI,EMILY	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
413	HILL,MICHAEL	CORPS OF COMM	SAULT HOSPITAL
419	RAYMO,ADAM	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
420	FABIANO,ANTONIO	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
421	DUNN,PATRICK	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
422	BENNETT,JEFF	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA
423	VANDERKLIFT,DYLAN	CORPS OF COMM	SAULT HOSPITAL
425	ELLIS,MARTY	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
426	DIMMA,JUSTIN	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
428	DIAS,JASON	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
429	STEWARD,MARK	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
430	RUSCIO,DOMINIC	MAJOR CONST.	TRAVELODGE
431	DICKSON,SHANE	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
433	MAJOR,ROBERT	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
435	TRUMBLE,GEORGE	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
436	COUTURIERE,NATASHA	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
438	GRASLEY,JOSEPH	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
439	LAMBERT,JOSEPH	UNIT PARK	ONTARIO REALITY CORP/ROBERTA BONDAR PLACE
440	HAMMERSTEDT,ERIC	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
441	WILSON,DAVID	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
442	MACLENNAN,MATTHEW	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
443	MARCI,L,MARK	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER

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444	MARSHALL,JONATHAN	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
446	HALLIDAY,DANA	SAULT COLLEGE	SAULT COLLEGE
447	FRIGAULT,JESSE	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
449	ARCHIBALD,THOMAS	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
450	CHAPMAN,DANIEL	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
451	KELLY,PATRICK	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
452	ROGERS,RICHARD	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
453	DERASP,RICHARD	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
454	LAPRADE,DANIEL	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
455	BOYCHUK,BLAINE	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
456	CONEYBEARE,KEVIN	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
457	REOPATH,BRITTNEY	NORPRO SECURITY	REGENT PROPERTY/SAULT COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER
458	ROBINSON,GEORGE	CORPS OF COMM	SAULT AREA HOSPITAL
459	SLEEMAN,RAY	CORPS OF COMM	SAULT AREA HOSPITAL
460	BOUGIE,DAN	CORPS OF COMM	SAULT AREA HOSPITAL
461	DUNN,PATRICK	CORPS OF COMM	SAULT AREA HOSPITAL
462	GAULT,JAMES	CORPS OF COMM	SAULT AREA HOSPITAL
463	MORIN,ALEX	CORPS OF COMM	SAULT AREA HOSPITAL
464	DITOMMASO,RYAN	2220917 ONT, INC.	489 BAY ST
465	DELAVALLE,DON	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
466	LAFORCE,JULIE	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
467	BERNIER,JUNE	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
468	AGNEW,BRENDAN	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
469	SANTELLI,DOMINIC	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
470	WOOLLEY,NATHANIEL	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
471	STOYCHEFF,CHRISTOPHER	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
472	BRUNETTA,ANGELO	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA
473	MCCAIG,BRANDON	NORTH EAST SECURITY	ALGOMA UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2011-21

TAXES: (T.1.3.) A By-Law to Provide for Interim Tax Levies

WHEREAS Section 317 of the *Municipal Act, 2001 S.O. 2001, c.25*, as amended, provides that the council of a local municipality, before the adoption of estimates for the year under Section 290, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes;

AND WHEREAS the Council of the Corporation of the City of Sault Ste. Marie deems it appropriate to provide for such interim levy on the assessment of property in this municipality;

THEREFORE the Council of the Corporation of the City of Sault Ste. Marie enacts as follows:

1. In this by-law the following words shall be defined as:

"Act" shall mean the *Municipal Act, 2001 S.O. 2001, C.25*, as amended

"Minister" shall mean the Minister of Finance;

"MPAC" shall mean the Municipal Property Assessment Corporation;

"Treasurer" means the treasurer of the Corporation of the City of Sault Ste. Marie or a person delegated the Treasurer's powers and duties under s.286(5) of the Act and By-law 2006-199, being the City Tax Collector.

2. The amounts levied shall be as follows and payable to the Treasurer:

2.1 For the Residential, Pipeline, Farm and Managed Forest property classes there shall be imposed and collected an interim levy of:

50% of the total taxes for municipal and school purposes levied in the year 2010 in accordance with Section 317(3) paragraph 2 of the Act.

2.2 For the Multi-Residential, Commercial and Industrial property classes there shall be imposed and collected an interim levy of:

50% of the total taxes for municipal and school purposes levied in the year 2010, in accordance with Section 317(3) paragraph 2 of the Act.

3. For the purposes of calculating the total amount of taxes for the year 2010 under paragraph 2, if any taxes for municipal and school purposes were levied on a property for only part of 2010 because assessment was added to the Tax Roll during 2010, an amount shall be added equal to the additional taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.

4. The provisions of this by-law apply in the event that assessment is added for the year 2011 to the Tax Roll after the date this by-law is passed and the tax levy shall be imposed and collected.

5. All taxes levied under this by-law shall be payable into the hands of the Treasurer in accordance with the provisions of this by-law.

6. There shall be imposed on all taxes a penalty for non-payment or late payment of taxes in default of the installment dates set out below. The penalty shall be one percent (11/4%) of the amount on the first day of default and on the first day of each calendar month during which the default continues, but not after the end of 2011.

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7. Following December 31, 2011, interest charges of one percent (11/4%) shall be imposed upon the amount in default on the first calendar day of each month during which the default continues.
8. The final tax levy imposed by this by-law shall be paid in two installments due on the following dates:
 - 8.1 One-half (1/2) thereof on the 7th day of March, 2011;
 - 8.2 One-half (1/2) thereof on the 5th day of May, 2011.
9. A notice specifying the amount of taxes payable, may be mailed or cause to be mailed to the address of the residence or place of business of each person taxed under this by-law by the Treasurer.
10. The notice to be mailed under this by-law shall contain the particulars provided for in this by-law and the information required to be entered in the Tax roll under Section 340 of the Act.
11. The Treasurer may adjust the interim levy of a property if the taxes imposed by this by-law are in excess of 50% of the taxes levied on that property in 2010, adjusted to annualize any assessment changes that occurred during 2010, adjusted to annualize any assessment changes that occurred during 2010. No adjustment shall reduce the 2011 interim levy below 50% of the adjusted tax amount.
12. The subsequent levy for the year 2011 to be made under the Act shall be reduced by the amount to be raised by the levy imposed by this by-law.
13. The provisions of Section 317 of the Act, apply to this by-law with necessary modifications.
14. The Treasurer shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under section 7 of this by-law in respect of non-payment or late payment of any taxes or any installment of taxes.
15. Nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
16. By-law 2010-38 is hereby repealed
17. In the event of any conflict between the provisions of this by-law and any other by-law, the provisions of this by-law shall prevail.

18. **EFFECTIVE DATE**

This by-law takes effect from the date of its final passing.

PASSED in open Council this 24th day of January, 2011.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

10(e)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2011-12

TRAFFIC: (T.2.1.) A by-law to amend Schedules "A", "Y" and "AA" to Traffic By-law 77-200.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, pursuant to the provisions Section 10 of the Municipal Act, 2001, S.O., 2001 c.25 and amendments thereto, ENACTS as follows:

1. **SCHEDULE "A" OF BY-LAW 77-200 AMENDED**

Schedule "A" of Traffic By-law 77-200 is amended as follows:

(1) The following are added to Schedule "A":

<u>NO.</u>	<u>STREET</u>	<u>SIDE</u>	<u>FROM</u>	<u>TO</u>	<u>PROHIBITED TIMES OR DAYS</u>
442A	Northland Rd.	north	10 m west of John St.	50 m west of John St	any time
469A	Pilgrim St	east	Herrick St.	Tower St.	Mon-Fri 8:00am-5:00pm."

(2) Schedule "A" of By-law 77-200 is further amended by repealing the current item 495 and replacing it with the following:

<u>NO.</u>	<u>STREET</u>	<u>SIDE</u>	<u>FROM</u>	<u>TO</u>	<u>PROHIBITED TIMES OR DAYS</u>
495	Princess Cres.	east/south	10 Princess Crescent	50 Princess Crescent	November 1st -- March 31 st ."

(3) Schedule "A" of By-law 77-200 if further amended by repealing items 578 (Superior Drive) and 579 (Superior Drive) from said schedule."

2. **SCHEDULE "Y" OF BY-LAW 77-200 AMENDED**

(1) Schedule "Y" of By-law 77-200 is amended by repealing item 3 (Cathcart Street)

(2) Item 5 of Schedule "Y" to By-law 77-200 is amended by inserting "40 km/hr" in column 4.

(3) Said Schedule "Y" is further amended by adding the following:

<u>NO.</u>	<u>STREET</u>	<u>DESIGNATED LOCATION</u>	<u>SPEED</u>
9.	St. Georges	from 200 m east of St. Georges Street/ Maple Street intersection to 111 m west of St. Georges/McNabb Street intersection."	40km/hr

3. **SCHEDULE "AA" OF BY-LAW 77-200 AMENDED**

Item 2 of Schedule "AA" of By-law 77-200 is amended by deleting "30" in column 5 and replacing it with "60".

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10(e)

4. **EFFECTIVE DATE**

This by-law is effective on the day of its final passing.

PASSED in Open Council this 24th day of January, 2011.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

cf/staff/trafficby-laws/2011-12(T.2.1.)

10(f)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO 2010-133

LANE CLOSING: a by-law to stop up, close and authorize the conveyance of a lane in the Eldridge Block "C" Subdivision, Plan 1043 (P.2010-2)

WHEREAS the lane more particularly hereinafter described was established as a public lane and assumed for public use by By-law 2010-132;

NOW THEREFORE the Council of The Corporation of the City of Sault Ste. Marie, pursuant to the Municipal Act, S.O. 2001, **ENACTS** as follows:

1. **LANE CLOSED**

The lane more particularly described in Schedule "A" to this by-law, having been assumed by the Corporation for public use, is hereby stopped up and closed.

2. **LANE DECLARED SURPLUS**

The lane more particularly described in Schedule "A" to this by-law is surplus to the requirements of the municipality.

3. **EXECUTION OF DOCUMENTS**

The Mayor and Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to give effect to this by-law.

4. **EASEMENTS TO BE RETAINED**

The laneway is subject to the retention of easements if required. The Corporation shall stop up, close and authorize the conveyance of the lane more particularly described in Schedule "A" to this by-law.

5. **SCHEDULE "A"**

Schedule "A" forms a part of this by-law.

6. **EFFECTIVE DATE**

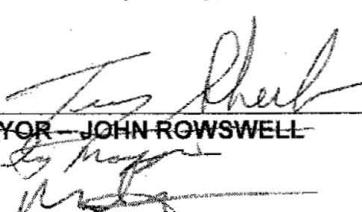
This by-law takes effect on the day of its final passing.

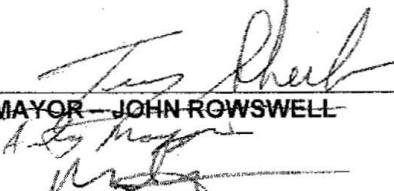
READ the **FIRST** and **SECOND** time this 19th day of July, 2010.

NOTICE

THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.

CITY SOLICITOR


MAYOR - JOHN ROWSWELL


CITY CLERK - MALCOLM WHITE

10(f)

da/by-laws/2010 by-laws/2010-133 Lane Closing Eldridge Block "C" Sub

READ a THIRD time and finally PASSED in open Council this 24th day of January, 2011, after notice thereof had been published once a week for two consecutive weeks and after the Council had met to hear every person who had applied to be heard.

MAYOR – DEBBIE AMAROSO

CITY CLERK - MALCOLM WHITE

da/by-laws/2010 by-laws/2010-133 Lane Closing Eldridge Block "C" Sub

10(f)

SCHEDULE "A"
TO BY-LAW 2010-132 AND BY-LAW 2010-133

The first 161.14 feet lane south of Wellington Street East, lying east of East Street and west of Pilgrim Street, Eldridge Block "C" Subdivision, Plan 1043 to the rear of civic addresses 131-147 Pilgrim Street.

