



REGULAR MEETING OF CITY COUNCIL AGENDA

Monday, April 28, 2014

4:30 p.m.

Council Chambers

	Pages
1. ADOPTION OF MINUTES	13 - 28
Mover: Councillor L. Turco Seconder: Councillor P. Mick	
Resolved that the Minutes of the Regular Council Meeting of 2014 04 07 be approved.	
2. QUESTIONS AND INFORMATION ARISING OUT OF THE MINUTES AND NOT OTHERWISE ON THE AGENDA	
3. DECLARATION OF PECUNIARY INTEREST	
4. APPROVE AGENDA AS PRESENTED	
Mover: Councillor L. Turco Seconder: Councillor B. Watkins	
Resolved that the Agenda for 2014 04 28 City Council Meeting as presented be approved.	
5. PROCLAMATIONS/DELEGATIONS	
5.1 Day of Mourning	
Joe Krmpotich – representing the Sault Ste. Marie and District Labour Council	
5.2 Emergency Preparedness Week	
Lauren Perry – Emergency Management Co-ordinator for Sault Ste. Marie	
5.3 Hearing and Speech Month and Hearing Awareness Month	

Margaret Nicholson – Member of the Royal Purple of Canada

5.4 Community Living Awareness Month

Jason Pratt, Chair; Lisa Chlebus, Co-chair; and Chris Dunn, Manager – Community Living Algoma

5.5 Salvation Army Red Shield Month

Major John Kirschman and Mildred Brodie, Family Service Worker – Salvation Army

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

Mover: Councillor L. Turco

Seconder: Councillor B. Watkins

Resolved that all the items listed under date 2014 04 28 – Part One – Consent Agenda be approved as recommended.

6.1 Correspondence

For the consideration of Council:

a. AMO	29 - 31
Transit and Transportation Infrastructure Funding; Task Force on Police Modernization	
b. OGRA	32 - 32
Transit and Transportation Infrastructure Funding	
c. CAO and Prince Township	33 - 35
Policing Contract and By-law 2014-66	
d. Ontario Lottery and Gaming	36 - 38
Quarterly payment from January 1, 2014 to March 31, 2014	
e. ARCH	39 - 39
Thank you – staff fundraiser – March for ARCH	
f. Central Algoma Joint Disaster Relief Committee	40 - 41
Donation request	
g. City of Peterborough	42 - 42

Requesting endorsement of Resolution requesting amendments to Police Services Act

h. Town of Petrolia	43 - 44
Requesting endorsement of Resolution requesting affordable hydro and natural gas	
i. Canada Post	45 - 46
Response to Resolution questions – 2014 02 03	
j. Minister of Energy	47 - 50
Correspondence to Mayor Amaroso concerning recent energy initiatives	
6.2 Street Closing – Neighbourhood Resource Centre	51 - 51
A letter of request for a temporary street closing in conjunction with the formal opening of the "Neighbourhood Resource Centre" is attached for the consideration of Council.	
• Gore Street from Queen St. to Albert St. – May 12, 2014 – from 9:45 a.m. to 10:45 a.m.	
The relevant By-law 2014-81 is listed under item 11 of the agenda and will be read with all by-laws under that item.	
6.3 Staff Travel	52 - 53
A report of the Chief Administrative Officer is attached for the consideration of Council.	
Mover: Councillor L. Turco Seconder: Councillor B. Watkins	
Resolved that the report of the Chief Administrative Officer dated 2014 04 28 concerning Staff Travel be approved as requested.	
6.4 Tender for Intersection and Line Painting	54 - 56
A report of the Manager of Purchasing is attached for the consideration of Council.	
Mover: Councillor L. Turco Seconder: Councillor P. Mick	
Resolved that the report of the Manager of Purchasing dated 2014 04 28 be received and that the tender for the supply of materials, equipment, and forces for pre-marking, intersection and rural line painting be awarded to R & N Maintenance (2228977 Ontario Inc.) at the total tendered price of \$171,260.20	

plus H.S.T. for the 2014 construction season be approved.

6.5 2011-2014 Strategic Plan – Progress Report

57 - 57

A report of the Deputy City Clerk and Manager of Quality Improvement is attached for the consideration of Council. (Strategic Plan document is at the end of this Agenda.)

Mover: Councillor L. Turco

Seconder: Councillor P. Mick

Resolved that the report of the Deputy City Clerk and Manager of Quality Improvement dated 2014 04 28 concerning 2011-2014 Corporate Strategic Plan – Progress Report be received as information.

6.6 Ermatinger-Clergue National Historic Site – Firearms By-law Exemption

58 - 59

A report of the Curator, Ermantinger-Clergue National Historic Site is attached for the consideration of Council.

The relevant By-law 2014-75 is listed under item 11 of the agenda and will be read with all by-laws under that item.

6.7 Seniors Centres Agreements

60 - 67

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

The relevant By-laws 2014-77 and 2014-82 are listed under item 11 of the agenda and will be read with all by-laws listed under that item.

6.8 West End Wastewater Treatment Plant Upgrading Study Update

68 - 70

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

Mover: Councillor L. Turco

Seconder: Councillor P. Mick

Resolved that the report of the Land Development and Environmental Engineer dated 2014 04 28 concerning the West End Wastewater Treatment Plant Upgrade Study be received as information.

6.9 Korah Road Truck Route Class Review

71 - 78

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

Mover: Councillor L. Turco

Seconder: Councillor P. Mick

Resolved that the report of the Director of Engineering dated 2014 04 28 concerning Korah Road Truck Route Class Review be received and that Korah

Road be downgraded from a Class A truck route to a Class B truck route between Wallace Terrace and Second Line, and staff proceed with the public notice required under the environmental assessment process.

6.10 Biennial Bridge Structural Inspections – Consulting Engineering Agreement 79 - 80

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

Mover: Councillor L. Turco

Seconder: Councillor P. Mick

Resolved that the report of the Director of Engineering Services dated 2014 04 28 concerning 2014 Biennial Bridge Inspections be received as information and that the City retain Tulloch Engineering to complete the 2014 biennial bridge inspections for the estimated fee of \$48,300 excluding tax.

6.11 Contract 2014-7E Town Line and Base Line Bridge Replacements 81 - 82

A report of the Design and Construction Engineer is attached for the consideration of Council.

The relevant By-laws 2014-90 and 2014-91 are listed under item 11 of the agenda and will be ready with all other by-laws under that item.

6.12 Queen Street Improvements 83 - 89

A report of the Design and Construction Engineer is attached for the consideration of Council.

The relevant By-laws 2014-92 and 2014-93 are listed under item 11 of the agenda and will be read with all by-laws under that item.

6.13 Elementa Lease Extension 90 - 92

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

Mover: Councillor L. Turco

Seconder: Councillor P. Mick

Resolved that the report of Land Development and Environmental Engineer concerning the Elementa Lease Extension be received, and the request for a Lease extension for the period of May 1, 2014 to May 30, 2014 be approved, subject to the conditions stated in the report.

6.14 Resurfacing of City Streets – 2014 93 - 96

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

Mover: Councillor L. Turco

Seconder: Councillor P. Mick

Resolved that the report of the Director of Engineering Services dated 2014 04

28 concerning the 2014 resurfacing of city streets be accepted as information and that Council approve the 2014 \$3.87M program with funds to come from the miscellaneous construction allowances for resurfacing and surface treatment, the 2014 capital resurfacing allowance, and surpluses from the previous capital and urban-only levies.

6.15 Building By-laws (Housekeeping) 97 - 98

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

The relevant By-law 2014-74 is listed under item 11 of the agenda and will be read with all other by-laws under that item.

6.16 Delegated Authority to the Planning Director (Housekeeping) 99 - 100

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

The relevant By-law 2014-72 is listed under item 11 of the agenda and will be read with all by-laws under that item.

6.17 RFP for Professional Collection Services – Provincial Offences 101 - 102

A report of the Court Liaison Supervisor is attached for the consideration of Council.

Mover: Councillor L. Turco

Seconder: Councillor B. Watkins

Resolved that the report of the Court Liaison Supervisor dated April 28, 2014 regarding RFP for Professional Collection Services – POA (2012LP01P) be accepted and that Council authorize the renewal of the Collection Services Agreement for *Provincial Offences Act* Fines between The Corporation of the City of Sault Ste. Marie and IQOR Canada Ltd. for a further period of one (1) year commencing May 1, 2014 and ending April 30, 2015.

6.18 Deeming By-law Request For Lots 245-250 Plan 58 Awenge; Hamilton Subdivision 103 - 105

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

The relevant By-law 2014-79 is listed under item 11 of the agenda and will be read with all by-laws under that item.

6.19 Winter Parking Prohibition 106 - 107

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

Mover: Councillor L. Turco

Seconder: Councillor B. Watkins

Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2014 04 28 concerning extending Winter Parking

Prohibition be accepted and that Council direct the Legal Department to bring forward the appropriate by-law amendments at a later date.

7. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

7.1 ADMINISTRATION

7.2 COMMUNITY SERVICES DEPARTMENT

7.3 ENGINEERING

7.4 FIRE

7.5 LEGAL

7.6 PLANNING

- a. **Condo-1-14 – TVM Sault Inc. – 969 Queen Street East (former Plummer Hospital Site)** 108 - 114

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

Mover: Councillor L. Turco

Seconder: Councillor B. Watkins

Resolved that the report of the Planning Director dated 2014 04 28 be received and that the Legal Department be requested to bring the appropriate by-law forward for passage at a subsequent Council meeting.

- b. **A-5-14-Z.OP – Graham Simmons and Laura Newman – 19 Summit Avenue** 115 - 143

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

Mover: Councillor L. Turco

Seconder: Councillor P. Mick

Resolved that Council accepts the report of the Planner dated 2014 04 28 concerning A-5-14-Z.OP – Graham Simmons and Laura Newman – 19 Summit Avenue as information and approves Official Plan Amendment 201 by way of a notwithstanding clause to Policy F.1, to permit development upon the subject property even though the average slope exceeds 25%; further that Council rezone the southern +/-35m subject property from Estate Residential Zone (R1) to Single Detached Residential Zone (R2); finally, that Council designates the southern +/-35m as subject to site plan control.

- c. **A-6-14-Z.OP – Lukenda Holdings Inc. – 770 Great Northern Road** 144 - 160

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

Mover: Councillor L. Turco
Seconder: Councillor B. Watkins

Resolved that Council accept the report of the Planner dated 2014 04 28 and approve Official Plan Amendment 202 which re-designates the subject property from Institutional to Commercial on Land Use Schedule C of the Official Plan; further, that Council approve an Official Plan Amendment by way of a notwithstanding clause to Commercial Policy 4 to permit major office space (medical clinic) to be developed upon the subject property; finally, that Council approve a rezoning from Institutional Zone (I) to General Commercial Zone with a Special Exception (C4.S) to permit a Medical Clinic on the subject property, in addition to the uses permitted in the General Commercial Zone, subject to the following special condition:

- That any office space that is not part of the medical clinic be limited to the size permitted within the General Commercial Zone (C4), as amended.

d. **A-7-14-Z.OP – Grammi Developments and 1644291 Ont. Ltd. – 551 Korah Rd. 161 - 172 0 Prentice Ave. and 400 Second Line W.**

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

Correspondence from Terry and Carol Garson

Mover: Councillor L. Turco
Seconder: Councillor B. Watkins

Resolved that the report of the Planner dated 2013 04 28 be accepted and that Council postpones Application No. A-7-14-Z.OP to a date to be determined.

e. **A-21-11-Z.OP – JBG Holdings and Investments Inc. – 11 Millwood Dr. 173 - 181**

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

Mover: Councillor L. Turco
Seconder: Councillor P. Mick

Resolved that the report of the Planner dated 2014 04 08 concerning A-21-11-Z.OP – JBG Holdings and Investments Inc. – 11 Millwood Dr. be accepted as information.

f. **Application A-2-14-Z – Schell & Boniferro – 69 Elmwood Ave. 182 - 208**

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

Mover: Councillor L. Turco
Seconder: Councillor B. Watkins

Resolved that the report of the Planner dated 2014 04 28 be accepted and that Council rezone the subject properties Blocks A and B from Single Detached Residential Zone (R.2) to Low Density Residential Zone with a Special

Exception (R3.S) outlining the following provisions:

1. That the required lot frontage of Block A be reduced from 18m to 13m.
2. That the required lot frontage of Block B be reduced from 20m to 6.5m.
3. That the south interior side yard setback on Block B be reduced from 3m to 2m.
4. That a maximum of six (6) dwelling units be permitted on the subject properties (Blocks A & B).

7.7 PUBLIC WORKS AND TRANSPORTATION

7.8 BOARDS AND COMMITTEES

8. **UNFINISHED BUSINESS, NOTICE OF MOTIONS AND RESOLUTIONS PLACED ON AGENDA BY MEMBERS OF COUNCIL**
9. **COMMITTEE OF THE WHOLE FOR THE PURPOSE OF SUCH MATTERS AS ARE REFERRED TO IT BY THE COUNCIL BY RESOLUTION**
10. **ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE**
11. **CONSIDERATION AND PASSING OF BY-LAWS**

Mover: Councillor L. Turco

Seconder: Councillor P. Mick

Resolved that all by-laws under item 11 of the Agenda under date 2014 04 28 be approved.

- 11.1 **By-laws before Council TO BE PASSED which do not require more than a simple majority**
 - a. **By-law 2014-66 (Agreement) Prince Police Services** 209 - 215
Resolved that By-law 2014-66 being a by-law to authorize the execution of an agreement between the City and The Corporation of the Township of Prince for the provision of police protection services be passed in open Council this 28th day of April, 2014.
 - b. **By-law 2014-72 (Delegation) Planning Director** 216 - 216
A report from the Solicitor/Prosecutor is on the agenda.
Resolved that By-law 2014-72 being a by-law to repeal By-law 2004-195 be passed in open Council this 28th day of April, 2014.
 - c. **By-law 2014-74 (Building By-law)** 217 - 217
A report from the Solicitor/Prosecutor is on the agenda.
Resolved that By-law 2014-74 being a by-law to repeal various by-laws that amended Building By-law 76-185 of the City of Sault Ste. Marie be passed in

open Council this 28th day of April, 2014.

d. By-law 2014-75 (Regulation) Firearms Exemption

218 - 218

A report from the Curator, Ermatinger-Clergue National Historic Site is on the agenda.

Resolved that By-law 2014-75 being a by-law to exempt Ermatinger-Clergue National Historic Site (ECNHS) from By-law 2008-168 being a firearms by-law to prohibit the discharge of firearms in the municipality be passed in open Council this 28th day of April, 2014.

e. By-law 2014-76 (Parking) Municipal Law Enforcement Officers

219 - 222

Resolved that By-law 2014-76 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 28th day of April, 2014.

f. By-law 2014-77 (Agreement) Senior Citizens Drop-In Centre

223 - 226

A report from the Manager of Recreation and Culture is on the agenda.

Resolved that By-law 2014-77 being a by-law to authorize the execution of an agreement between the City and the Ontario Seniors Secretariat for ongoing funding for the Senior Citizens Drop-In Centre (619 Bay Street) effective April 1, 2014 until terminated be passed in open Council this 28th day of April, 2014.

g. By-law 2014-79 (Subdivision Control) Hamilton Subdivision

227 - 229

A report from City Solicitor is on the agenda.

Resolved that By-law 2014-79 being a by-law to deem not registered for purposes of subdivision control certain lots in the Hamilton Subdivision, pursuant to section 50(4) of the *Planning Act*.

h. By-law 2014-81 (Temporary Street Closing) Gore Street

230 - 230

Resolved that By-law 2014-81 being a by-law to permit the temporary closing of Gore Street from Queen Street to Albert Street to facilitate proclamation of Police Week coinciding with the formal opening of the Neighbourhood Resource Centre be passed in open Council this 28th day of April, 2014.

i. By-law 2014-82 (Agreement) Steelton Senior Citizens' Centre

231 - 234

A report from the Manager of Recreation and Culture is on the agenda.

Resolved that By-law 2014-82 being a by-law to authorize the execution of an agreement between the City and the Ontario Seniors Secretariat for ongoing funding for the Steelton Senior Citizens Centre (235 Wellington Street West) effective April 1, 2014 until terminated be passed in open Council this 28th day of April, 2014.

- j. **By-law 2014-84 (Tax) Optional Tools** 235 - 236
Resolved that By-law 2014-84 being a by-law to adopt optional tools for the purposes of administering limits for the commercial, industrial and multi-residential Property classes be passed in open Council this 28th day of April, 2014.
- k. **By-law 2014-85 (Tax) Recovery Percentage** 237 - 237
Resolved that By-law 2014-85 being a by-law to provide for the adoption of recovery percentage for the 2014 taxation year be passed in open Council this 28th day of April, 2014.
- l. **By-law 2014-86 (Tax) Final Billing** 238 - 239
Resolved that By-law 2014-86 being a by-law to provide for 2014 final tax billing be passed in open Council this 28th day of April, 2014.
- m. **By-law 2014-87 (Tax) Rates** 240 - 242
Resolved that By-law 2014-87 being a by-law to provide for the adoption of property tax rates for 2014 be passed in open Council this 28th day of April, 2014.
- n. **By-law 2014-88 (Tax) Transition Ratios** 243 - 244
Resolved that By-law 2014-88 being a by-law to provide for the adoption of property tax rates for 2014 be passed in open Council this 28th day of April, 2014.
- o. **By-law 2014-90 (Agreement) Municipal Bridges** 245 - 247
A report from the Design and Construction Engineer is on the agenda.
Resolved that By-law 2014-90 being a by-law to authorize execution of a contract between the City and Avery Construction Ltd. for the replacement of Base Line and Town Line bridges (Municipal Bridge Nos. 12, 13, 14 and 15 – Contract 2014-7E) be passed in open Council this 28th day of April, 2014.
- p. **By-law 2014-91 (Temporary Street Closing) Municipal Bridges** 248 - 248
Resolved that By-law 2014-91 being a by-law to permit the temporary closing of municipal bridges Nos. 12 and 13 on Town Line and municipal bridges Nos. 14 and 15 on Base Line as required over the next two years be passed in open Council this 28th day of April, 2014.
- q. **By-law 2014-92 (Agreement) Pioneer Construction Inc.** 249 - 252
A report from Design and Construction Engineer is on the agenda.
Resolved that By-law 2014-92 being a by-law to authorize execution of a

contract between the City and Pioneer Construction Inc. for Queen Street improvements from Pim Street to 250 metres east of Gravelle Street (Contract 2014-5E) be passed in open Council this 28th day of April, 2014.

- r. **By-law 2014-93 (Temporary Street Closing) Queen Street East** 253 - 253

Resolved that By-law 2014-93 being a by-law to permit the temporary closing of Queen Street East (Riverview Avenue to Pine Street) from May 1, 2014 until August 1, 2014 be passed in open Council this 28th day of April, 2014.

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

- a. **By-law 2014-83 (Local Improvement) MacDonald Avenue** 254 - 257

Resolved that By-law 2014-83 being a by-law to authorize the construction of a concrete sidewalk on MacDonald Avenue from civic 313 MacDonald Avenue to Pine Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be passed in open Council this 28th day of April, 2014.

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

- a. **By-law 2014-36 (Local Improvement) Simpson Street** 258 - 262

Resolved that By-law 2014-36 being a by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" Pavement on Simpson Street from Forest Avenue to Wellington Street East under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be read the third time and finally passed in open Council this 28th day of April, 2014.

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

13. CLOSED SESSION

14. ADJOURNMENT

Mover: Councillor L. Turco

Seconder: Councillor B. Watkins

Resolved that this Council now adjourn.



REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, April 7, 2014

4:30 p.m.

Council Chambers

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

Absent: Councillor F. Manzo

Officials: M. White, N. Kenny, L. Girardi, B. Freiburger, J. Dolcetti, N. Apostle, J. Bruzas, M. Zuppa

1. ADOPTION OF MINUTES

Moved by: Councillor L. Turco

Seconded by: Councillor P. Mick

Resolved that the Minutes of the Regular Council Meeting of 2014 03 24 be approved.

Carried

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

3. DECLARATION OF PECUNIARY INTEREST

3.1. Councillor L. Turco – Parking on Roadways During Winter Months

Spouse employed by Police Services

3.2. Councillor L. Turco – Crime Prevention/Community Safety

Spouse employed by Police Services

3.3. Councillor R. Niro – By-law 2014-69 – Official Plan Amendment – 1044 Great Northern Road

Daughter employed in design work for property owner.

3.4. Councillor R. Niro – By-law 2014-70 – Zoning – 1044 Great Northern Road

Daughter employed in design work for property owner.

4. APPROVE AGENDA AS PRESENTED

Moved by: Councillor R. Niro

Seconded by: Councillor B. Watkins

Resolved that the Agenda and the Addendum for 2014 04 07 City Council Meeting as presented be approved.

Carried

5. PROCLAMATIONS/DELEGATIONS

5.1. Parkinson's Awareness Month

Janice Pettalia and Evelyn Horner were in attendance representing the Parkinson's Support Group.

5.2. Red Cross – Rescuer Awards

Diane Lajambe, District Branch Manager, Sault Ste. Marie and District Canadian Red Cross was in attendance.

5.3. Asset Management Study

Amy Heppler, P. Eng., Morrison Hershfield Limited was in attendance.

5.4. Crime Prevention/Community Safety

Councillor L. Turco declared a conflict on this item. (Spouse employed by Police Services)

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

Moved by: Councillor L. Turco

Seconded by: Councillor B. Watkins

Resolved that all the items listed under date 2014 04 07 – Part One – Consent Agenda and the Addendum, save and except item 6.11 be approved as recommended.

Carried

6.1. Correspondence

AMO – Bill 69, The Prompt Payment Act Put Aside

6.2. Street Closing – "Passport To Unity"

The letter of request for a temporary street closing in conjunction with "Passport to Unity" was received by Council.

The relevant By-law 2014-73 is listed under item 11 of the Minutes.

6.3. Liquor License Extension Request

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

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

Docks Riverfront Grill

89 Foster Drive

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

Carried

6.4. Council Travel

Moved by: Councillor L. Turco

Seconded by: Councillor B. Watkins

Resolved that Mayor Amaroso be authorized to travel to:

- NOLUM Meetings with Minister Gravelle (MNDM) – held in Thunder Bay (2 days in April) at a cost of \$650;
- The Gold Standard Event – invitation to speak by Tourism Sault Ste. Marie – held in Toronto (2 days in May) at no cost to the City;

- Seniors Summit – as a speaker – held in Peterborough (3 days in May) at no cost to the City;
- Influential Women Awards Luncheon – held in Sudbury (2 days in June) at a cost of \$500.

Carried

6.5. Tender for Selected Granular Materials

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

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

Resolved that the Report of the Manager of Purchasing dated 2014 04 07 be endorsed and that the tender for the supply of Selected Granular Materials, as required by the City Corporation, be awarded as recommended.

Carried

6.6. Asset Management Plan

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

Moved by: Councillor R. Niro

Seconded by: Councillor B. Watkins

Resolved that the the report of the Commissioner of Finance and Treasurer dated 2014 04 07 concerning Asset Management Plan be received as information.

Carried

6.7. Revised Public Sector Salary Disclosure Act (PSSDA)

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

Moved by: Councillor L. Turco

Seconded by: Councillor B. Watkins

Resolved that the report of the Commissioner of Finance and Treasurer dated 2014 04 07 concerning revised Public Sector Salary Disclosure for 2013 be received as information.

Carried

6.8. 2014 Application for Financial Assistance – Scouts Canada

The report of the Manager of Audits and Capital Planning was received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor B. Watkins

Resolved that the report of the Manager of Audits and Capital Planning dated 2014 04 07 concerning a 2014 application for financial assistance for Scouts Canada be received and the recommendation that the request be denied based on the application not meeting the eligibility criteria of the Financial Assistance Policy for Sustaining and Other Grants, be approved.

Carried

6.9. 2014 Application for Financial Assistance – Pauline's Place Non-Profit Homes Inc.

The report of the Manager of Audits and Capital Planning was received by Council.

Moved by: Councillor L. Turco

Seconded by: Councillor P. Mick

Resolved that the report of the Manager of Audits and Capital Planning dated 2014 04 07 concerning a 2014 application for financial assistance for Pauline's Place Non-Profit Homes Inc. be received and the recommendation that the request be denied based on the application not meeting the eligibility criteria of the Financial Assistance Policy for Sustaining and Other Grants, and with funding already being provided through the DSSAB levy, be approved.

Carried

6.10. 2014 Municipal Election – MPAC Voter Lookup

The report of the City Clerk was received by Council.

Moved by: Councillor L. Turco

Seconded by: Councillor P. Mick

Resolved that the report of the City Clerk dated 2014 04 07 concerning 2014 Municipal Election – MPAC Voter Lookup be received as information.

Carried

6.11. Pumptrack at Esposito Park

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

Moved by: Councillor L. Turco

Seconded by: Councillor B. Watkins

Resolved that the report of the Commissioner of Community Services dated 2014 04 07 concerning Pumptrack at Esposito Park Update be received as information.

Carried

a. Motion

Moved by: Councillor R. Niro

Seconded by: Councillor L. Turco

Whereas Council has authorized moving forward with the Bicycle Pump Track at Esposito Park; and

Whereas the preliminary design estimate for the Pump Track by the consultant is \$250,000 including a contingency amount; and

Whereas Council has committed a financial contribution of \$50,000 towards its construction; and

Whereas the group has raised \$75,000 towards the proposed hard surfaced Pump Track; and

Whereas the Pump Track is referred to in the City's Corporate Strategic Plan under "Strategic Direction 3, Enhancing Quality of Life";

Now Therefore Be It Resolved that the remaining cost of \$125,000 for the Pump Track be referred to budget deliberations to consider funding this amount from the City's 5% Subdivider Reserve Fund; and

Further Be It Resolved that the Commissioner of Finance and Treasurer provide Council with an update of the said Reserve Fund including projects to be funded and its present balance available.

Referred

6.12. Parking on Roadways During Winter Months

Councillor L. Turco declared a conflict on this item. (Spouse employed by Police Services)

The report of the Solicitor/Prosecutor was received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

Resolved that the report of the Solicitor/Prosecutor dated 2014 04 07 concerning Parking on Roadways During Winter Months be accepted and further that the Police Services be requested to enforce Section 8 of Traffic By-law 77-200 if vehicles are parked on the City roadways at night in a way that interferes with snow clearing activities.

Carried

6.13. 184 Queensgate Boulevard – Ontario Municipal Board

The report of the City Solicitor was received by Council.

Moved by: Councillor L. Turco
Seconded by: Councillor B. Watkins

Resolved that the report of the City Solicitor dated 2014 04 07 concerning 184 Queensgate Boulevard – Ontario Municipal Board be received as information.

Carried

7. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

7.1. ADMINISTRATION

7.2. COMMUNITY SERVICES DEPARTMENT

7.3. ENGINEERING

7.4. FIRE

7.5. LEGAL

7.6. PLANNING

7.7. PUBLIC WORKS AND TRANSPORTATION

7.8. BOARDS AND COMMITTEES

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

8.1. East End Residents – Brown Water Occurrence March 1-2

Moved by: Councillor S. Butland
Seconded by: Councillor P. Christian

Whereas east end residents have experienced brown water events on numerous occasions over a two year period with multiple reasons for these occurrences (introduction of free chlorine, unidirectional flushing, Lorna St. well start up, watermain break, hydrant flushing, construction, after power outages, illegal use of a fire hydrant, a fire hydrant blow out, etc.); and

Whereas the communications to residents as to the latest brown water event (March 1-2) was again less than satisfactory; and

Whereas these events have become much more than an inconvenience (continuous flushing, stains to sinks and toilets, soiled clothing, necessity to purchase bottled water);

Now Therefore Be It Resolved that Council request of PUC Services to consider a tangible gesture of goodwill to these aggrieved and many angry residents in the form of a rebate, reimbursement, compensation for the ongoing inconvenience.

Amended

Moved by: Councillor S. Butland

Seconded by: Councillor P. Christian

Resolved that agenda item 8.1 be amended by deleting the following words 'to those aggrieved and many angry residents in the form of a rebate, reimbursement, compensation'

Carried

Moved by: Councillor S. Butland

Seconded by: Councillor P. Christian

Whereas east end residents have experienced brown water events on numerous occasions over a two year period with multiple reasons for these occurrences (introduction of free chlorine, unidirectional flushing, Lorna St. well start up, watermain break, hydrant flushing, construction, after power outages, illegal use of a fire hydrant, a fire hydrant blow out, etc.); and

Whereas the communications to residents as to the latest brown water event (March 1-2) was again less than satisfactory; and

Whereas these events have become much more than an inconvenience (continuous flushing, stains to sinks and toilets, soiled clothing, necessity to purchase bottled water);

Now Therefore Be It Resolved that Council request of PUC Services to consider a tangible gesture of goodwill for the ongoing inconvenience.

Carried

8.2. Crime Prevention/Community Safety

Councillor L. Turco declared a conflict on this item. (Spouse employed by Police Services)

Moved by: Councillor P. Mick

Seconded by: Councillor B. Watkins

Whereas the City of Sault Ste. Marie recognizes that community safety and wellbeing is critical to the quality of life expected (and deserved) by its residents, businesses and visitors; and

Whereas crime prevention is a significant element of community safety, and is the responsibility of the entire community; and

Whereas a successful crime prevention program requires sustained investment, a strong commitment and widespread engagement across all sectors and by all levels of government; and

Whereas City Council supports agencies and organizations that focus on identifying risks and threats to community safety; and

Whereas City Council recognizes that social development can be a cost-effective path to crime prevention and community safety;

Now Therefore Be it Resolved that City Council commits to capitalizing and building on municipal expertise, embracing innovations in policing and social services with the goal of socially inclusive community development, and supports partnerships that promote the improvement of community safety and crime prevention.

Carried

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

10. ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE

11. CONSIDERATION AND PASSING OF BY- LAWS

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

Resolved that all by-laws under item 11 of the Agenda under date 2014 04 07, save and except 2014-69 and 2014-70, be approved.

Carried

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

c. By-law 2014-73 – Temporary Street Closing – Passport to Unity Event

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

Resolved that By-law 2014-73 being a by-law to permit the temporary closing of Queen Street East from Spring Street to March Street to facilitate the Passport to Unity Event be passed in open Council this 7th day of April, 2014.

Carried

a. By-law 2014-69 – Official Plan Amendment – 1044 Great Northern Road

Councillor R. Niro declared a conflict on this item. (Daughter employed in design work for property owner.)

Moved by: Councillor L. Turco

Seconded by: Councillor P. Mick

Resolved that By-law 2014-69 being a by-law to adopt Amendment No. 198 to the Official Plan for the City of Sault Ste. Marie (Guy's Auto Body) be passed in open Council this 7th day of April, 2014.

Carried

b. By-law 2014-70 – Zoning – 1044 Great Northern Road

Councillor R. Niro declared a conflict on this item. (Daughter employed in design work for property owner.)

Moved by: Councillor L. Turco

Seconded by: Councillor P. Mick

Resolved that By-law 2014-70 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 1044 Great Northern Road (Guy's Auto Body) be passed in open Council this 7th day of April, 2014.

Carried

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

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

a. By-law 2014-4 – Streets – Fairview Avenue

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

Resolved that By-law 2014-4 being a by-law to rename Fairview Avenue east of Peoples Road, and a portion of Sherwood Parkway to St. Patrick Street be read the third time and finally passed in open Council this 7th day of April, 2014.

Carried

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

13. CLOSED SESSION

14. ADJOURNMENT

Moved by: Councillor L. Turco

Seconded by: Councillor P. Mick

Resolved that this Council now adjourn.

Carried

Mayor

City Clerk



BUDGET MEETING OF CITY COUNCIL MINUTES

Monday, April 14, 2014

4:30 p.m.

Council Chambers

Present:

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

Absent:

Councillor F. Manzo

Officials:

J. Fratesi, M. White, N. Kenny, L. Girardi, B. Freiburger, J.
Dolcetti, F. Coccimiglio, P. Niro, N. Apostle S. Schell, D.
Elliott, S. Hamilton-Beach, C. Pascall, P. Liepa, M. Pinder, A.
Starzomski, M. Blanchard, D. Scott, R. Nenonen, B. Davies,
M. Jones, R. Bateman

1. APPROVE AGENDA AS PRESENTED

Moved by: Councillor L. Turco

Seconded by: Councillor B. Watkins

Resolved that the Agenda for 2014 04 14 Budget Meeting and the Addendum as presented be approved.

Carried

2. CORRESPONDENCE

Councillor Frank Manzo – concerning Proposed 2014 Budget was received by Council.

3. 2013 YEAR-END RESERVE TRANSFERS

The report of the Manager of Audits and Capital Planning was received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

Resolved that the report of the Manager of Audits and Capital Planning dated 2014 04 14 concerning year-end transfers to reserves be accepted and recommendations contained therein be approved.

Carried

4. ONTARIO REGULATION 284/09

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

Moved by: Councillor L. Turco

Seconded by: Councillor P. Mick

Resolved that the report of the Manager of Finance and Budgets dated 2014 07 14 concerning Ontario Regulation 284/09 be received as information.

Carried

5. STATUS OF 5% SUBDIVIDER RESERVE FUND

The reports of the Commissioner of Finance and Treasurer and the Commissioner of Community Services were received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

Resolved that the reports of the Commissioner of Finance and Treasurer and Commissioner of Community Services dated 2014 04 14 concerning Status of 5% Subdivider Reserve Fund be received as information.

Carried

Moved by: Councillor R. Niro

Seconded by: Councillor B. Watkins

Resolved that the following projects be funded from the 5% Subdivider Reserve Fund in the 2014 budget, over and above any previous commitments:

Outdoor Fitness Equipment - \$31,500

Strathclair Park Lighting - \$100,000

Leash Free Dog Park - \$10,000

Bicycle Pump Track - \$125,000

Carried

6. 2014 BUDGET

The reports of the Chief Administrative Officer and the Commissioner of Finance and Treasurer were received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor B. Watkins

Resolved that City Council now proceed into the Committee of the Whole to consider the following matter referred to it for consideration – 2014 Budget Deliberations.

Carried

Moved by: Councillor L. Turco

Seconded by: Councillor P. Mick

Resolved that the Committee of the Whole Council now rise and report on the matter referred to it by City Council – 2014 Budget Deliberations.

Carried

Moved by: Councillor S. Myers

Seconded by: Councillor T. Sheehan

Resolved that the reports of the Chief Administrative Officer and the Commissioner of Finance and Treasurer dated 2014 04 14 concerning the 2014 Budget be accepted and the 2014 Budget, with adjustments detailed below, with an average urban residential property tax increase of 0% (calculated by blending an increase in assessment with a decrease in the tax rate) be approved.

Adjustments:

Reallocate the \$750,000 identified for Heritage Discovery Centre debt avoidance and an appropriate amount (approximately \$575,000) from casino and gaming revenue to result in a municipal levy of \$99,720,851.

Carried

Moved by: Councillor S. Myers

Seconded by: Councillor T. Sheehan

Resolved that the proposed sidewalk in front of 303 and 313 MacDonald Avenue be constructed at an estimated cost of \$40,000 with funding from the 2014 Miscellaneous Construction budget

Carried

7. LOCAL IMMIGRATION PARTNERSHIP CONTRIBUTION AGREEMENT AMENDMENT

The report of the Local Immigration Partnership Co-ordinator was received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor B. Watkins

Resolved that By-law 2014-71 authorizing execution of a Local Immigration Partnership Contribution Agreement Amendment between the City and Her Majesty the Queen in right of Canada as represented by the Minister of Citizenship, Immigration and Multiculturalism for the continuation of Sault Ste. Marie's Local Immigration Partnership region development for the time period of April 1, 2014 to March 31, 2016 be passed in open Council this 14th day of April, 2014.

Carried

8. HOMELESSNESS PARTNERING STRATEGY (HPS) AND HOMELESS INDIVIDUALS AND FAMILIES INFORMATION SYSTEM (HIFIS)

The report of the Manager of Housing Programs was received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor B. Watkins

Resolved that By-law 2014-80 being a by-law to authorize the execution of a Funding Agreement between the City and Her Majesty the Queen in Right of Canada, as represented by the Minister of Employment and Social Development Canada for the Homelessness Partnering Strategy - Designated Communities funding be passed in open Council this 14th day of April, 2014.

Carried

9. ADJOURNMENT

Moved by: Councillor R. Niro

Seconded by: Councillor P. Mick

Resolved that this Council shall now adjourn.

Carried

Mayor

City Clerk

Malcolm White

From: AMO Communications <communicate@amo.on.ca>
Sent: Monday, April 14, 2014 5:05 PM
To: Malcolm White
Subject: AMO Breaking News - Premier Announces \$29 Billion for Transit and Transportation Infrastructure

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

April 14, 2014

Premier Announces \$29 Billion for Transit and Transportation Infrastructure

Today, the Premier of Ontario, the Honourable Kathleen Wynne, announced \$29 billion over ten years for transit in the Greater Toronto and Hamilton Area (GTHA) and transportation infrastructure across Ontario.

The Province will create two funds - \$15 billion for GTHA transit and \$14 billion for transportation in the rest of Ontario - to support investments in priority infrastructure projects across the province such as public transit, roads, bridges, and highways.

AMO supports better transit and raised questions early on regarding equity for communities outside the GTHA and the impact of potential revenue tools on residents and community competitiveness. The Government appears to have heard these concerns and reacted by seeking to ensure transparent revenue allocation for GTHA transit and transportation infrastructure outside of the region. We look forward to seeing how this transparency takes shape.

In announcing the initiative, the Premier said that funding will come from such sources as:

- "Repurposing the existing Harmonized Sales Tax (HST) that is charged on the current provincial taxes on gasoline and road diesel.
- Redirecting 7.5 cents of the existing gas tax. This would be over and above the permanent two cents that goes directly to municipalities to fund transit infrastructure.
- The value resulting from a review of key government assets would go to the proposed Trillium Trust and be directed towards this plan, as would;
- Proceeds from the previously announced Green Bonds program".

Today's announcement is significant. We will await further details to be announced in the Ontario Budget. The announcement can be viewed here for more information: <http://news.ontario.ca/opo/en/2014/04/moving-ontario-forward-with-large-new-investment.html>.

AMO will update members when further details are available post May 1 Budget Day.

AMO Contact: Craig Reid, Senior Advisor, E-mail craig.reid@amo.on.ca, 416.971.9856 ext. 334.

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

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

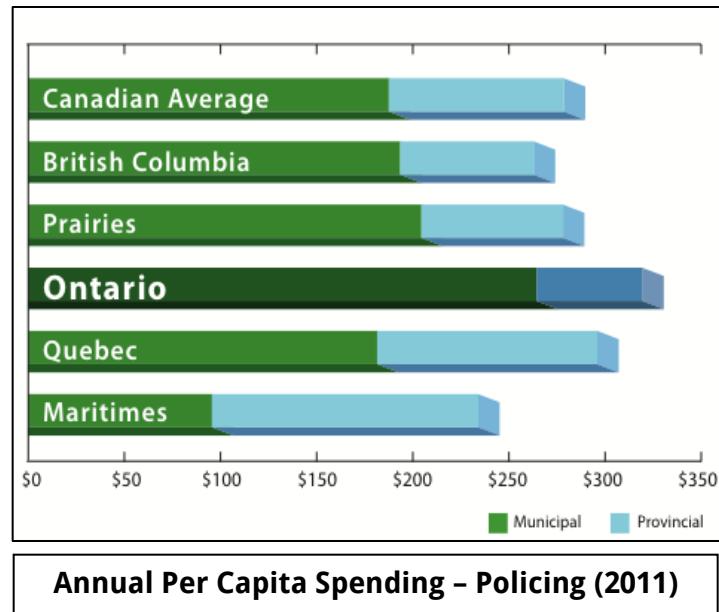
April 10, 2014

New AMO Task Force on Police Modernization Advice from AMO OPP Billing Steering Committee

The AMO OPP Billing Steering Committee has recommended that a new AMO Task Force be formed to do its own work on the modernization of policing. The AMO Board, at its March 2014 meeting, accepted this advice unanimously and directed that this task force be set up immediately. This new task force will be particularly helpful in providing strategic advice to the AMO representative on the Province's Future of Policing Advisory Committee (FPAC).

This task force is to include municipal government and police service board representation from those with own forces and OPP policing. Terms of Reference and composition of the Task Force will evolve over the coming weeks.

The OPP Billing Steering Committee firmly believes that long term cost control must be a top priority. Why? Policing per capita spending in Ontario is the highest of any other provincial jurisdiction. In fact, the Ontario municipal police bill alone is larger than the total policing costs in other provinces. The report reinforces advice previously provided to the Province, such as the need for coordinated bargaining and interest arbitration changes. But there are other matters that drive costs and there is a need to look at ways to deliver non-core policing activities differently.



Later today the AMO OPP Billing Steering Committee's final report will be provided to the Minister of Community Safety and Corrections Services as well as to all 324 OPP serviced communities. This fulfills the Steering Committee's commitment to provide its report and advice to the government by early April. It will be posted on the [AMO website](#) along with other related policing information.

Contact: Matthew Wilson, Senior Advisor, mwilson@amo.on.ca, 416-971-9856 ext. 323.



Working for Municipalities



April 14, 2014

Premier Wynne Announces Transit & Infrastructure Funding

Today, Premier Kathleen Wynne announced \$29 billion in spending on transit and transportation infrastructure. Of this total, \$15 billion will be dedicated for transit in the Greater Toronto and Hamilton Area, while the remainder will be set aside for funding critical infrastructure in the rest of the province.

Premier Wynne's proposal outlined part of the Ontario government's plan to fund these initiatives. This proposal includes a blend of new revenue measures, repurposed revenues, and debt financing. More specifically, these proposed funding tools include:

- Repurposing the existing Harmonized Sales Tax (HST) that is currently charged on provincial taxes on gasoline and road diesel;
- Redirecting 7.5 cents of the existing gas tax to municipalities to fund transit infrastructure (~\$130 million);
- The value resulting from the sale of government assets; and
- Proceeds from the previously announced Green Bonds program.

OGRA President Tom Bateman states that "OGRA is pleased with today's proposal, particularly with the repurposing of the HST. In 2011, OGRA and the Canadian Automobile Association of Ontario (CAA Ontario) put forth a resolution asking the Government of Ontario to consider dedicating a portion of the new revenue collected from the provincial portion of the HST charged on gasoline and diesel sales to a new predictable funding mechanism directed to Ontario's municipalities for transportation infrastructure investment" he said. President Bateman added "that more than 175 municipalities representing more than half of Ontario's population endorsed this resolution."

"With a transportation infrastructure investment gap between the Government of Ontario and Ontario's municipalities of approximately \$3.8 billion, it is clear that greater funding support is needed for Ontario's municipalities to build the transportation infrastructure needed to support local economies and to sustain the quality of life that Ontarians have come to expect" said OGRA Executive Director Joe Tiernay.

OGRA believes that the model put forth by Premier Wynne will deliver a stable source of funding which will allow municipalities to better plan their long-term transportation infrastructure investments.

Ontario Good Roads Association

1525 Cornwall Road, Unit 22 Oakville, ON L6J 0B2

(T): 289-291-OGRA (6472) (F): 289-291-6477

www.ogra.org

Rachel Tyczinski

From: Bianca Berlingieri
Sent: Wednesday, April 23, 2014 1:33 PM
To: Malcolm White; Rachel Tyczinski
Subject: FW: policing contract
Attachments: Police 5 year comparison.xlsx

The Agreement and supporting Bylaw are on the agenda for this upcoming meeting. The email below will provide some background to this Agreement and the annual rates that are contained in the Agreement. Could you please attach this email to the Agenda as information.

Joe

From: Bianca Berlingieri **On Behalf Of** j.fratesi (Internet)
Sent: Thursday, January 23, 2014 3:29 PM
To: 'Peggy Greco'
Cc: Bill Freiburger; Bob Davies; Nuala Kenny; j.fratesi (Internet)
Subject: RE: policing contract

Peggy:

I now have had an opportunity to discuss the Prince policing contract with my Treasurer. I have been provided with a copy of the budget expenses for the delivery of these services over the last 4 years and am providing you with a copy. Please note that we have not yet done a full reconciliation for 2013, but I believe you will be able to see the significant increases in policing costs over the past several years, as shown in the spreadsheet.

The Provincial Municipal Performance Measures Program shows that policing costs per capita in Sault Ste. Marie are more or less in line with other Northern Ontario communities, though somewhat slightly higher. As shown in the spreadsheet, the 2012 costs per capita for policing in Sault Ste. Marie is calculated to be about \$343 (\$336 in 2011, \$323 in 2010 and \$311 in 2009). Similar policing costs incurred in North Bay, Sudbury and Timmins all exceed \$300 per year in 2012 and for Elliot Lake have been calculated to be around \$388 per capita for 2012.

You will note that the costs for policing per capita for Prince Township for the same period of time, based on the information that we have been provided, amounts to only about \$120 per year. I believe the understanding that we had with Prince Township was that, while we do not need to make a "profit" from Prince Township, the taxpayers of Sault Ste. Marie should not be subsidizing any services which we provide on contract for the taxpayers of the Township of Prince.

I do not expect that the contracts that we enter into need to reflect a price based on the \$343 per capita actual costs that SSM taxpayers incur. However, we will need to continue adjusting the contract price upwards so that eventually we can see that the ratepayers of Prince Township paying close to the same per capita cost that the rural ratepayers of SSM pay for policing. My Treasurer is very much concerned that even though there were increases over the last 5 years, there still remains a substantial gap in the per capita costs for policing when comparing our two jurisdictions. While he does not expect that Prince Township should be paying at the rate of \$343 per capita (based on 2012 expenses) he does suggest that the gap needs to be closed at a quicker pace. I would be prepared to recommend that SSM continue to provide police services to the Township of Prince on the basis of the contract price increasing at a rate of 10% per year as follows:

Year 1 - \$ 143.249
Year 2 - \$ 157.573
Year 3 - \$ 173.331
Year 4 - \$ 190.364
Year 5 - \$ 209.730

At the end of this 5 year period, the residents of Prince Township would likely still be paying the lowest policing costs of any jurisdiction in Northern Ontario, but the issue of tax fairness will have been addressed, at least in part.

Hopefully the numbers will speak for themselves and your Council will see that we are trying to be as accommodating as we can with this contract renewal proposal. Should you wish further information or a meeting to discuss this proposal, I would be pleased to make myself available. If your Council is in agreement, I will arrange for our Legal Department to prepare the appropriate Agreement so that our respective Councils can consider and authorize its signing.

I look forward to your earliest reply.

Joe

Joseph M. Fratesi
Chief Administrative Officer
City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON P6A 5X6
Phone 705-759-5347
j.fratesi@cityssm.on.ca

www.cityssm.on.ca

City of Sault Ste Marie
POLICE SERVICES
For the Twelve Months Ending December 31, 2013

Department	2012 YTD	2011 YTD	2010 YTD	2009 YTD
	Actual	Actual	Actual	Actual
REVENUE				
Fees and user charges	(\$404,029.76)	(\$396,890.40)	(\$361,711.80)	(\$360,655.82)
Government grants	(\$1,125,820.21)	(\$1,322,342.99)	(\$1,096,855.46)	(\$1,215,843.78)
Contribution from own funds	(\$101,985.54)	(\$413,280.75)	\$0.00	(\$493,240.23)
Other income	(\$212,122.98)	(\$266,235.41)	(\$397,833.11)	\$0.00
	=====	=====	=====	=====
	(\$1,843,958.49)	(\$2,398,749.55)	(\$1,856,400.37)	(\$2,069,739.83)
	=====	=====	=====	=====
EXPENDITURES				
Salaries	\$17,313,365.99	\$17,107,827.43	\$16,064,418.80	\$15,398,223.67
Benefits	\$3,847,830.68	\$3,643,610.50	\$3,301,556.99	\$3,174,997.39
	=====	=====	=====	=====
	\$21,161,196.67	\$20,751,437.93	\$19,365,975.79	\$18,573,221.06
	=====	=====	=====	=====
Travel and training	\$214,354.76	\$171,270.36	\$217,047.80	\$200,321.75
Vehicle allowance, maintenance and repairs	\$416,167.66	\$539,943.76	\$579,261.32	\$565,313.74
Utilities and Fuel	\$364,855.56	\$354,091.01	\$307,550.08	\$313,464.83
Materials and supplies	\$570,640.02	\$566,440.99	\$559,762.00	\$607,337.07
Maintenance and repairs	\$393,551.49	\$311,669.84	\$310,250.51	\$306,526.12
Rents and leases	\$79,301.74	\$65,365.19	\$79,351.26	\$82,972.46
Taxes and licenses	\$82,403.72	\$81,537.54	\$30,516.98	\$30,000.00
Financial expenses	\$554.95	\$358.16	\$561.15	\$463.95
Purchased and contracted services	\$473,306.10	\$525,626.64	\$501,450.13	\$470,498.55
Transfer to own funds	\$165,000.00	\$242,476.33	\$345,159.38	\$165,000.00
Capital expense	\$498,671.90	\$831,452.85	\$397,098.72	\$800,823.42
Depreciation	\$521,357.80	\$522,170.78	\$357,439.94	\$0.00
Gain/Loss on Disposal of Capital Assets	\$26,690.53	\$0.00	\$0.00	\$0.00
	=====	=====	=====	=====
	\$3,806,856.23	\$4,212,403.45	\$3,685,449.27	\$3,542,721.89
	=====	=====	=====	=====
	\$24,968,052.90	\$24,963,841.38	\$23,051,425.06	\$22,115,942.95
	=====	=====	=====	=====
NET (REVENUE)/EXPENDITURE	\$23,124,094.41	\$22,565,091.83	\$21,195,024.69	\$20,046,203.12
Add back Prince Twp revenue rec'd	\$118,004.56	\$110,644.55	\$115,405.55	\$96,641.06
Adjusted net cost	\$23,242,098.97	\$22,675,736.38	\$21,310,430.24	\$20,142,844.18
Prior to depreciation and Gain/Loss on Disposal of assets	\$22,694,050.64	\$22,153,565.60	\$20,952,990.30	\$20,142,844.18
Cost per capita (included SSM + Prince)	\$295.83	\$291.07	\$274.36	\$264.10
Revenue per capita-Prince Twp	\$114.46	\$113.95	\$118.85	\$99.53
Revenue shortfall-Prince Twp	\$181.37	\$177.12	\$155.51	\$164.57
Population per FIR				
Sault Ste Marie	75,683	75,141	75,400	75,300
Prince Twp	1,031	971	971	971
	76,714	76,112	76,371	76,271

MPMP

Sault Ste Marie	343.61	336.03	323.34	311.14
Elliot Lake	388.77	321.98	309.49	271.77
Prince Twp	N/A	118.06	118.85	100.61
North Bay	302.52	297.14	278.20	295.22
Sudbury	303.20	299.85	291.18	265.16
Timmins	317.91	310.76	309.13	310.72

The MPMP cost per capita is per the annual FIR. It includes allocation of corporate government (finance, legal , HR, Clerks, etc) as well as any associated costs for interest on long term debt and amortization.
It is a full recovery cost base and more accurately shows the cost per capita

Casino Sault Ste. Marie
Municipality Contribution Statement
for the quarter ended March 31, 2014
Unaudited results, subject to final reconciliation

Total Electronic Games Revenue (as per IFRS):

for the quarter ended June 30, 2013	6,276,404
for the quarter ended September 30, 2013	6,470,159
for the quarter ended December 31, 2013	5,665,993
for the quarter ended March 31, 2014	5,354,526
	<u>23,767,082</u>

Municipality Contribution on Electronic Games Revenue:

- 5.25% of Electronic Games Revenue that is less than or equal to \$65 M	1,247,772
- 3.00% of Electronic Games Revenue that is more than \$65 M and less than or equal to \$200 M	-
- 2.50% of Electronic Games Revenue that is more than \$200 M and less than or equal to \$500 M	-
- 0.50% of Electronic Games Revenue that is more than \$500 M	-
	<u>1,247,772</u>

Total Municipality Contribution on Electronic Games Revenue

1,247,772

Total Live Table Games Revenue (as per IFRS):

for the quarter ended June 30, 2013	357,888
for the quarter ended September 30, 2013	422,090
for the quarter ended December 31, 2013	407,853
for the quarter ended March 31, 2014	349,244
	<u>1,537,075</u>

Municipality Contribution on Live Table Games Revenue:

- 4.00% of Live Table Games Revenue	61,483
-------------------------------------	--------

Total Municipality Contribution on Live Table Games Revenue

61,483

Total Municipality Contribution - Year to Date

1,309,255

Less: Municipality Contribution Paid - Q1	(343,827)
Municipality Contribution Paid - Q2	(356,567)
Municipality Contribution Paid - Q3	(313,779)

Total Municipality Contribution - Quarterly Payment to the City of Sault Ste. Marie

295,082

Net to be transferred

295,082

Transferred via EFT



Prepared by OLG Corporate Accounting & Reporting



CONFIDENTIAL

**ONTARIO LOTTERY AND GAMING
CORPORATION (OLG)**

4120 Yonge Street, Suite 500, Toronto, Ontario M2P 2B8

Ph: 416-224-7047

Fax: 416-224-7002

Email: jpastore@olg.ca

Date: April 17, 2014

To: Mayor Debbie Amaroso
City of Sault Ste. Marie

Fax: 705-541-7171

Email: mayor.amaroso@cityssm.on.ca

From: Giacomo (Jake) Pastore
Director, Municipal & Community Relations

Message:

Please note that there will be a financial transaction to your municipality's account on April 17, 2014 in the amount of **\$295,083** for the January 1, 2014 to March 31, 2014 quarterly payment.

This amount represents your payment calculated from the funding formula in the Amended and Restated Municipality Contribution Agreement (MCA) for the operation of the **Casino Sault Ste. Marie**. This brings the total of your life to date hosting payments to **\$22,767,191**.

Should you have any questions regarding this payment, feel free to contact me directly at 416-224-7047.

Thank you.

CASINO REVENUE SUMMARY

City of Sault Ste. Marie

CITY 5% SLOT REVENUE

	TOTAL	Increase over Previous Year
Total 1999	783,232	
Total 2000	1,292,709	65.0%
Total 2001	1,611,235	24.6%
Total 2002	1,926,143	19.5%
Total 2003	1,915,935	-0.5%
Total 2004	1,870,351	-2.4%
Total 2005	1,577,078	-15.7%
Total 2006	1,455,919	-7.7%
Total 2007	1,530,207	5.1%
Total 2008	1,517,040	-0.9%
Total 2009	1,472,299	-2.9%
Total 2010	1,463,082	-0.6%
Total 2011	1,406,505	-3.9%

2012

January 1 to March 31, 2012	331,195	
April 1 to June 30, 2012	339,781	
July 1 to September 30, 2012	350,543	
October 1 to December 31, 2012	<u>317,813</u>	
Total 2012	<u>1,339,332</u>	-4.8%

2013

January 1 to March 31, 2013	296,866	
April 1 to June 30, 2013	343,827	
July 1 to September 30, 2013	356,567	
October 1 to December 31, 2013	<u>313,779</u>	
Total 2013	<u>1,311,039</u>	-2.1%

2014

January 1 to March 31, 2014	295,083	
Total 2014	<u>295,083</u>	

Total Funds Received since 1999 22,767,189

	Jan. to March	% Increase	April to June	% Increase
1999	0	0	0	0
2000	287,177	0%	317,240	0%
2001	320,150	11%	392,289	24%
2002	430,587	34%	490,694	25%
2003	445,897	4%	496,830	1%
2004	483,157	8%	498,329	0%
2005	393,120	-19%	403,218	-19%
2006	344,906	-12%	355,429	-12%
2007	358,727	4%	386,432	9%
2008	352,418	-2%	388,382	1%
2009	356,734	1%	372,517	-4%
2010	347,647	-3%	373,970	0%
2011	342,923	-1%	340,576	-9%
2012	331,195	-3%	339,781	0%
2013	296,866	-10%	343,827	1%
2014	295,083	-1%		
	July to Sept.	% Increase	Oct. to Dec.	% Increase
1999	475,421	0%	307,811	0%
2000	372,049	-22%	316,243	3%
2001	473,346	27%	425,450	35%
2002	534,131	13%	470,731	11%
2003	480,977	-10%	492,231	5%
2004	464,417	-3%	424,448	-14%
2005	408,222	-12%	372,518	-12%
2006	386,201	-5%	369,383	-1%
2007	418,484	8%	366,564	-1%
2008	399,403	-5%	376,837	3%
2009	404,405	1%	338,643	-10%
2010	394,017	-3%	347,449	3%
2011	379,937	-4%	343,070	-1%
2012	350,543	-8%	317,813	-7%
2013	356,567	2%	313,779	-1%

Prepared by S. Schell April 22, 2014



April 6, 2014

City of Sault Ste. Marie
Mayor's Office
Civic Centre, 99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

On behalf ARCH, I would like to thank Mayor Debbie, Joe Fratesi and their staff at City Hall for once again organizing and holding the March for ARCH Event. Thank you to everyone who worked so hard and helped make this generous donation of \$1,400.00 possible. That is a very successful outcome. We will also include the photo and details of the event in the ARCH Spring Newsletter.

Thank you for recognizing the value of ARCH and the service that it provides to our community. This donation is a compassionate expression of your caring for others and working together to make a difference in our community.

Not everyone will be a resident at the hospice, but in time, we all will know someone who has benefited from the hospice and whose family was grateful that it was there for their loved one.

End-of-life care at the hospice is provided without charge to the resident or family. ARCH is a registered charity reliant on donations, fundraising efforts and volunteer support for ongoing operations. We are grateful for your ongoing support of ARCH.

Sincerely,

A handwritten signature in blue ink that reads "Judi".

Judi McLeish
Administrative Coordinator

Where there is despair, hope:
From the Prayer of St. Francis of Assisi

An unofficial receipt is included for your records.

RECEIVED
APR 22 2014
MAYOR'S OFFICE

Comfortable end-of-life journeys

229 Fourth Line West, Sault Ste. Marie, ON P6A 0B5
T: 705.942.1556 | F: 705.942.1444 | www.archhospice.ca | info@archhospice.ca
Page 39 of 294

CENTRAL ALGOMA JOINT DISASTER RELIEF COMMITTEE

Representing Township of Macdonald, Meredith & Aberdeen Additional, Township of Laird,
Township of Plummer Additional & Municipality of Huron Shores

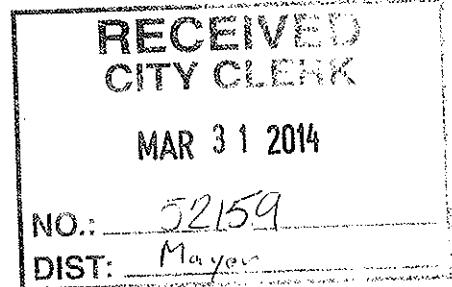
c/o Township of Macdonald, Meredith & Aberdeen Additional
208 Church St, P.O. Box 10,
Echo Bay, ON P0S 1C0

Inquiry Line: 705-248-2613

Fax Line: 705-248-3091

March 26, 2014

City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON
P6A 5N1



Mayor Debbie Amaroso

On September 10, 2013 heavy rainfall caused extreme flooding in the Central Algoma area leaving behind hundreds of thousands of dollars worth of destruction and damage resulting in the area being declared a disaster area by the provincial government.

A volunteer committee, the **Central Algoma Joint Disaster Relief Committee** (CAJDRC), has been set up to spearhead the local fundraising effort to assist the *private* sector of our area. A tentative fundraising target of \$80,000.00 has been set to provide assistance to local homeowners, farmers and small businesses whose essential property has been damaged from the flooding in the four represented townships. A considerable community response is needed to help those less fortunate who have suffered such private and personal devastating losses.

Financial support from the area will be instrumental in attracting provincial financial assistance. For every dollar raised, the province of Ontario will contribute up to a ratio of 2:1 through the Ontario Disaster Relief Program, ODRAP.

Your caring financial assistance will make a huge difference in the lives of victims of the flood by helping them regain their homes, businesses and lives. Please make a donation today to the Central Algoma Joint Disaster Relief Fund. Every amount, big or small will be a generous donation toward helping your neighbours in nearby communities recover from this disaster.

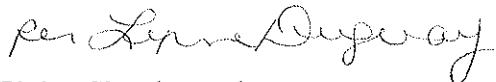
Please make donations payable to **Central Algoma Joint Disaster Relief Committee**.

Please mail your donations to, or dropped off in person at:
c/o Township of Macdonald, Meredith & Aberdeen Additional
208 Church St, P.O. Box 10,
Echo Bay, ON P0S 1C0

Charitable receipts will be issued for cash or cheque donation of \$10.00 or more.
If, you require additional information please contact our inquiry line at 705-248-2613.

On behalf of the victims, of the September 10 2013, flooding, I thank you in advance
for your generous donation.

With sincere gratitude,



Elzine Shuttleworth
Chair
Central Algoma Joint Disaster Relief Committee



City of Peterborough

The following resolution, adopted by City Council at its meeting held on March 17, 2014 is forwarded for your information. Thank you.

That Council approve the recommendations outlined in Report COU14-001, dated March 10, 2014, of Mayor Daryl Bennett, as follows:

- a) That a letter be sent to the Ontario Minister of Community Safety and Correctional Services requesting the *Police Services Act*, and associated Regulations, be amended as follows:
 - i) Amend Section 39 of the *Police Services Act* to allow for a conciliation process in the event of a budget impasse between a Municipal Council and a Police Service Board – prior to the Ontario Civilian Police Commission becoming involved.
 - ii) Amend Section 35 of the *Police Services Act* to allow a Board Member who believes that a subject that has been discussed in a closed meeting of the Board, including award of a Request for Proposal to develop a Business Plan, should have been discussed in an open meeting, to be able to report to the Municipal Council on the subject issue and the exclusion of the public so that Council could consider a remedy.
 - iii) Delete 14(1) of Ontario Regulation 421/97 to the *Police Services Act* that states a board member whose conduct or performance is being investigated or inquired into by the Commission under section 25 of the *Act*, or is the subject of a hearing before the Commission under that section, shall decline to exercise his or her duties as a member of the board for the duration of the investigation or inquiry and hearing.
 - iv) Amend Section 25 of the *Police Services Act* to make it a requirement that the Ontario Civilian Police Commission must provide written notice of the particular allegation(s) to any Member of a Police Services Board who is under investigation or inquiry.
- b) That a letter be sent to local MPP Jeff Leal and the Association of Municipalities of Ontario and each municipality in Ontario requesting both to urge the Minister of Community Safety and Correctional Services to consider the amendments referenced.
- c) That a copy of Council's recommendation stemming from this report be forwarded to the Peterborough Lakefield Community Police Services Board for their attention.

Report COU14-001 is available on the City of Peterborough's website at the following link:
http://eagenda.city.peterborough.on.ca/sirepub/view.aspx?cabinet=published_meetings&fileid=62250



THE CORPORATION OF THE TOWN OF PETROLIA

411 Greenfield Street
P.O. Box 1270
PETROLIA, Ontario
Canada N0N 1R0

Telephone: 519-882-2350 FAX: 519-
882-3373

www.town.petrolia.on.ca

"Celebrating our Heritage. Investing in our Future"

April 8, 2014

Hon. Kathleen Wynne
Premier of the Province of Ontario
Via email: premier@ontario.ca

Dear Premier Wynne,

During our regular session of Council on April 7, 2014, the below noted resolution was brought forward for the attention of your office;

MOVED: Mary-Pat Gleeson

SECONDED: Tim Brown

WHEREAS the province of Ontario's recently released Long Term Energy Plan anticipates that consumers will face hydro rate that will rise by 42% over the next five (5) years;

WHEREAS the Minister of Energy recently announced that past FIT prices are driving electricity prices higher and that changes to domestic content requirements for construction or future renewable energy projects are necessary to lower future electricity rates;

WHEREAS the recent Auditor-General's report advised of extreme amount of waste in the energy sector, particularly at Ontario Power Generation and Hydro One, due to high labour costs and a generous public sector pension plan;

WHEREAS decisions including but not limited to the cancellation of Gas Plants in Ontario could cost taxpayers close to \$ 1.1 billion;

WHEREAS recent increases announced by Union Gas and Enbridge, will cause great financial burden to the residents and businesses of the Town of Petrolia;

WHEREAS it is essential for the residents and businesses of the Town of Petrolia to have access to affordable Hydro & Natural Gas to thrive and prosper;



THE CORPORATION OF THE TOWN OF PETROLIA

411 Greenfield Street
P.O. Box 1270
PETROLIA, Ontario
Canada N0N 1R0

Telephone: 519-882-2350 FAX: 519-
882-3373
www.town.petrolia.on.ca

"Celebrating our Heritage. Investing in our Future"

NOW THEREFORE BE IT RESOLVED:

THAT the Town of Petrolia Call on Premier Wynne and the Province of Ontario to take immediate action to prevent these and any other rate increases from being implemented;

AND THAT this motion be circulated to all Ontario Municipalities for support.

Carried

C - 03 – 04/7/2014

Thank you for receiving our correspondence, we look forward to hearing from your office regarding this item of concern effecting our residents and business owners.

Yours truly,

Mandi Pearson
Deputy Clerk/Operations Clerk

CC: Ontario Municipalities via email

Malcolm White

From: Paul Christian
Sent: Tuesday, March 25, 2014 9:19 AM
To: Malcolm White
Subject: Fw: Canada Post response to resolution questions

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Tom Dodds <t.dodds@ssmedc.ca>
Sent: Friday, February 28, 2014 5:31 PM
To: Mayor Amaroso
Cc: Paul Christian; Steve Butland; Malcolm White; j.fratesi (Internet)
Subject: Canada Post response to resolution questions

As requested.

From: PATERSON, Andrew Wilson [mailto:Andrew.Paterson@canadapost.postescanada.ca]
Sent: Wednesday, February 26, 2014 2:06 PM
To: Tom Dodds
Subject: Canada Post response to resolution questions

Hello Tom,

Sorry for taking a little longer to get back to you on your request for answers to the resolution. When we discussed this over the phone, Canada Post was getting ready to announce the locations for 2014 and as you can imagine the announcement and subsequent work to support that took up a great deal of time. There were also a couple of questions for which I needed to gather some information.

Hopefully this will help you complete your response to council.

Should you have any questions, please don't hesitate to contact me.

All the best,

Andy Paterson

Manager, Municipal Engagement
Canada Post
519-457-5247 (office)
519-520-5226 (cell)

Resolution and responses below:

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

Whereas Canada Post is a Crown Corporation of the federal government; and
Whereas Canada Post has recently announced drastic changes to the way it conducts its business, resulting in increased postal rates and, an undetermined number of job losses, a degree of uncertainty for those customers who currently have mail delivery, concern for the elderly and physically challenged who have mobility restrictions; and
Whereas various groups including the Canadian Postal Union and our local Chamber of Commerce have offered

opposing views as to the process taken and the ultimate outcome of the Canada Post decision; and
Whereas postal services do not fall within the jurisdiction of municipal government, but will nevertheless impact many in our community; and

Whereas it is imperative that council make informed and reasoned decisions, based on all available information on matters before it; and

Whereas several issues regarding the Canada Post decision remain unanswered;

Now Therefore Be It Resolved that Council ask EDC staff to initiate discussions with appropriate Canada Post officials to seek answers to questions which include but are not limited to the following:

- How many local letter carriers will be displaced as a result of this decision?
- How many local postal workers will be reassigned as a result of this decision?

We are looking a reduction of 6 to 8-thousand positions across the country, but we also expect 15-thousand people to retire over the same 5 year period. Those retirements more than allow for the reduction of positions through attrition. We will also respect our collective agreements and no regular full-time or part-time employees will lose their job as a result of this change.

- What plans are in place to deal with customers who are elderly or physically handicapped?

We understand that as we transition to community mailbox (CMB) delivery in existing neighbourhoods, we may need to offer additional solutions for people with significant mobility challenges and who lack viable alternatives due to unacceptable hardship. Over the past three decades we have employed several solutions to serve Canadians with mobility challenges that include providing extra keys so caregivers, relatives friends or neighbours they trust can access their mailbox. We have also worked with municipalities to improve site accessibility including lowering curbs and allocating a mailbox compartment at a particular height for easier access. Canada Post will seek input from the various communities that best know the needs of people with mobility challenges or other serious issues, and we will deploy new solutions. Canada Post is committed to ensuring that no one is left behind from accessing the mail service.

- What private sector arrangements are planned to address reduced service within affected communities?

Canada Post will continue to deliver mail to each address and we are committed to providing the best service possible.

- How many communal mail boxes are planned for Sault Ste. Marie?

Prior to implementing any part of the five point strategy in Sault Ste. Marie or any other community, we will reach out to the mayor and local officials. At that time we will be ready to discuss any possible changes. We are committed to notifying local officials well ahead of any mailboxes being installed and we will engage in conversation at that time.

- What considerations are being made or recommendations being offered to deal with public safety, theft, and snow removal within the immediate proximity of these boxes?

The vast majority of households served by CMBs have never experienced an incident of vandalism or theft. When an incident does occur, we work with local police to fully investigate it. We also ask residents to report any suspicious activity. We also keep strengthening the security features of CMBs. All new CMB sites will receive a new kind of community mailbox that has been tested with encouraging results.

As for snow removal, Canada Post will clear the snow around community mailboxes and ensure that we maintain access that is safe for customers and employees. If the community mailbox is located along a municipal sidewalk, we ensure there is a clear path from the sidewalk to the CMB.

Are there any plans in place to help local charities that rely on mail campaigns to solicit much needed donor funds? Canada Post will continue to deliver mail and parcels to every one of the more than 15 million addresses across Canada. Should a local charity have questions, they may contact us to discuss their situation.

Is Canada Post considering pilot projects and/or joint partnerships with private sector businesses to address any of the above issues?

We have reached out to many different groups across Canada and have heard their ideas and suggestions. Should any other individual or group wish to make a suggestion, they are free to contact us so we can discuss their idea.

Further that the EDC be requested to report its findings to City Council at the March 3, 2014 meeting. CARRIED

Andy Paterson

Manager, Municipal Engagement

Canada Post

519-457-5247 (office)

519-520-5226 (cell)

Ministry of Energy

Office of the Minister

4th Floor, Hearst Block
900 Bay Street
Toronto ON M7A 2E1
Tel.: 416-327-6758
Fax: 416-327-6754

Ministère de l'Énergie

Bureau du ministre

4^e étage, édifice Hearst
900, rue Bay
Toronto ON M7A 2E1
Tél. : 416 327-6758
Téléc. : 416 327-6754



APR 14 2014

MC-2014-876

Her Worship Debbie Amaroso
Mayor
City of Sault Ste. Marie
99 Foster Drive
PO Box 580
Sault Ste. Marie ON P6A 5N1

RECEIVED

APR 17 2014

MAYOR'S OFFICE

Dear Mayor Amaroso:

The collective success of Ontario's municipalities is critical to the success of the province of Ontario. However, such successes can only be realized when communities and governments are pulling in the same direction.

I thought it would be beneficial to provide you with an update on the initiatives Ontario's government is undertaking today to give municipalities more information and control so they can increase their effectiveness – and take advantage of new opportunities – around local energy planning.

Large Renewable Procurement Process

Clean energy is one such opportunity. Building clean, reliable and affordable energy in a way that respects communities is our top priority. Since launching the Feed-in Tariff (FIT) program in 2009, Ontario has firmly established itself as a North American leader in renewable energy. This is remarkable progress and Ontario is proud of the role renewable energy is playing in the supply mix. As a result, on June 12, 2013, I directed the Ontario Power Authority (OPA) to end the procurement of large renewable energy projects through the FIT program and to develop a new competitive procurement process to allow for the consideration of future contract awards for cost-efficient and well-supported projects. I asked the OPA to engage with municipalities to help inform the identification of appropriate locations and siting requirements for future renewable energy projects.

Building on what we've learned through the success of the FIT program, the new Large Renewable Procurement (LRP) process will provide municipalities with a stronger voice going forward and additional opportunities to participate in the development of renewable energy projects. It will include an initial Request for Qualifications (RFQ) process to qualify applicants, followed by a Request for Proposals (RFP) process to evaluate projects, which can only be proposed by qualified applicants. The RFQ process will include robust qualification criteria that contain a requirement to demonstrate previous community engagement experience. After developers are qualified at the RFQ stage they will be required to work directly with municipalities and Aboriginal communities to satisfy a high bar of community engagement and local support before a contract is awarded.

.../cont'd

Two procurements are proposed, commencing in 2014, with the possibility of a third procurement in 2016, should any procurement capacity remain. The procurement targets include up to 300 megawatts (MW) of wind, 140 MW of solar, 50 MW of bioenergy and 50 MW of hydroelectric capacity in 2014. In 2015, the targets would include up to 300 MW of wind, 140 MW of solar, 50 MW of bioenergy and 45 MW of hydroelectricity. Each procurement is expected to take between 12 and 16 months to complete.

As part of the OPA's extensive outreach activities to inform the development of the LRP, the OPA developed preliminary sets of RFQ stage evaluation criteria and possible RFP stage components. These and other related materials were discussed with a wide variety of stakeholders and communities between December 2013 and February 2014. As part of these events, the OPA held four regional community meetings – in Chatham-Kent, Sudbury, Orillia and Napanee – for municipalities, local distribution companies (LDCs) and the general public. More than 850 groups and individuals participated in these activities and more than 65 made written submissions. The OPA and ministry staff also met with representatives from the Association of Municipalities of Ontario (AMO) task forces (Planning, Energy and Economic Development). I and some of my senior officials also met directly with AMO's MOU table.

After considering the feedback received, and building on previous energy procurement experience, the OPA submitted the Final Recommendations Report for the Development of a New Large Renewable Procurement Process on February 28, 2014, which is available online at www.powerauthority.on.ca/sites/default/files/page/LRP-Final-Recommendations-Report-20140228.pdf.

The OPA posted the draft RFQ on April 8 for public comment until May 2. The RFQ is anticipated to run from June to September. The OPA will continue to develop draft RFP rated criteria in consultation with the Ministry of Energy, municipalities and stakeholders with the intention to post the draft RFP later this year. In preparation for the RFP, the OPA plans to post an LRP-specific transmission availability table to identify specific circuits and transmission stations in the province where capacity for potential LRP projects may be available.

I encourage you to provide feedback and/or questions on the LRP at any time to LRP@powerauthority.on.ca.

Regional Planning Process Update

Regional electricity planning and siting is another matter I wish to bring to your attention. On October 8, 2013, Premier Wynne accepted the 18 recommendations made by the OPA and the Independent Electricity System Operator (IESO) to enhance the current processes for planning and siting moving forward.

The cornerstone of regional electricity planning is an open exchange of information and engagement with municipalities, Aboriginal communities, stakeholders and members of the general public. In Ontario, this will include better community outreach, early and often, while providing local governments and communities a greater voice in the planning and siting of energy infrastructure.

.../cont'd

To make sure their voices are heard, municipalities will need to actively participate in electricity planning and siting activities. The OPA has started the regional planning process in eight of the province's 21 regions, and will begin work in the remaining regions in the near future.

This is your opportunity to work directly with the OPA, key electricity stakeholders and the public to contribute to planning and identify the right solutions for your communities.

I encourage you to visit the OPA website at www.powerauthority.on.ca/power-planning/regional-planning to learn more about current and upcoming regional planning processes.

Municipal Energy Plans

When it comes to planning, some municipalities may appreciate having more tools at their disposal. Community energy planning supports the sustainability and long-term economic prosperity of Ontario's municipalities.

The 2014 Provincial Policy Statement (PPS) includes enhanced policies for promoting energy conservation and efficiency and providing opportunities for the development of renewable energy and alternative energy systems, including district energy. It promotes land-use and development patterns, which maximizes energy efficiency and encourages the long-term consideration of electricity generation facilities and transmission systems. It also promotes healthy liveable communities, wise use of land, compact development, transit and active transportation, economic development and investment readiness, all of which are supported by comprehensive energy planning.

I would like to encourage all municipalities to apply to the province's Municipal Energy Plan (MEP) Program, which provides up to \$90,000 to help Ontario municipalities understand their energy use through a community energy planning process.

A MEP aligns energy, the built environment and land use planning. It identifies community-wide energy efficiency and green energy options and supports economic development opportunities. A MEP also supports local conservation, renewable energy, regional energy planning and Ontario's Conservation First policy, Long-Term Energy Plan (LTEP) and PPS. As well, a MEP will help identify future local generation and/or distribution issues.

The ministry will be receiving new applications for the MEP program starting in early May and intake and review will be ongoing. Applications and more information will be available in early May at www.energy.gov.on.ca/en/municipal-energy.

These new processes and initiatives – large renewable procurement, regional electricity planning and the Municipal Energy Plan program – are all part of the government's efforts to change and improve how we work together with municipalities on energy issues.

.../cont'd

Significant progress is being made and I fully expect that as we continue with implementation of the LTEP, municipalities will play a crucial role in energy planning and siting. This is the time to step forward in partnership to make sure local voices are heard so we can all work together on building a clean, reliable and affordable energy system.

Sincerely,



Bob Chiarelli
Minister

TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: JAYNE MANTYLUCK TELEPHONE: 705 949-6300 ext 333

ADDRESS: 580 SECOND LINE EAST POSTAL CODE: N6B 4K1
SHAWNEE, ONTARIO

The above person hereby makes application for the closing of

GORE STREET

(Name of street to be closed)

from QUEEN STREET to ALBERT ST.
(reference points - street numbers, cross streets, etc.)

on the 12 day of MAY, 2014 from 9:45 am/pm to 10:45 am/pm

for the purpose of PROCLAMATION OF POLICE WEEK COINCIDING WITH Formal Opening of Neighbourhood Resource Centre

APPROVALS SECTION:

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

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

Sgt. Signature of Official APR 11 2014

Signature of Official

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

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

Signature of Official

Signature of Official

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

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

Signature of Official

Signature of Official

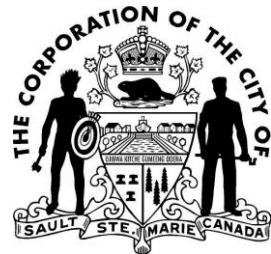
CITY CLERK SECTION:

City Council approval was received on _____

(date)

(By-law No.)

Joseph M. Fratesi, B.A., J.D. (LL.B.)
Chief Administrative Officer



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

2014 04 28

Mayor Debbie Amaroso and
Members of City Council

RE: STAFF TRAVEL REQUESTS

Dear Council:

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

1. Beth Madonna – Human Resources

Accommodation Conference
June 11, 2014
Toronto, Ontario
Estimated total cost to the City - \$ 1,741.85
Estimated net cost to the City - \$ 1,741.85

2. Malcolm White – City Clerk

AMCTO Zone 7 Conference
April 30 – May 2, 2014
North Bay, Ontario
Estimated total cost to the City - \$ 639.00
Estimated net cost to the City - \$ 639.00

3. Ben Ayton – Community Services – Community Centres Division

Life Saving Society Instructor Training Course
May 2 - 4, 2014
Toronto, Ontario
Estimated total cost to the City - \$ 1,048.76
Estimated net cost to the City - \$ 1,048.76

4. Ben Ayton – Community Services – Community Centres Division

Red Cross Training Partner Conference
May 7 – 8, 2014
Toronto, Ontario
Estimated total cost to the City - \$ 599.50
Estimated net cost to the City - \$ 599.50

5. **Robert Rushworth – Fire Services – EMS Division**
OAPC Labour Relations Education Day
May 15, 2014
Toronto, Ontario
Estimated total cost to the City - \$329.07
Estimated net cost to the City - \$ 329.07

6. **Paul White – Public Works & Transportation**
Forklift Operator Training
May 25 – 30, 2014
Oshawa, Ontario
Estimated total cost to the City - \$3,754.25
Estimated net cost to the City - \$ 3,754.25

Yours truly,



JMF: bb

Joseph M. Fratesi
Chief Administrative Officer



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Tim Gowans, Manager of Purchasing

DEPARTMENT: Finance Department

RE: TENDER FOR INTERSECTION & LINE PAINTING (2014WA04T)

PURPOSE

Attached hereto for your information and consideration is a summary of the tenders received for the supply of materials, equipment, and forces for Pre-Marking, Intersection and Rural Line Painting required by the Public Works & Transportation Department for the 2014 Construction Season.

BACKGROUND

The tender was publicly advertised and tender documents forwarded to all firms on our bidders list. A public opening of the tenders was held March 27, 2014 with Deputy City Clerk, Rachel Tyczinski, in attendance.

ANALYSIS

The tenders received have been thoroughly evaluated and reviewed with Mr. Larry Girardi, Commissioner of Public Works & Transportation, and Mr. Andy Starzomski, Manager of Traffic & Communications - PWT and the low tendered prices, meeting specifications, have been identified on the attached summary.

IMPACT

Funding will come from Public Works and Transportation Purchased Services Account.

STRATEGIC PLAN

Intersection and Rural Line Painting are not listed as activities under the Corporate Strategic Plan.

Report to Council – Bulk Coarse Highway Salt

2014 03 24

Page 2

RECOMMENDATION

It is therefore my recommendation that the tender for the supply of materials, equipment, and forces for Pre-Marking, Intersection and Rural Line Painting be awarded to R & N Maintenance (2228977 Ontario Inc.) at their total tendered price of \$171,260.20, plus H.S.T. for the 2014 Construction Season.

Respectfully submitted,



Tim Gowans
Manager of Purchasing

Recommended for approval,

W. Freiburger
Commissioner of Finance & Treasurer

TG:tgg

SUMMARY OF TENDERS
PRE-MARKING, INTERSECTION AND RURAL LINE PAINTING

<u>Firm</u>	<u>Rural Line Painting</u> <u>Waterbase Paint</u>	<u>Intersection Painting</u> <u>Waterbase Paint</u>	<u>Total Tendered Price</u> <u>(H.S.T. extra)</u>	<u>Remarks</u>
North-West Lines Ltd. Thunder Bay, ON				Bid Irregular Tender Not Signed
R & N Maintenance Guelph, ON	\$53,095.00	\$118,165.20	\$171,260.20	Meets Specifications Ennis-Flint Paint Potters Beads 30 w/days for performance

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

Although only one compliant tender was received, it is deemed to be fair and equitable.

The total cost to the City will be \$174,274.38 including the non-refundable portion of the H.S.T.

It is my recommendation that the tendered price, submitted by R & N Maintenance, be accepted.

Tim Gowans
Manager of Purchasing



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Rachel Tyczinski, Deputy City Clerk

DEPARTMENT: City Clerk's Department

RE: 2011-2014 Strategic Plan – Progress Report

PURPOSE

Please find attached a copy of the 2011-2014 Corporate Strategic Plan as updated.

BACKGROUND

The 2011-2014 Corporate Strategic Plan was approved by Council on June 26, 2011. A mid-term update of the Plan was approved by Council on June 10, 2013.

IMPACT

There is no direct budgetary impact related to updating the Strategic Plan.

STRATEGIC PLAN

This is the third progress report since the mid-term refresh of the Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Deputy City Clerk and Manager of Quality Improvement dated 2014 04 28 concerning 2011-2014 Corporate Strategic Plan – Progress Report be received as information.

Respectfully submitted,

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

Rachel Tyczinski
Deputy City Clerk &
Manager of Quality Improvement)

Recommended for approval,

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

Malcolm White
City Clerk



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Kathryn Fisher, Curator Ermatinger•Clergue National Historic Site

DEPARTMENT: Community Services Department

RE: ECNHS – Firearms Bylaw Exemption

PURPOSE

This request for Council's approval is to allow the exemption to the current firearms regulation. This exemption would permit the Ermatinger•Clergue National Historic Site (ECNHS) to carry out commemorative programming (black powder musters, cannon firing) and accommodate period re-enactments during daily operations and special events on the ECNHS grounds.

BACKGROUND

This season the staff and volunteers of the Ermatinger•Clergue National Historic Site will be hosting a number of special events at the site including the Grand Opening of the Heritage Discovery Centre. At these events we will often have displays and re-enactments by the Coureur Du Bois II, and the Royal Newfoundland Regiment Militia. In their re-enacting, these groups will be demonstrating the loading and firing of heritage firearms and cannon black power shooting.

Temporary Exemption: Firearms regulation 2008-168, regulation R.1.2.6 (black powder for use in historic re-enactments and military musters) from April 28 to December 19, 2014.

The Historic Sites Board is aware of this application to City Council for the annual exemption of the 2014 season for purposes of the discharge of historic firearms within City limits at the Ermatinger•Clergue National Historic Site.

Due to the nature of our National Historic Site, the re-enactors are contacted to be a part of our interpretation on a regular basis – sometimes with little-to-no lead time, and they are most willing to join our re-enactments; therefore, we are requesting that this exemption be effective during our operational season for 2014.

ANALYSIS

This section does not apply to this issue.

IMPACT

There is no financial impact to the City with regards to this matter.

STRATEGIC PLAN

This item is not specifically identified in the Strategic Plan.

RECOMMENDATION

That the report of the Curator of the Ermatinger•Clergue National Historic Site be received and that the request of the Historic Sites Board concerning the identified exemption of firearms be approved.

Respectfully submitted,



Kathryn Fisher, Curator
Ermatinger•Clergue National Historic Site

Recommended for approval,



Nicholas J. Apostle
Commissioner Community Services



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Joseph J. Cain, Manager Recreation and Culture

DEPARTMENT: Community Services Department

RE: Seniors Centres Agreements

PURPOSE

The Ontario Government ministry responsible for Elderly Persons Centres has changed and the new agency is requesting an agreement be signed for funding each of the two Seniors Centres operated by the City of Sault Ste. Marie – the Senior Citizens Drop-In Centre and the Steelton Seniors Centre.

BACKGROUND

The Ontario Seniors Secretariat has taken over responsibility for the grant funding to Elderly Persons Centres in the Province of Ontario. It was formerly overseen by the Ministry of Health and Long Term Care. The new agency is asking for a signed agreement for each Seniors Centre receiving grant funding entitled “Terms and Conditions of Receiving Funding under the Elderly Persons Act”. The previous Ministry did not require an agreement to be signed. The agreement does not change the funding formula nor does it pose additional responsibilities the City.

ANALYSIS

In order to be eligible to receive ongoing funding from the Ontario Government for seniors programming, the City must sign the agreements with the Ontario Seniors Secretariat. It is therefore recommended that Council approve signing the agreements; one for each of the Seniors Centres operated by the City. The City Solicitor has reviewed the agreements and has no concerns; and further recommended that a bylaw be enacted.

IMPACT

Each of the two Seniors Centres operated by the City currently receives \$42,700. annually in grant funding from the Government of Ontario to provide seniors programming. The proposed agreement will not affect the amount of funding received by the City.

STRATEGIC PLAN

This item is not related to the Corporate Strategic Plan.

RECOMMENDATION

That the report of the Manager of Recreation and Culture concerning the agreements with the Ontario Seniors' Secretariat to receive ongoing funding for the two Seniors Centres operated by the City of Sault Ste. Marie be received and the recommendation that City Council endorse the signing of the agreements be approved.

Bylaws 2014-77 and 2014-82 appear elsewhere on the Agenda and are recommended for approval.

Respectfully submitted,



Joseph J. Cain
Manager Recreation and Culture

jb/council/seniors centres agreement

Recommended for approval,



Nicholas J. Apostle
Commissioner Community Services

Terms and Conditions of Receiving Funding under the *Elderly Persons Centres Act* (the “Agreement”)

All Funds provided under the *Elderly Persons Centres Act* (EPCA) are governed by the terms and conditions set out below. By signing this Agreement the Elderly Persons Centre (EPC) is agreeing to be bound by these terms and conditions if such Funds are provided. In addition to these general terms and conditions, the Ontario Seniors Secretariat may specify other terms and conditions in subsequent correspondence with the EPC.

1. When used in this Agreement, the following terms will have the meanings ascribed to them below:
 - (a) "Budget" means the budget submitted by the EPC and approved in accordance with the EPCA;
 - (b) "Centre" means an "approved centre" as defined in section 1 of the EPCA;
 - (c) "EPC" or "Elderly Persons Centre" means an "approved corporation" as defined in section 1 of the EPCA;
 - (d) "EPCA" means *Elderly Persons Centres Act*, R.S.O. 1990, c. E.4, as amended;
 - (e) "Fiscal Year" means the period running from April 1 in one calendar year to, and including, March 31 in the next calendar year;
 - (f) "Funding Letter" means the letter(s) from the OSS to the EPC announcing the award of Funds to the EPC;
 - (g) "Funds" means the money provided to the EPC by the OSS under the EPCA, the Regulation and this Agreement;
 - (h) "OSS" or "Ontario Seniors Secretariat" means Her Majesty the Queen in Right of Ontario as represented by the Minister Responsible for Seniors Affairs;
 - (i) "Regulation" means EPCA, R.R.O. 1990, Regulation 314 as amended.
2. The term of the Agreement shall commence on April 1, 2014 and shall remain in effect for as long as the OSS continues to provide Funds to the EPC or until terminated in writing by the OSS.
3. The EPC represents, warrants and covenants that any information it provides to the OSS in support of its request for funds, including information relating to eligibility requirements, is true and complete at the time the EPC provided it, and shall continue to be true and complete for the Fiscal Year for which it was provided.
4. Subject to paragraph 5, the OSS shall provide Funds to the EPC in the amount indicated in the Funding Letter, at a time to be determined by the OSS, for the purpose of maintaining a Centre under the EPCA ("Operational Funding") and, if indicated in the Funding Letter, for any special one-time funding needs of the EPC that the OSS approved ("Special Funding").
5. If necessary for operational efficiency, the OSS may provide Operational Funding to the EPC based on the Budget for the preceding Fiscal Year until such time as the budget for the current Fiscal Year is approved in accordance with the EPCA, after which time the OSS reserves the right to:
 - (a) Adjust further instalments of Operational Funding to reflect the amount already provided; and/or
 - (b) Demand the repayment of any or all Operational Funding the OSS has provided.

6. The EPC shall:
 - (a) Comply with all applicable statutory requirements outlined in the EPCA and the Regulation;
 - (b) Maintain and operate its Centre, including performing its approved program of services, in compliance with all federal and provincial laws and regulation, all municipal by-laws, and any other orders, rules and by-laws related to any aspect of the EPC;
 - (c) Use Operational Funding only for the purpose of maintaining and operating the Centre;
 - (d) Use Special Funding only for the purpose for which the OSS provided it;
 - (e) Spend Funds only in accordance with the Budget;
 - (f) Complete the Fiscal Year End Reconciliation Form in the format provided by the OSS and in accordance with the timelines to be specified by the OSS; and
 - (g) Use the Funds in accordance with Generally Accepted Accounting Principles.
7. The EPC shall maintain and operate its centre without an actual, potential or perceived conflict of interest. The EPC shall disclose to the OSS, without delay, any situation that a reasonable person would interpret as an actual, potential or perceived conflict of interest and comply with any terms and conditions that the OSS may reasonably prescribe as a result of the disclosure.
8. The EPC acknowledges that the OSS is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the OSS in connection with the EPC, or otherwise in connection with the Funds, is subject to disclosure in accordance with that Act.
9. The EPC agrees to indemnify and hold harmless Her Majesty the Queen in right of Ontario, her Ministers, agents, appointees and employees (the "Indemnified Parties") from and against any and all liability, loss, costs, damages and expenses (including legal, expert and consultant fees), causes of action, actions, claims, demands, lawsuits or other proceedings, by whomever made, sustained, incurred, brought or prosecuted, in any way arising out of or in connection with the Funds or otherwise in connection with the Agreement, unless solely caused by the negligence or wilful misconduct of the Indemnified Parties.
10. The EPC is responsible for its own insurance and should carry all the necessary and appropriate insurance that a prudent person in the business of the EPC would maintain including but not limited to commercial general liability insurance. The EPC is not covered by the Province of Ontario's insurance program and no protection will be afforded to the EPC by the Government of Ontario for any claims that may arise out of the operation of the EPC.
11. A "Material Breach" is any of the following:
 - (a) The EPC does not comply with the requirements outlined in paragraph 6 above;
 - (b) In the opinion of the OSS, the EPC breaches any representation, warranty or covenant outlined in paragraph 3 above.
12. If a Material Breach occurs, the OSS may, at any time, give the EPC notice of the Material Breach and the opportunity to remedy the Material Breach. If the EPC does not remedy the Material Breach to the satisfaction of the OSS within the timelines that the OSS specifies, the OSS may take one or more of the following actions:
 - (a) Suspend the payment of any Funds not yet paid;
 - (b) Cancel the payment of any Funds not yet paid;
 - (c) Reduce the amount of the Funds;

- (d) Demand the repayment of any Funds remaining in the possession or under the control of the EPC; or
 - (e) Demand the repayment of an amount equal to any Funds the EPC used for purposes not in the approved Budget.
13. Without limiting any right of the OSS under paragraph 11 above, if at the end of the Fiscal Year the EPC has not spent all of the Funds allocated for the Fiscal Year as provided in the Budget, the OSS may:
- (a) Demand the return of any unspent Funds; or
 - (b) Adjust the amount of any further instalments of Funds accordingly.
14. The EPC shall maintain confidential and secure against release, all material and information which is the property of the OSS and in the possession or under the control of the EPC pursuant to this Agreement.
15. Any correspondence in respect of a Funding Letter or this Agreement should be addressed as follows:
- Ontario Seniors' Secretariat
777 Bay Street, Suite 601C
Toronto, ON M7A 2J4
- Attention: Megan Gariepy, Implementation Consultant
- Fax: (416) 326-7078
16. Nothing in the Funding Letter or this Agreement obligates the OSS to provide any other funding to the EPC.
17. The OSS may amend this Agreement by providing written notice to the EPC.
18. The OSS may terminate this Agreement at any time upon giving at least 30 days notice to the EPC.
19. Paragraphs 1, 8, 9, 11, 12, 13 and 14 shall survive the expiry or termination of this Agreement.

I/we agree with the terms and conditions of this Agreement as outlined above:

Mayor Debbie Amaroso
City of Sault Ste. Marie

Date

Malcolm White, City Clerk
City of Sault Ste. Marie

Date

EPC: Senior Citizens' Drop-In Centre
619 Bay Street
Sault Ste. Marie, ON P6A 5X5

I/we have the authority to bind the EPC.

Terms and Conditions of Receiving Funding under the *Elderly Persons Centres Act* (the "Agreement")

All Funds provided under the *Elderly Persons Centres Act* (EPCA) are governed by the terms and conditions set out below. By signing this Agreement the Elderly Persons Centre (EPC) is agreeing to be bound by these terms and conditions if such Funds are provided. In addition to these general terms and conditions, the Ontario Seniors Secretariat may specify other terms and conditions in subsequent correspondence with the EPC.

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2. The term of the Agreement shall commence on April 1, 2014 and shall remain in effect for as long as the OSS continues to provide Funds to the EPC or until terminated in writing by the OSS.
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 - (e) Spend Funds only in accordance with the Budget;
 - (f) Complete the Fiscal Year End Reconciliation Form in the format provided by the OSS and in accordance with the timelines to be specified by the OSS; and
 - (g) Use the Funds in accordance with Generally Accepted Accounting Principles.
7. The EPC shall maintain and operate its centre without an actual, potential or perceived conflict of interest. The EPC shall disclose to the OSS, without delay, any situation that a reasonable person would interpret as an actual, potential or perceived conflict of interest and comply with any terms and conditions that the OSS may reasonably prescribe as a result of the disclosure.
8. The EPC acknowledges that the OSS is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the OSS in connection with the EPC, or otherwise in connection with the Funds, is subject to disclosure in accordance with that Act.
9. The EPC agrees to indemnify and hold harmless Her Majesty the Queen in right of Ontario, her Ministers, agents, appointees and employees (the "Indemnified Parties") from and against any and all liability, loss, costs, damages and expenses (including legal, expert and consultant fees), causes of action, actions, claims, demands, lawsuits or other proceedings, by whomever made, sustained, incurred, brought or prosecuted, in any way arising out of or in connection with the Funds or otherwise in connection with the Agreement, unless solely caused by the negligence or wilful misconduct of the Indemnified Parties.
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 - (c) Reduce the amount of the Funds;

- (d) Demand the repayment of any Funds remaining in the possession or under the control of the EPC; or
 - (e) Demand the repayment of an amount equal to any Funds the EPC used for purposes not in the approved Budget.
13. Without limiting any right of the OSS under paragraph 11 above, if at the end of the Fiscal Year the EPC has not spent all of the Funds allocated for the Fiscal Year as provided in the Budget, the OSS may:
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 - (b) Adjust the amount of any further instalments of Funds accordingly.
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777 Bay Street, Suite 601C
Toronto, ON M7A 2J4
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- Fax: (416) 326-7078
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18. The OSS may terminate this Agreement at any time upon giving at least 30 days notice to the EPC.
19. Paragraphs 1, 8, 9, 11, 12, 13 and 14 shall survive the expiry or termination of this Agreement.

I/we agree with the terms and conditions of this Agreement as outlined above:

Mayor Debbie Amaro
City of Sault Ste. Marie

Date

Malcolm White, City Clerk
City of Sault Ste. Marie

Date

EPC: Steelton Senior Citizens' Centre
235 Wellington Street West
Sault Ste. Marie, ON P6A 1H6

I/we have the authority to bind the EPC.



COUNCIL REPORT

2014 04 28

Our File: B-10-01

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Catherine Taddo, P. Eng., Land Development and Environmental Engineer

DEPARTMENT: Engineering and Planning Department

RE: WEST END WASTEWATER TREATMENT PLANT UPGRADING STUDY

PURPOSE

The purpose of this report is to provide an update on the West End Wastewater Treatment Plant Upgrading Study.

BACKGROUND

- **March 8, 2010** - A report to Council was presented regarding the annual sewer surcharge budget. Council was advised that a request for proposal was issued in relation to the West End Wastewater Treatment Plant Upgrading Study. The report indicated that the intention was to proceed with proposed upgrades within five to ten years (2015-2020).
- **May 31, 2010** – A report to Council was presented regarding the West End Wastewater Treatment Plant Study. The recommendation to retain AECOM Canada Ltd. to complete the study at an engineering fee of \$280,000 was approved. Of this value, \$199,600 was assigned to evaluation and preliminary design. Approximately \$10,000 was budgeted for inspection of the outfall, and \$70,000 for any potential Class Environmental Assessment work.
- **December 13, 2010** – A report to Council was presented regarding the Engineering Agreement for the West End Wastewater Treatment Study. Based on further discussion with staff and management, and an initial project meeting with AECOM, a revised scope of work and reduced

engineering fee of \$120,000 was introduced, and approved under By-law 2010-182. Preliminary design and Class Environment Assessment allowances were removed from the study.

ANALYSIS

On January 22, 2014, the Final West End Wastewater Treatment Plant Upgrading Study was issued. The plant is 28 years old, and as a result, some areas of the process are at the end of their theoretical service life, while other areas require upgrades to meet current design guidelines. The objectives of the study included:

- Assessment of the capacity of the plant relative to the project needs over the 20 year planning period;
- Assessment of the condition of the existing facilities and equipment and identify deficiencies;
- Where appropriate, identification of options to address capacity and/or facility condition deficiencies;
- Preparation of a capital investment schedule to assist the City in asset management and budgeting for future capital expenditures.

The study presents upgrades required to replace several major components of the West End Wastewater Treatment Plant, Main Pump Station, and Young Street Pump station.

IMPACT

The estimated costs to complete the upgrades to the West End Wastewater Treatment Plant, Main Pumping Station, and Young Street Pump Station, based on the study varies between approximately \$30 million to \$52.5 million, to be funded through the sanitary sewer surcharge. Sanitary sewer surcharge funds are set aside each year for the project. Potential future funding programs may reduce the portion attributable to the City. The intent is to proceed with the upgrades in phases, to distribute the costs over several years. The estimated costs and suggested timeframes for each phase based on the initial study are as follows:

- Phase 1 - \$12.0 to \$25.3 million (1-5 years);
- Phase 2 - \$14.9 to \$23.8 million (6-10 years);
- Phase 3 - \$3.2 million (11-20 years).

Preliminary and detailed engineering is required to further delineate estimated costs. It is anticipated that a future Council report will be brought forward in 2015 regarding assignment of engineering with potential construction commencing between 2016 to 2017.

STRATEGIC PLAN

This task is linked to Strategic Direction 1, Developing Solid Infrastructure, Objective 1A, Environmental Leadership.

RECOMMENDATION

Be it resolved that the report of the Land Development and Environmental Engineer concerning the West End Wastewater Treatment Plant Upgrade Study be received as information.

Respectfully submitted,



Catherine Taddo, P. Eng.
Land Development and
Environmental Engineer

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Department



COUNCIL REPORT

2014 04 28

Our File: 4.117.2

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Don Elliott, P. Eng., Director of Engineering Services

DEPARTMENT: Engineering and Planning Department

RE: Korah Road Truck Route Class Review

PURPOSE

The purpose of this report is to recommend that the truck route designation on Korah Road between Wallace Terrace and Second Line be downgraded from Class A to Class B.

BACKGROUND

Ward Councillors have received complaints about truck traffic on Korah Road. Staff was asked if a truck route review could be conducted to see if the Class A truck route designation (anytime) could be downgraded to Class B (7:00 a.m to 8:00 p.m., Monday to Saturday).

ANALYSIS

Engineering staff obtained an opinion from a traffic specialist with HDR Consulting Engineers who conducted a review of truck routes in the area (this firm was engaged by the City to complete the Transportation Master Plan). That review is attached. It concludes that the proposed downgrade to a Class B truck route will not have any significant impacts given the option of the Transportation Corridor at Carmen's Way.

Under the Class EA process, this change would be classified as a Schedule A+ activity, which means it is pre-approved under the Environmental Assessment Act, and can proceed as long as the public is notified. It is recommended that the City proceed with the notification and subsequent change to the truck route by-law. The Engineering Division will prepare a notice to property owners on this portion of Korah Road, and also to local trucking firms. After the notices have been circulated, a By-Law amendment will be recommended to Council.

2014 04 28

Korah Road Truck Route Class Review

Page 2

IMPACT

There is no impact to City budgets for this altered truck route designation.

STRATEGIC PLAN

The control of truck traffic on City streets is linked to the Transportation Network Improvements objective under the Developing Solid Infrastructure strategic direction.

RECOMMENDATION

Be it resolved that Korah Road be downgraded from a Class A truck route to a Class B truck route between Wallace Terrace and Second Line, and staff proceed with the public notice required under the environmental assessment process.

Respectfully submitted,



Don J. Elliott, P. Eng.
Director of Engineering Services

Recommended for approval,



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning Department

Recommended for approval



Joseph M. Fratesi
Chief Administrative Officer

DE/bb
Attach

April 4, 2014

Project # 188030

Mr. Don Elliott
Director, Engineering Services
The Corporation of the City of Sault Ste. Marie
99 Foster Drive, 5th Floor
Sault Ste Marie, ON P6A 5N1

Dear Mr. Elliott:

Re: Korah Road Truck Route Class Review

The City of Sault Ste. Marie has retained HDR to provide traffic advice on a potential change in truck route classification on Korah Road from Second Line to Lyons Avenue.

The purpose of this letter is to provide our engineering judgment as to the impact on traffic conditions with the proposed change in truck route classification from Class A (Operates 24 hours, 7 days a week) to Class B (Operations 7AM to 8PM, Monday to Saturday).

The subject Class A truck route along Korah Road extends 850m between Second Line W and Lyons Avenue as illustrated in the context of the City's Truck Route Map (By-Law 77-200 Schedule N-1) in **Exhibit 1**, and in the local street and neighbourhood context in **Exhibit 2**.

As the change only impacts truck traffic during specific hours of the day, the City of Sault Ste. Marie provided traffic counts by vehicle classification to determine how many vehicles may potentially be impacted by the change. The count provided was undertaken on Monday May 30, 2011 to Tuesday May 31, 2011 on Korah Road north of Douglas Street. The data provided is summarized in **Table 1** (on page 3). As seen in this table, heavy truck usage is minimal during restricted hours (for this sample day) with a total of 5 heavy trucks recorded between the 8PM and midnight, and no truck movement recorded between midnight and 7AM.

The change in classification along Korah Road, illustrated in **Exhibit 1**, would impact trucks wishing to access any commercial land uses along Korah Road or travelling between Second Line W and Wallace Terrace / Lyons Avenue outside of the Class B truck route hours. The closest access between these two streets is Carmen's Way, which is about 1.5km away from Korah Road on Second Line and 1.1km away from Korah Road on Lyons Avenue. Given that a relatively small number of trucks today have been observed to use Korah Road during Class B restricted hours, the change in Truck Route class would have nominal impact that can be mitigated by using an alternative route via Carmen's Way. Carmen's Way provides

unlimited Class A access between Second Line and Wallace Terrace / Lyons Avenue, and is only a maximum 1.1 to 1.5km detour for trucks approaching from west of Korah Road.

As seen in **Exhibit 2**, from a local street or neighbourhood context, we do not anticipate any high demand for heavy truck usage beyond the observed usage noted in **Table 1**. Korah Road between Connaught Avenue and Douglas Street is largely fronted by residential houses and would not require heavy truck access during Class B restricted hours. Commercial uses close to both Second Line and Lyons Avenue may require overnight deliveries which would be impacted by the change; however, our opinion is that this impact is likely minimal. Finally, the Tenaris Algoma Tubes facility on the south side of Wallace Terrace west of Korah Road may be impacted by the restriction where heavy vehicles may wish to access Second Line; however as noted previously, these vehicles may detour to Carmen's Way.

The City has also observed a noticeable reduction in the number of trucks using Korah Road following the construction of Carmen's Way. The majority of trucks that use Korah Road do so during the hours compliant to a Class B standard and this is verified in the traffic data documented in this letter. Furthermore, Essar Steel has a more direct connection from its Truck Gate-2 off Patrick to Lyons via Carmen's Way leading north to Second Line and Highway 17N and E or south to the International Bridge to USA. Finally, Tenaris Algoma Tubes uses Wallace Terrace following a similar route.

Therefore, based on the findings of the above traffic analysis, the proposal to downgrade Korah Road from a Class A truck route to a Class B truck route would not have any significant traffic impacts and from this perspective may proceed with a Schedule A+ EA

It is noted that a Schedule A+ EA is limited in scope with minor environmental effect and considered pre-approved and may be implemented without the need for a full Municipal Class EA process. Prior to implementation however, the public must be notified.

Yours truly,

HDR Corporation



Carl Wong, P.Eng.
Associate Vice President
Traffic Lead - Canada

Encl.

Table 1: Korah Road Traffic Count by Vehicle Class

Exhibit 1: Korah Road Truck Route – City Truck Route Context

Exhibit 2: Korah Road Truck Route – Neighbourhood Context Map

cc: Jerry Dolcetti, City of Sault Ste. Marie
Andy Starzomski, City of Sault Ste. Marie
Carl Rumiell, City of Sault Ste. Marie
Elizabeth Szymanski, HDR
Jonathan Chai, HDR

Table 1: Korah Road Traffic Count by Vehicle Class

Start Time (2011-5-30 to 2011-5-31)	Light Vehicles & Single Axle Trucks	Heavy Trucks (> 1 Axle)	Total Vehicles
10:00	294	2	296
11:00	351	4	355
12:00	401	2	403
13:00	408	8	416
14:00	431	4	435
15:00	461	5	466
16:00	486	1	487
17:00	425	0	425
18:00	302	3	305
19:00	251	1	252
20:00	207	2	209
21:00	187	0	187
22:00	104	2	106
23:00	76	1	77
0:00	40	0	40
1:00	27	0	27
2:00	15	0	15
3:00	5	0	5
4:00	16	0	16
5:00	49	0	49
6:00	108	0	108
7:00	188	5	193
8:00	328	15	343
9:00	337	11	348
10:00	386	11	397
11:00	396	6	402
12:00	433	4	437
Legend			
	Class B Truck Route Allowed Hours (7AM-8PM Monday to Saturday)		
	Class B Truck Route Restricted Hours (8PM-7AM Monday to Saturday)		

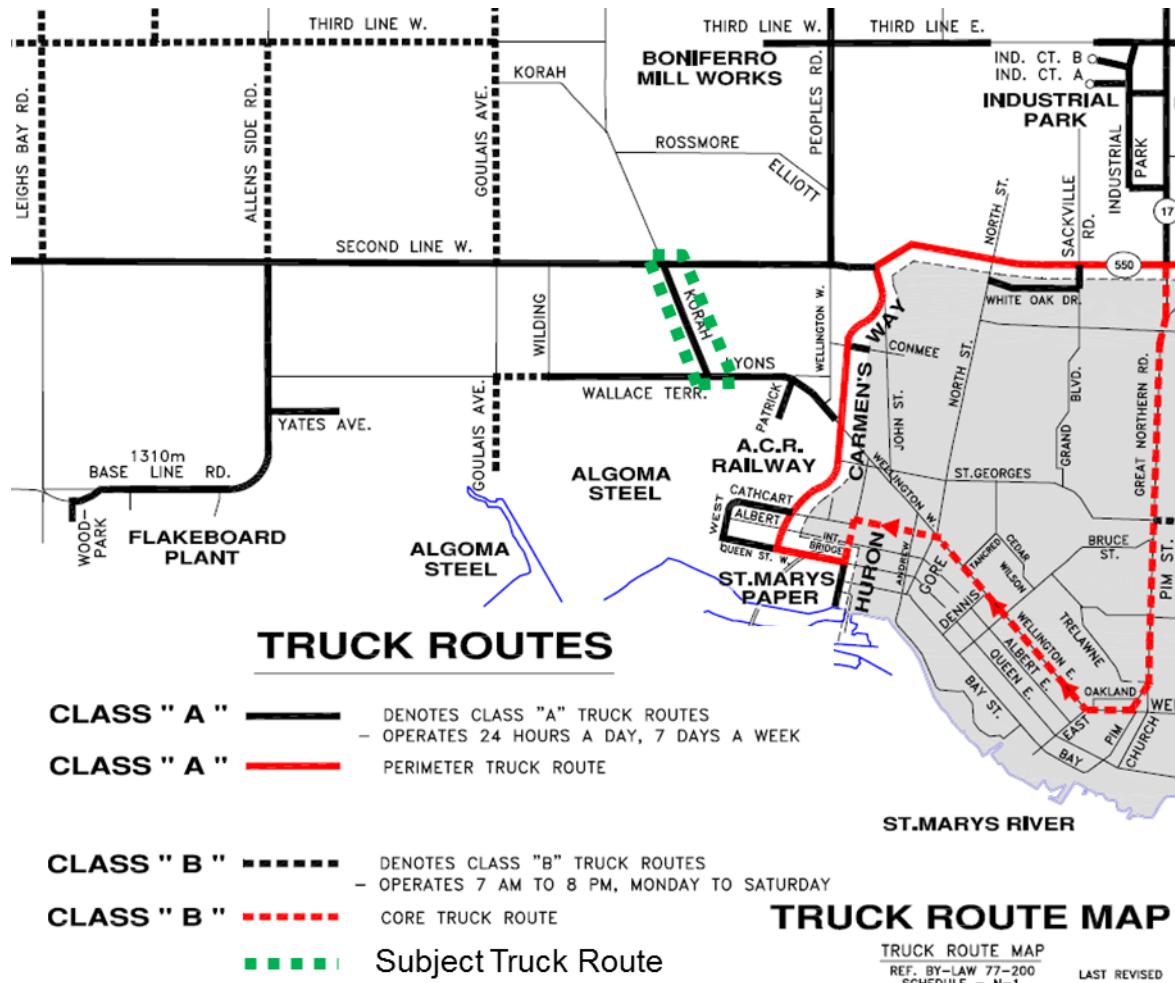


Exhibit 1: Korah Road Truck Route – City Truck Route Context



Exhibit 2: Korah Road Truck Route – Neighbourhood Context Map



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Don Elliott

DEPARTMENT: Engineering and Planning Department

RE: Biennial Bridge Structural Inspections – Consulting Engineering Agreement

PURPOSE

The purpose of this report is to recommend that Council authorize an agreement with Tulloch Engineering for completion of the biennial inspection of bridges and other structures

BACKGROUND

The City is mandated to conduct structural inspections of our bridges every two years. Our inventory includes 34 bridges and box culvert road crossing structures, as well as 9 pedestrian bridges. In 2008 the City was advised by the Ministry of Transportation of an incident in southern Ontario involving the collapse of an overhead sign structure. Accordingly, we also inspect our 33 overhead sign structures during the biennial bridge inspection program. We also include a structural review of high mast lighting structures at our sports fields.

ANALYSIS

It is appropriate for the City to retain a structural specialist to conduct the mandated bridge inspections and report preparation. These are typically done on even numbered years, while we conduct similar inspections on concrete aqueducts in odd numbered years. We are in receipt of a quotation from Tulloch Engineering to complete the required 2014 inspection. Staff at this firm (formerly M R Wright and Associates) has completed these inspections and produced the biennial bridge inspection reports for many years.

IMPACT

The estimated fee is \$48,300 plus non rebateable HST. We have included an amount of \$50,000 in the 2014 Miscellaneous Construction budget to cover this expense.

2014 Biennial Bridge Inspections

2014 04 28

Page 2.

STRATEGIC PLAN

Biennial inspection of bridge structures is linked to the Transportation Network Improvements Objective under the Developing Solid Infrastructure Strategic Direction.

RECOMMENDATION

Resolved that the report of the Director of Engineering Services dated 2014 04 28 concerning 2014 Biennial Bridge Inspections be received as information and that the City retain Tulloch Engineering to complete the 2014 biennial bridge inspections for the estimated fee of \$48,300 excluding tax.

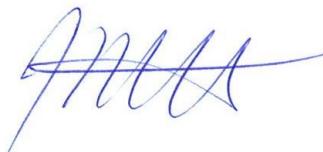
An engineering agreement will be brought to Council at a future meeting

Respectfully submitted,



Don J. Elliott, P. Eng.
Director of Engineering Services

Recommended for approval,



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning Department

DE/bb



COUNCIL REPORT

2014 04 28

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Carl Rumieli, P. Eng., Design and Construction Engineer

DEPARTMENT: Engineering and Planning Department

RE: Contract 2014-7E Town Line and Base Line Bridge Replacements

PURPOSE

The purpose of this report is to obtain approval to award Contract 2014-7E, the replacement of Municipal Bridges No. 12 and No. 13 on Town Line and the replacement of Municipal Bridges No. 14 and No. 15, on Base Line.

BACKGROUND

Council is aware the City shares four 90-year-old single lane bridges equally with the Township of Prince. The Minister of Rural Affairs through the Municipal Infrastructure Investment Initiative (MIII) has agreed to fund a maximum of 90% of this project (up to \$3,492,000). The balance is to be split equally between the City and Prince.

Tenders received for Contract 2014-7E were opened at a public meeting Thursday, April 17, 2014 at the Civic Centre in the Steelton. Present at the opening was Councillor Marchy Bruni as well as City staff and contractor representatives.

ANALYSIS

A total of three (3) tenders were received. All tenders submitted were found to be complete and are summarized on the attached report. The low tender of **\$3,741,807.88** (including HST) was received from Avery Construction Limited. This is above the pre-tender estimate of \$3,562,661.45.

IMPACT

When recoverable HST is removed and an allowance for Engineering is added, the cost to complete this project is projected to be **\$3,740,613**. Of this amount, \$3,366,552 will be covered by the Province and the City and Prince Township will cover \$187,031 each. This is slightly below the 2014 budget allowance for this work.

Town Line and Base Line Bridge Replacements

2014 04 28

Page 2

STRATEGIC PLAN

This is linked to the Strategic Plan through Objective 1B – Transportation Network Improvements.

RECOMMENDATION

Be it resolved that Contract 2014-7E be awarded to Avery Construction Limited.

By-law **2014-90** authorizing execution of the Contract and By-law **2014-91** authorizing a road closures of Municipal Bridges No. 12 and No. 13 on Town Line and No. 14 and No. 15, on Base Line (as required over the next two years), have been placed on the Agenda for your consideration

Respectfully submitted,



Carl Rumiell, P. Eng.
Design and Construction Engineer

Recommended for approval,



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning Department

CR/al



COUNCIL REPORT

2014 04 28

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Carl Rumiel, P. Eng., Design & Construction Engineer

DEPARTMENT: Engineering and Planning Department

**RE: CONTRACT 2014-5E
QUEEN STREET IMPROVEMENTS (PIM STREET TO 250 METERS EAST OF GRAVELLE STREET)**

PURPOSE

The purpose of this report is to obtain approval to award Contract 2014-5E, Queen Street Improvements from Pim Street to 250 meters east of Gravelle Street.

BACKGROUND

In the current Five Year Capital Road Reconstruction Plan, the third phase of the Queen Street Improvements is planned to proceed. The first two phases of Queen Street were for reconstruction from Pim Street to Pine Street awarded in 2012 and 2013. This project is primarily the resurfacing of Queen Street from Pine Street to the Sault Ste. Marie Country Club. It also includes the section of reconstruction from Riverview Avenue to Pine Street which the contractor from phase two was unable to complete. Through provisions in the Phase 2 contract, the City shall attempt to recover any added costs generated due to last year's default in completing the project in addition to the liquidated damages already collected.

Tenders received for Contract 2014-5E were opened at a public meeting Wednesday, April 16, 2014 in the Thompson Room of the Civic Centre. Present at the opening was Councillor Steve Butland as well as City staff and contractor representatives.

ANALYSIS

A total of two (2) tenders were received. Both tenders submitted were found to be complete and are summarized on the attached report. The low tender of **\$4,782,102.16** (including HST) was received from Pioneer Construction Limited.

Queen Street Improvements

2014 04 28

Page 2

This is above the consultant's pre-tender estimate of \$4,373,410.75. The resurfacing of Queen Street provides an opportunity to improve two components of our infrastructure; one, the waterproofing of the roof of the Clark Creek aqueduct crossing; and two, the provision of two air release valves on the Clark Creek sanitary pump station forcemain. These valves are intended to prevent the premature deterioration of the forcemain. Also, Algoma University needs to add a sewer main connection at its cost.

IMPACT

When recoverable HST, PUC costs and costs being covered by Algoma University are removed and allowances for engineering and utility relocates are added, the City's cost to complete Queen Street is projected to be **\$4,047,438.29**. This amount includes the supplemental work of air release valves in the amount of \$291,397.47 and waterproofing of the Clark Creek aqueduct in the amount of \$86,697.68. These amounts were not included in the original budget for Queen Street. The air release valves can be covered under the 2014 Sewer Surcharge budget and the waterproofing can be covered under the Urban Only levy surplus. Further, the final asphalt surface from Phase 1 and 2 has been added to this project which also adds to the budget. At this time, we estimate that this project is \$815,000 over the budget allowances.

We will be awarding four other reconstruction projects in the coming weeks and we may see under runs that may help cover these over runs. We will track all the 2014 projects to ensure the overall program is projected to be on budget.

STRATEGIC PLAN

This is linked to the Strategic Plan through Objective 1B – Transportation Network Improvements.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Be it resolved that Contract 2013-5E be awarded to Pioneer Construction Limited. By-law **2014-92** authorizing execution of Contract 2014-5E Queen Street East Improvements and By-law **2014-93** authorizing the road closure of Queen Street East (Riverview Avenue to Pine Street) from May 1, 2014 until August 1, 2014 have been placed on the Agenda for your consideration.

Respectfully submitted,



Carl Rumiel, P. Eng.

Recommended for approval,



Jerry D. Dolcetti, RPP

Queen Street Improvements

2014 04 28

Page 3

Design and Construction Engineer

Commissioner
Engineering & Planning Department

April 21, 2014

Mr. C. Rumiel, P. Eng.
City of Sault Ste. Marie
Engineering Department
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5N1

Dear Mr. Rumiel:

Project No: 60311751

Regarding: Queen Street Improvements (Pim Street to Gravelle Street)
Contract No. 2014-5E
Tender Report

We have reviewed the tenders received by the City Clerk's office on Wednesday, April 16, 2014 for the above contract and present herewith our Tender Report.

1.0 Introduction

Contract No. 2014-5E – Queen Street Improvements (Pim Street to Gravelle Street) consists of supplying all materials, labour and equipment for the upgrades to approximately 4,000 meters of roadway including removals, grading, granulars, concrete curb and sidewalk, sewers and watermains, traffic signals, full-depth reclamation with expanded asphalt stabilization, hot mix asphalt, pavement markings, and associated appurtenances.

The tender advertisement was published in the Sault Star on Saturday, March 22, 2014 for notification to prospective bidders of the availability of the tender documents. The tender documents were also available for review by potential bidders at the Sault Ste. Marie Construction Association, Sudbury Construction Association, and the Consultant's office.

A total of nine (9) Contractors, Subcontractors and Suppliers picked up tender documents during the tender period following submission of the \$50.00 refundable deposit. Plan takers consisted of eight (8) contractors, and one (1) supplier.

During the tender period, there were a few questions from plan takers regarding the project scope that were subsequently clarified by an addendum. One Addendum was issued by the Consultant to address issues/questions raised by the plan takers and to incorporate a few minor scope related changes.

2.0 Summary of Tenders

Two (2) Contractors submitted sealed tenders for Contract No. 2014-5E to the City Clerk's office prior to the closing time of 3:00 p.m. on Wednesday, April 16, 2014. The tenders were publicly opened at 3:15 p.m. on the same day by Councillor Butland in the presence of City and Consultant staff as well as representatives of the bidding Contractors. At the time of the tender opening, the Total Tender Values were read and the tenders were reviewed to ensure they included the required \$200,000 tender deposit and agreement to bond.

The tender deposits, which were in the form of certified cheques, were retained by the City while the balance of the tender submissions were provided to the Consultant for a further review of each tender submitted.

The following were the results of the submitted Total Tender Prices, including HST, in ascending order of bid price:

1.	Pioneer Construction Inc.	-	\$4,782,102.16
2.	Ellwood Robinson Limited	-	\$4,803,666.44

It should be noted that the Total Tender Price for each includes a contingency allowance of \$120,000 along with various provisional items.

The Engineer's tender estimate for this Contract was \$4,373,410.75 (incl. HST) which was compiled based on prices from the previous Queen Street contracts and other City miscellaneous paving contracts. A General Summary of Tender Prices for each of the above tenders along with the Engineer's tender estimate is attached as Appendix 1. The original copies of all tenders received are attached to this report, for the City's records.

3.0 Review of Tenders Received

The tenders were reviewed to verify all tender submission requirements were complied with as stipulated in the Information to Tenderers. A Summary of the review is attached as Appendix 2. The following specific comments are noted:

1. Both tenders were properly signed, sealed and executed.
2. The tenders were checked for mathematical errors. None were found.
3. The Instructions to Tenderers indicated that all tenders were to include a \$200,000 tender deposit in the form of a certified cheque. Both tenders complied with submission of the required certified cheques.
4. The tender document called for submission of Statements 'A' to 'D' which outline the tenderers' related work experience, supervisory staff, available construction equipment and proposed sub-contractors. Both tenderers filled in the appropriate statements or attached separate breakdowns.

5. The tender also included Statement 'E' for alternative prices. Neither of the submissions included alternative pricing.
6. The tenderers were required to provide an Agreement to Bond from a Surety Company certifying that they are able to obtain the required 100% Performance and 50% Labour and Material Payment bonds. An Agreement to Bond was attached to each tender submitted.
7. The tenderers were to provide a completed Statement of Canadian Content. Both tenderers submitted the required form.
8. All tenderers were required to acknowledge any Addenda received during the tender period. Both tenderers confirmed receipt of Addendum No. 1.

3.0 Low Bidder Experience

The low tenderer, Pioneer Construction Inc., is a well-known local Contractor who has completed numerous City contracts in the past including the 2008 and 2009 Wellington Street Reconstruction contracts.

Pioneer has identified a number of subcontractors to complete various tasks under the contract including Palmer Group for roadwork and pipe work, Roto Mill for the in-place asphalt reclamation, Tranberg for landscaping, Double 'S' for traffic signals, McLeod for the forcemain taps and Maverick for the aqueduct waterproofing. All listed subcontractors have completed contracts for the City in the past.

4.0 Tender Estimate

The low tender amount of \$4,782,102.16 (incl. HST) is higher than the Engineer's tender estimate by \$408,691.40 (incl. HST) or approximately 9%. It is believed that the higher tender amount relative to the engineering estimate was related to the number of bidders resulting in less competitive pricing and the very high costs for several supplementary items that were added to this contract as outlined below.

The contract includes supplementary work to be undertaken for the City (ie. forcemain combination air valves & Clark Creek aqueduct), PUC Services (ie: waterworks) and Algoma University (ie. new sanitary service to their facility). The total costs (excl. HST) for the City portion of the contract is \$3,887,435.50 which includes a contingency allowance, various provisional items and other supplementary items including waterproofing of the Clark Creek aqueduct and the construction of two combination air valve chambers on the Pim Street P.S. sanitary forcemain. The tender costs for the supplementary items for the City as well as the new sanitary service for Algoma University were much higher than the estimates for these items.

A breakdown of low tender prices for various projects included under this contract is included under Appendix 3.

5.0 Conclusions

In summary, based on our detailed review of the tenders submitted, we recommend the following:

1. The required by-law be passed by Council as per the attached Form of Agreement for execution of the related construction contract; and
2. AECOM be authorized to issue an award letter to the successful Contractor which will include requirements for the Contractor to submit the required contract documentation (ie: bonds, insurance, etc.) and prepare the related contracts for signing by both parties.

We hope you find this report acceptable, although, please do not hesitate to call should you have any questions regarding the contents of this Tender Report.

Yours very truly,
AECOM Canada Ltd.



Darrell Maahs, C. Tech.
Project Manager

DRM:nm

Encl.

DM:nm
Encl.



COUNCIL REPORT

2014 04 28

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Catherine Taddo, P. Eng., Land Development & Environmental Engineer

DEPARTMENT: Engineering and Planning Department

RE: ELEMENTA LEASE EXTENSION

PURPOSE

The purpose of the report is to advise Council of a request from Elementa Group Inc. for a Lease Extension for the sole purpose of facilitating equipment storage at the energy from waste (EFW) pilot plant site located at the landfill.

BACKGROUND

The following information summarizes the approval dates for the original Lease and Lease Extensions for the pilot plant site:

- On March 6, 2006, City Council approved a Lease between the City and Enquest Power Corporation Inc. (now Elementa) for the pilot plant site, under By-law 2006-48;
- On February 12, 2007, City Council passed a resolution which extended the term of the Lease for a period of 365 days from the commencement date of operation as defined in the Certificate of Approval of the Ministry of the Environment;
- On February 9, 2009, City Council authorized a Lease Extension Agreement and passed a resolution, extending the Lease for a term of six months beyond the allowable operating period of the Certificate of Approval, and further authorizing a 30 day grace period;
- On February 22, 2010, Council approved a Lease Extension Agreement under By-law 2010-37, in accordance with the resolution of February 9, 2009;

- On October 24, 2011, Council passed a Resolution approving an extension of the lease for a fourteen month period, from February 22, 2012, to April 22, 2013, and;
- On April 22, 2013, Council passed a Resolution and approved a lease extension until October 21, 2013.
- On January 20, 2014, Council passed a Resolution and approved a lease extension until April 1, 2014.
- On March 24, 2014, Council passed a Resolution and approved a lease extension until April 30, 2014.

Currently, Battelle is finalizing details for receiving Elementa equipment from the pilot facility. The intent of the two companies is to relocate the pilot plant equipment to West Jefferson, Ohio, and to work together in relation to the proposed commercial plant in Sault Ste. Marie. In order to facilitate relocation of the equipment, additional time is required. A further lease extension has been requested to May 30, 2014.

ANALYSIS

Elementa Group Inc. has requested that the City move ahead with an additional amendment to the Lease at the landfill. It is recommended that any proposed extension to the Lease Agreement from May 1, 2014 to May 30, 2014 be subject to the following conditions:

- Elementa Group Inc. agrees that there will be no requests for future expansion of the pilot plant, or development of a smaller scale commercial facility at the landfill;
- Elementa Group Inc. agrees to remove the equipment in accordance with the terms of the original Lease by May 30, 2014;
- Elementa Group Inc. ensures that the building and its contents remain insured, and that the building is regularly inspected;
- Elementa Group Inc. ensures that either the building remains heated, or that the building services are properly winterized, as may be required;
- Elementa Group Inc. remains responsible for all utility bills up to the Lease expiry date, or until such time as the building is officially transferred back to the City subsequent to the removal of the existing equipment, and;

- Elementa Group Inc. facilitates a final walk-through with City staff prior of transfer of the building.

IMPACT

There is no impact to the budget.

STRATEGIC PLAN

The Elementa Group Inc. Lease Agreement is not linked to the Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Be it resolved that the report of Land Development and Environmental Engineer concerning the Elementa Lease Extension be received, and the request for a Lease extension for the period of May 1, 2014 to May 30, 2014 be approved, subject to the conditions stated in the report

Respectfully submitted,



Catherine Taddo, P. Eng.
Land Development and
Environmental Engineer

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner
Engineering and Planning
Department

cc. Nuala Kenny, City Solicitor, Legal Department
Susan Hamilton Beach, P. Eng., Deputy Commissioner,
Public Works & Transportation



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Don Elliott, P. Eng.

DEPARTMENT: Engineering and Planning Department

RE: Resurfacing of City Streets – 2014

PURPOSE

The purpose of this report is to obtain Council approval of the planned 2014 road resurfacing program.

BACKGROUND

Each year, the majority of the \$1M miscellaneous construction budget is allocated to road resurfacing. As noted in previous reports, miscellaneous construction funds allocated to resurfacing are rapidly becoming insufficient to meet the needs as the budget is not keeping pace with rising construction costs. The Engineering Division foresees several road sections on arterial roads which will require resurfacing within the next few years. In order to meet the immediate demand, some additional funds were set aside for road resurfacing in the 2014 capital construction program approved on 2013 06 10, to resurface more streets in 2014 than the miscellaneous budget will allow.

There is a surplus of capital funds from previous capital works programs that can be used for resurfacing. The surpluses are primarily from contract values being less than the engineering estimates, and underspent contingency funds. Further, at the 2014 04 14 budget meeting Council approved that \$925,000 of the budget surplus be applied to the resurfacing of Great Northern Road.

At the request of Public Works and Transportation, the Engineering Division will once again be administering the 2014 \$300,000 surface treatment program. This program is for resurfacing class C roadways. The City has many class C road sections that do not have a proper asphalt surface, but rather a surface treatment of tar and gravel. It is an inexpensive means of putting a hard surface on low volume roads, but it does not work well on higher volume roads, especially when they are bus routes, or when they are near schools.

As reported to Council at the 2014 02 18 meeting, the Engineering Division sees merit in converting high volume class C surface treated roads to asphalt surfaced class B roads. A portion of the resurfacing budget will once again be used for this purpose in 2014.

ANALYSIS

The resurfacing program for the 2014 construction season will include the following streets:

Class A:

These street sections will be resurfaced using an asphalt recycling technique, including a 50 mm layer of new surface asphalt, or mill and overlay as noted. The pavement recycling method employed will provide recycled asphalt that can be donated as a base course to class B streets listed below, or stockpiled for future resurfacing projects.

- Great Northern Road from Second Line to Third Line – full width resurfacing: This is a former connecting link that is overdue for a new asphalt surface. The project will include a sidewalk on the west side of the road to be funded from the urban-only levy surplus;
- Pine Street from Willoughby to Civic 700 – mill and overlay full width patch;
- Pim Street from Ontario Ave to Summit Ave – mill and overlay northbound lanes only;

Class B:

These streets will be pulverized and paved with donated asphalt from other projects, followed by a layer of new surface asphalt. Several of these roads are bus routes, and a class B surface will provide more longevity.

- Base Line from Town Line to Carpin Beach Road – pulverize and re-pave;
- Fourth Line West from Civic 887 to Goulais Ave – pulverize and re-pave;
- Anna Street from Manitou Dr. to north limit – convert from surface treatment to class B;
- Manitou Drive from Anna to north limit – convert from surface treatment to class B;
- Frontenac Street from Adeline to west limit of Batchewana First Nation – convert from surface treatment to class B;
- Fournier Road from Trunk Road to Queen Street – convert from surface treatment to class B.

Class C:

The following streets are due for replacement of surface treatment. They will all be completed if the project budget allows:

- Borden Avenue from West Balfour Street to 30m south of creek
- Vera Street from Adeline Avenue to east limit
- River Road from Fournier Rd to north limit
- Connor Road from Sixth Line to east limit
- Falldien Road from Queen Street to River Road

MacDonald Avenue Sidewalk:

In accordance with the direction of Council at the budget meeting of 2014 04 14, the construction of a sidewalk on the south side of MacDonald Avenue from Pine Street westerly to the first private entrance.

IMPACT

As reported to Council in Commissioner Freiburger's 2014 04 14 budget report, there are surpluses from both the 2012 and 2013 capital programs. It is proposed that \$1,360,000 of it be used in 2014 for resurfacing. Council also approved \$925,000 from the 2013 budget surplus be applied to resurfacing Great Northern Road north of Second Line. These amounts along with the capital and miscellaneous amounts in the 2014 budget bring the 2014 resurfacing budget to \$3.87M. These are construction funds as the contracts are administered and inspected in-house by engineering technical staff.

The following amounts contribute to the resurfacing budget:

2014 misc. construction resurfacing allowance	\$ 685,000
2014 surface treatment allowance	\$ 300,000
Resurfacing allowance in 2014 capital budget	\$ 300,000
Surpluses from 2012 and 2013 capital programs	\$1,360,000
Surplus from urban-only levy (GNR sidewalk)	\$ 300,000
Surplus from 2013 budget (approved 2014 04 14)	\$ 925,000
Total	\$3,870,000

STRATEGIC PLAN

Road resurfacing is linked to the Transportation Network Improvements objective under the Developing Solid Infrastructure strategic direction.

RECOMMENDATION

Resolved that the report of the Director of Engineering Services dated 2014 01 28 concerning the 2014 resurfacing of city streets be accepted as information and that Council approve the 2014 \$3.87M program with funds to come from the miscellaneous construction allowances for resurfacing and surface treatment, the 2014 capital resurfacing allowance, and surpluses from the previous capital and urban-only levies.

Respectfully submitted,



Don Elliott, P. Eng.
Director of Engineering Services

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Dept.

/bb



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Matthew Caputo, Solicitor/Prosecutor

DEPARTMENT: Legal Department

RE: Building By-laws - Housekeeping

PURPOSE

The purpose of this report is to recommend that City Council repeal various by-laws that are no longer necessary.

BACKGROUND

On January 9, 2012, City Council passed By-law 2012-10. This is the Yard Maintenance By-law for the City of Sault Ste. Marie. This by-law repealed By-law 76-185, which previously dealt with those issues. A further review has determined that there are a number of by-laws that remain in force which amended By-law 76-185.

ANALYSIS

Because By-law 76-185 was repealed, the by-laws which amend By-law 76-185 should be repealed for accuracy.

IMPACT

Not applicable.

STRATEGIC PLAN

Not applicable.

RECOMMENDATION

Resolved that By-law 2014-74, being a by-law to repeal various by-laws, be passed in open Council this 28th day of April, 2014.

Report to Council – Building By-law - Housekeeping

2014 04 28

Page 2.

Respectfully submitted,



Matthew Caputo
Solicitor/Prosecutor

Recommended for approval,



Nuala Kenny
City Solicitor

MC/cf

Staff/Reports/2014/B1.10 Building - Housekeeping



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Matthew Caputo, Solicitor/Prosecutor

DEPARTMENT: Legal Department

RE: Delegated Authority to the Planning Director - Housekeeping

PURPOSE

The purpose of this report is to recommend City Council repeal By-law 2004-195 as it is no longer necessary.

BACKGROUND

On March 24, 2014 City Council passed By-law 2014-56. This by-law designates signing authority to the Planning Director or his designate for the purpose of executing Site Plan, Subdivision and Condominium Agreements. The new by-law repealed two earlier by-laws that designated signing authority but were no longer accurate.

A further review has determined that By-law 2004-195 should also have been repealed but was omitted from the list of repealed by-laws.

ANALYSIS

By-law 2004-195 should be repealed for accuracy.

IMPACT

Not applicable.

STRATEGIC PLAN

Not applicable.

RECOMMENDATION

Resolved that By-law 2014-72, being a by-law to repeal By-law 2004-195, be passed in open Council this 28th day of April, 2014.

Report to Council – Planning – Delegated Authority - Housekeeping

2014 04 28

Page 2.

Respectfully submitted,



Matthew Caputo
Solicitor/Prosecutor

Recommended for approval,



Nuala Kenny
City Solicitor

MC/cf

Staff/Council reports/2014/Delegation to Planning Director(housekeeping) apr28.14



COUNCIL REPORT

2014 04 28

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Denis Desrosiers, Court Liaison Supervisor

DEPARTMENT: Legal Department

**RE: RFP FOR PROFESSIONAL COLLECTION SERVICES – POA
(2012LPO1P)**

PURPOSE

The purpose of this report is to request Council's approval of an extension of the Collection Services Agreement for Provincial Offences Act Fines ("Agreement") for Provincial Offences Act fines between the City and IQOR Canada Ltd. ("IQOR"). The extension would be from May 1, 2014 to April 30, 2015 for the services currently provided.

BACKGROUND

An RFP for the Professional Collection Services of *Provincial Offences Act* fines closed on February 17, 2012. Council accepted the recommendation contained in the Report to Council dated April 16, 2012 from Tim Gowans, Manager of Purchasing, and awarded the tender for Professional Collection Services to IQOR. Council subsequently passed By-law 2013-69 which authorized the Agreement for a term of one (1) year and the renewal of the Agreement for a further period of one (1) year commencing May 1, 2013 and ending on April 30, 2014.

Section 1 of the Agreement contains a renewal clause which states that the Agreement shall renew on May 1st of each year thereafter upon the same terms, covenants and provisions, upon the mutual agreement of the City and IQOR, so long as the Agreement is not previously cancelled or terminated and so long as IQOR has complied with and performed all conditions as set out in the Agreement.

ANALYSIS

Previous collections contracts with the City have consistently been renewed annually by both parties for three (3) years following the initial term. Renewing this Agreement would be consistent with past practice. In terms of IQOR's

RFP FOR PROFESSIONAL COLLECTION SERVICES – POA (2012LPO1P)

2014 04 28

Page 2.

performance, IQOR continues to competently comply with and perform all conditions as set out in the Agreement. Provincial Offences has enjoyed the efficient collection services of IQOR. The Agreement has not been cancelled or terminated to date, thus satisfying the conditions set out in Section 1 of the Agreement to renew the Agreement.

It is recommended that the City renew the Agreement with IQOR for a further period of one (1) year and that in or about February of 2015, the City then tender for a new contract for a term of three (3) to five (5) years starting May 2015.

IMPACT

Third party collection services ensure that defaulted fines continue to be enforced as required under the Memorandum of Understanding with the Province. The Agreement is revenue neutral since all collection costs are paid through commissions added to the defaulted fines.

STRATEGIC PLAN

Collection of Provincial Offences Act fines is not an activity listed in the Corporate Strategic Plan.

RECOMMENDATION

Resolved that the Report of the Court Liaison Supervisor dated April 28, 2014 regarding RFP for Professional Collection Services – POA (2012LP01P) be accepted and that Council authorize the renewal of the Collection Services Agreement for Provincial Offences Act Fines between The Corporation of the City of Sault Ste. Marie and IQOR Canada Ltd. for a further period of one (1) year commencing May 1, 2014 and ending April 30, 2015.

Respectfully submitted,



Denis Desrosiers
Court Liaison Supervisor

Recommended for approval,



Nuala Kenny
City Solicitor



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Nuala Kenny, City Solicitor

DEPARTMENT: Legal Department

RE: Deeming By-law Request For Lots 245-250 Plan 58 Awenge; Hamilton Subdivision

PURPOSE

The purpose of this report is to bring to Council a request received from the owner of lots 245 to 250, Plan 58 Awenge, Hamilton Subdivision.

BACKGROUND

The owner of lots 245 to 250, Plan 58 Awenge, Hamilton Subdivision has requested that the City pass a deeming by-law under Section 50(4) of the *Planning Act* for lots 245 to 250, Plan 58. The effect of the deeming by-law, once it is registered on title, would be that these lots would be treated as one block of land and could no longer be sold as individual lots without the by-law being repealed or by a Committee of Adjustment severance approval.

Lots 245 to 247, Plan 58 were recently sold by the City to the owner of lots 248 to 250, Plan 58. The request to purchase was circulated to Planning, Building, Engineering and the Committee of Adjustment. The City recommended that these lots be sold with the condition that they be a lot addition to the lots currently owned, being lots 248 to 250.

I have attached a portion of Map 232 showing the lots as subject property.

ANALYSIS

N/A

IMPACT

N/A

Report to Council – Deeming By-law Request For Lots 245-250 Plan 58 Awenge;
Hamilton Subdivision
2014 04 28
Page 2.

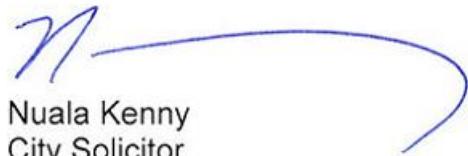
STRATEGIC PLAN

N/A

RECOMMENDATION

Resolved that By-law 2014-79 which has the effect of deeming lots 245, 246, 247, 248, 249 and 250, Plan 58, Awenge, Hamilton Subdivision, as not being part of a plan of subdivision, be passed in open Council this 28th day of April, 2014.

Respectfully submitted,



Nuala Kenny
City Solicitor

NK/da
Attachment

LEGAL\STAFF\COUNCIL REPORTS\2014\DEEMING BY-LAW REQUEST FOR LOTS 245-250 PL 58 AWENGE
HAMILTON SUB PR7.1 DOCX



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Susan Hamilton-Beach, P. Eng Deputy Commissioner

DEPARTMENT: Public Works and Transportation Department

RE: Winter Parking Prohibition

PURPOSE

The purpose of this report is to seek Council's support to extend our current winter parking prohibition. This extension will assist with snow removal and winter cleanup requirements.

BACKGROUND

Currently our winter parking prohibition extends from November 1st to March 31st for the hours of 12:00 o'clock midnight to 6:00 a.m. There are also other 24 hour winter parking prohibitions throughout the city. These extended prohibitions are in place due to safety issues (i.e. narrow streets). Over the last number of years, Public Works and Transportation has struggled with snow removal and winter cleanup when the winter parking prohibition ceases at the end of March.

ANALYSIS

This past winter emphasized the importance of a longer winter parking prohibition. In discussions with Operations Staff it was decided that a longer winter parking prohibition would assist Public Works and Transportation not only with snow removal, but, also with the winter cleanup (i. e. sweeping program). The extension of one month – until April 30th each year is recommended.

IMPACT

The recommendation of this report requires the amendment to a number of sections in Traffic by-law 77-200. All applicable signs are scheduled to be replaced under the Traffic Division sign maintenance budget.

STRATEGIC PLAN

The recommendations of this request are not linked to any activity of the Corporate Strategic Plan.

RECOMMENDATION

Resolved that the report of the Deputy Commissioner dated 2014 04 28 concerning extending the Winter Parking Prohibition be accepted and that Council direct the Legal Department to bring forward the appropriate by-law amendments at a later date.

Respectfully submitted,

Susan Hamilton Beach, P. Eng.
Deputy Commissioner

Recommended for approval,

Larry Girardi
Commissioner



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Donald B. McConnell, MCIP, RPP, Planning Director

DEPARTMENT: Engineering and Planning Department

RE: Condo-1-14 – TVM Sault Inc. – 969 Queen Street East (former Plummer Hospital Site)

PURPOSE

The applicant, TVM Sault Inc. is requesting City Council's approval to exempt the former Plummer Hospital building from the requirements of Sections 51 and 51.1 of the Planning Act concerning draft plans of subdivision and condominium. Section 9(3) of the Condominium Act allows the City, as the approval authority to exempt the applicant from these approvals where appropriate.

BACKGROUND

In 1920 W.H. and Maria Plummer donated their family home "Lynnurst" to the Algoma Benevolent Hospital Association and the Royal Victoria Hospital on Albert Street was moved to Queen Street and renamed the Plummer Memorial Public Hospital. Significant additions to the hospital were completed in 1929, 1952 and 1959. With the opening of the new Sault Area Hospital in 2011, this property was declared surplus and sold to TVM Sault Inc., a subsidiary of the TVM Group.

TVM Group is proposing to convert the building into a 40 unit condominium. Only the original five-story building is the subject of this application. The glass lobby connecting the original building to the two-story building to the east will be demolished.

Attached to this report are the proposed site plan, project perspective and Queen Street elevation.

ANALYSIS

Where an existing building is to be converted to a condominium, the City may grant an exemption to the requirements of the Planning Act provided that the following criteria are satisfied.

1. Conformity with Municipal Regulations: This property conforms to both the Official Plan and Zoning By-law requirements for the intended use as a condominium.
2. The Building is Structurally Sound: As a condition of receiving a building permit, the applicant is required to provide a structural report prepared by a professional engineer on the structural condition of the building.
3. Common Elements Must be of Sound Working Order: In this case, the mechanical components such as the heating, cooling, plumbing and electrical systems are all new and must satisfy the requirements of the Ontario Building Code. New elevators will be installed.
4. Reserve Fund. An appropriate reserve fund in accordance with the requirements of the Condominium Act will be created prior to the sale of any units.

In addition, Section 8(1)(e) of the Condominium Act requires a certificate of an architect that all buildings have been constructed in accordance with the regulations and, if there are structural plans, a certificate of an engineer that all buildings have been constructed in accordance with the regulations.

This property is also subject to Site Plan Control and the applicant will be entering into a site plan agreement with the municipality.

The City would normally ask for a dedication or cash in lieu of parkland as a condition of approval for a new plan of subdivision or condominium. In this case Mr. Sofer, the applicant has suggested that TVM will donate sufficient property to add 6 m to the width of the Hub Trail running through the entire site as well as additional property at the southeast corner for public open space in order to satisfy the parkland requirements for the entire property. This proposal is recommended by staff as it would allow the City to add a landscaped area and seating adjacent to the trail. This will be the subject of a separate report.

IMPACT

The redevelopment of this property into a condominium will create significant additional property tax revenues to the municipality.

STRATEGIC PLAN

The redevelopment of this property does not impact any item identified in the Corporate Strategic Plan.

RECOMMENDATION

Resolved that the report of the Planning Director dated 2014 04 28 be accepted and that City Council exempt the former Plummer Memorial Public Hospital building located at 696 Queen Street East from the requirements of Section 51 and 51.1 of the Planning Act pursuant to Section 9(3) of the Condominium Act

Report to Council – Condo-1-14

2014 04 28

Page 3.

and that the Mayor and City Clerk be authorized to execute a Certificate of Exemption under Section 9(3)(b) of the Condominium Act.

Recommended for approval,



Donald B. McConnell, MCIP, RPP
Planning Director

Pat Schinners
Administrative Clerk

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner Engineering & Planning



SUBJECT PROPERTY MAP

40 UNIT CONDOMINIUM & SITE PLAN PROPOSAL

former PLUMMER HOSPITAL [west wing]
969 QUEEN STREET WEST



METRIC SCALE
1 : 2200

ROLL NUMBER
030-065-002-00

MAP REFERENCE
99 & 1-113

MAIL LABEL ID
A-6-14-Z



riverwalk

CONDOMINIUMS

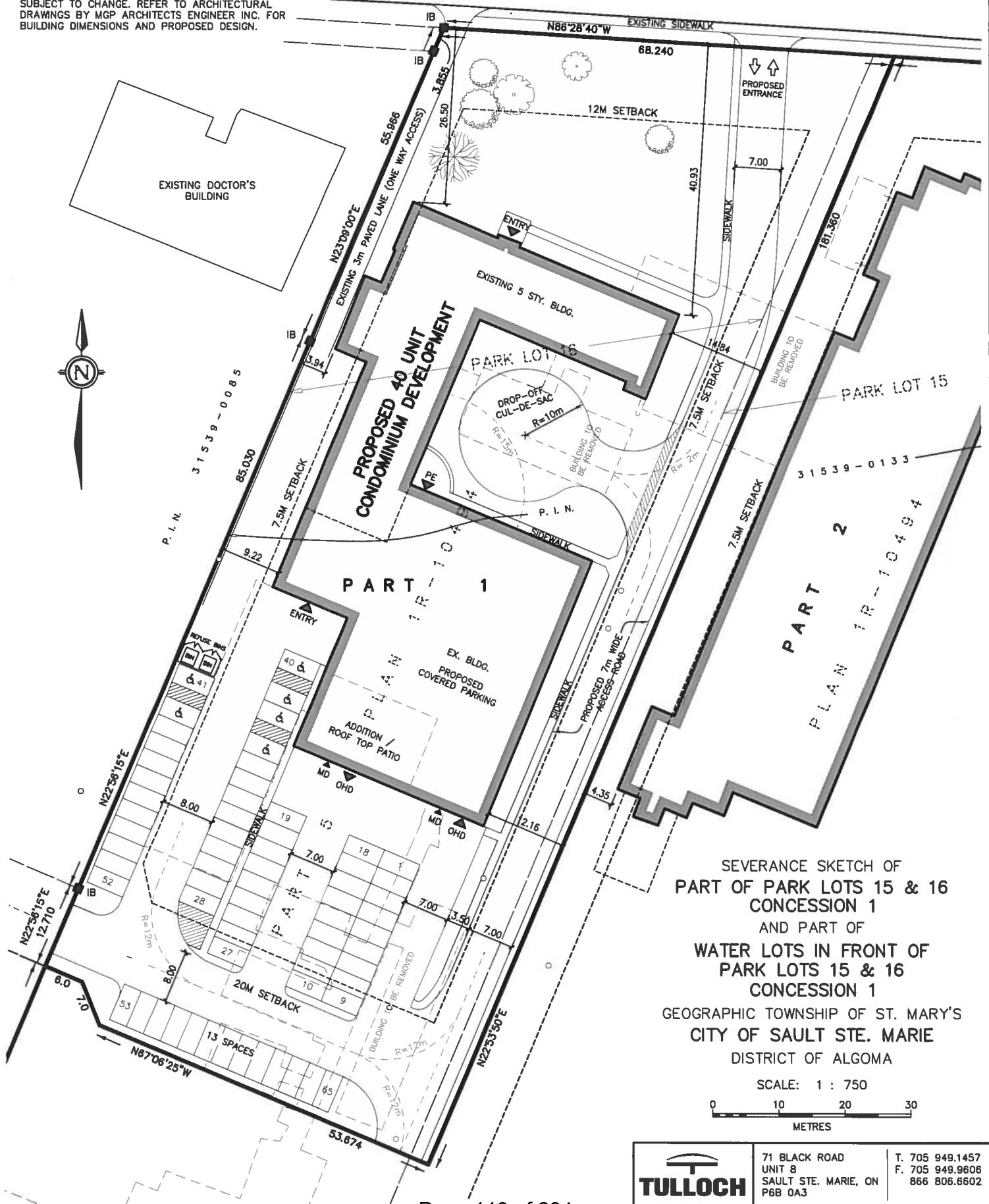


MGP ARCHITECTS + ENGINEER INC.

CAUTION NOTE:

THIS IS NOT A PLAN OF SURVEY AND IS INTENDED TO IDENTIFY SEVERANCE BOUNDARIES ON THE SUBJECT PROPERTY FOR SEVERANCE APPLICATION. THE PARKING LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS BY MCP ARCHITECTS ENGINEER INC. FOR BUILDING DIMENSIONS AND PROPOSED DESIGN.

QUEEN STREET EAST





MGP ARCHITECTS + ENGINEER INC.

NORTH ELEVATION


riverwalk
CONDOMINIUMS
Page 114 of 294

info@theriverwalk.ca www.theriverwalk.ca



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Peter Tonazzo, MCIP, RPP, Planner

DEPARTMENT: Engineering and Planning Department

RE: Application No. A-5-14-Z.OP – Graham Simmons & Laura Newman - 19 Summit Avenue

PURPOSE

The applicants are requesting an Official Plan Amendment and Rezoning of the southern +/- 35m of the subject property to facilitate the creation of three (3) new Single Detached Residential lots along Ontario Avenue.

PROPOSED CHANGE

The applicants, Graham Simmons & Laura Newman are seeking an Official Plan Amendment to 'Policy F1.1' which prohibits development on slopes greater than 25%, and to rezone the subject property from "R1" (Estate Residential Zone) to "R2" (Single Detached Residential Zone) to facilitate a severance application for three (3) new Single Detached Residential lots on Ontario Avenue.

Subject Property:

- Location – The portion of the subject property proposed for development is located on the north side of Ontario Avenue, approximately 123m (404') east of its intersection with Pim Street.
- Size – Through lot with 84m (276') frontage on Ontario Avenue and 33m (108') frontage on Summit Avenue, by 97m (308') depth, totalling approximately 0.57ha (1.4acres).
- Present use – Single Detached Residential
- Owner – Graham Simmons & Laura Newman

BACKGROUND

There have been no previous rezoning applications upon the subject property.

ANALYSIS

Conformity with the Official Plan

There are a number of matters contained within the Official Plan which need to be addressed in relation to this application.

Residential Land Use Designation (Schedule C)

The subject property is designated ‘Residential’ on Land Use Schedule C of the Official Plan. Site specific matters aside, the applicant’s request to rezone the subject property to facilitate the creation of 3 new single detached residential lots conforms to the residential policies contained within the Official Plan. The applicant’s proposal represents an infill development opportunity, with a housing type (single detached residential) that is consistent with housing found throughout the surrounding neighbourhood.

Archaeological Potential

The subject property is within 250m (820') of a known archaeological site, and as per the Cultural Policies, an archaeological review is required in support of this application. A Stage 1 Archaeological Assessment was completed by Woodland Heritage Services Limited. The review concluded that a Stage 2 archaeological assessment is not required. As per Provincial requirements, the Stage 1 Assessment is currently under review by Ministry of Culture. It is recommended that final endorsement from the Province be required as a condition of any approvals.

Development on Slopeland (slope stability, stormwater management & erosion control)

The policies contained within Section 4.6 of the Official Plan address among other things, slopeland development. Policy F.1outlines the following slope specific policies:

1. >25% Slope – no development, dedication to the municipality.
2. 20% - 25% Slope - restricted development and possible dedication to the municipality.
3. 15%-20% Slope – restricted development
4. 10%-15% Slope – site specific controls

The average slope of the subject property is approximately 28%. The slope is slightly steeper on the west side (31%), gradually decreasing to 25% along the eastern portion of the subject property.

Safety concerns were certainly factored into developing the policy; however this was not the only reason. The other consideration was a vision to create trails

and parkspace along the top of the significant slopes throughout the community, similar to places like Quebec City. This park system was also intended to accommodate integrated wildlife corridors throughout the community. The trail portion of this vision has been implemented by the John Rowswell Hub Trail. In terms of parkspace and a wildlife corridor, this particular portion of the ‘Post Nippissing Terrace’, that being the ‘hill area’, is an ‘island’, cut off from other natural areas by existing adjacent urban development. Consequently, the subject property is not considered to be significant wildlife habitat or part of a wildlife corridor. For these reasons, dedication of these lands to the municipality is not appropriate.

Having said this, slope stability, erosion control and drainage concerns are critical factors in reviewing this application. Official Plan policy F.2 addresses erosion and drainage concerns in relation to slope stability:

F.2 - Any application for development of any land that contains slopes over 15% shall be accompanied by an engineering study that addresses the hazards of slope stability at the site, and an Environmental Impact Study (EIS) that shall address all of the environmental concerns.

As previously mentioned, an EIS was not required because a significant portion of the vegetation was removed by a previous owner to facilitate the installation of a new sewer line. Furthermore, the subject property is isolated from other natural wildlife habitats, and as such, this site was determined not to be significant wildlife habitat or a wildlife corridor.

The applicant submitted a ‘Servicing Study Design Brief’ and a ‘Slope Geotechnical Investigation’. Both were completed by Tulloch Engineering in support of this application. The ‘Servicing Study Design Brief’ speaks to the overall servicing of the subject property, with special regard for proposed stormwater management and drainage works. The ‘Slope Geotechnical Investigation’ addresses slope stability concerns and proposes engineered solutions to ensure slope stability, both during and post construction. Copies of the completed studies are available for review through the Planning Division.

The attached letter from Tulloch to the applicant provides a general summary of findings.

Tulloch Engineering concludes that the slope in its current state is stable and has an overall safety factor in excess of the minimum 1.5, as required by the Conservation Authority. It is further noted that development on sloplands can be accomplished without negatively affecting the slope stability, subject to engineered solutions and proper construction methods and procedures. Having said this, Tulloch indicates that such details cannot be determined until a conceptual building layout has been selected. At that time a qualified consultant will be required to develop a feasible solution for foundations and/or soil retaining

structures, in accordance with both City and Conservation Authority requirements.

According to Tulloch, stormwater management will be achieved through the use of standard techniques, as per the City's Stormwater Management Guidelines. More specifically, the specific stormwater management controls and procedures must be designed to reduce the off-property discharge rate to levels equal to the pre-developed (current) flow conditions. As with the slope stability analysis, the actual stormwater management plan cannot be finalized until specific site plans have been finalized, for example, house size/location, permeable areas vs. non-permeable areas etc...

Tulloch Engineering is also suggesting that an erosion/control plan be developed for implementation during the construction phase of the project, prior to development proceeding, once site specific details as outlined above have been selected. The erosion and control plan will consist of any or all of the following:

- Minimizing the exposure time of open cuts.
- Installation of silt fencing around the perimeter of disturbed areas and stockpiles.
- Straw bale and rock flow check dams in any existing drainage channels and near catch basin inlets.

To conclude, according to the reports submitted by Tulloch Engineering Inc. the existing slope is considered stable and engineered solutions can be implemented to ensure that current conditions are maintained, as it relates to slope stability, erosion, and drainage. Having said this, site specific engineering cannot be completed until detailed site plans and building designs are selected. It is important to note that the standard of design is such that the proposed development will at a minimum maintain existing conditions, and not make matters worse in terms of slope stability, erosion and drainage. Having said this, it is hoped that through recommended conditions, the current situation will be improved.

Given the current policies related to development upon lands with an average slope of greater than 25%, an Official Plan Amendment by way of a notwithstanding clause to the slopland policies is required to facilitate the approval of this application.

Comments

Referring to the preliminary site plan attached, in addition to the previously discussed Official Plan Amendment, the applicant is proposing to rezone the southern +/-35m (115') of the subject property from Estate Residential Zone (R1) to Single Detached Residential Zone (R2), in order to facilitate an application to the Committee of Adjustment to create 3 new single detached residential building lots. The proposed zone boundary (rear lot line of proposed lots) is based upon

the top of the defined ‘stable slope’. Each lot will meet the minimum required R2 lot standards in terms of frontage and area. The retained portion, with frontage on Summit Avenue, will also maintain the R1 minimum lot standards. A 5.8m corridor will either remain with the remnant or be registered as an easement, recognizing the existing sewer lateral which services 19 Summit Avenue from Ontario Avenue.

The proposed lots are consistent abutting single detached development upon the slope. Site specific concerns aside, from a land use perspective, this represents an infill development opportunity, with the same form of development (single detached) as found throughout this area.

The proposed lot sizes appear large enough to support single detached development. The lots are in fact larger than those on the south side of Ontario Avenue, which is appropriate given the sloped topography. If this application is approved by Council, a severance application to the Committee of Adjustment will be required. At that time, the proposed parcel pattern will be thoroughly reviewed.

From a planning perspective, the main issues are not based upon the proposed use, but rather concerns arising out of the sloped topography. To this end, a number of conditions are proposed, by not only city staff and outside agencies (as described under consultation), but also the applicant’s consulting engineer. It is within everybody’s best interest to ensure long term slope stability, erosion control and stormwater management, to at least existing standards; however it is anticipated that this development could actually improve erosion and stormwater management issues which currently exist upon the site.

Approval of this application is only the first step towards development. Committee of Adjustment, Conservation Authority, Site Plan Control and Building Permit approvals are also required prior to any development or site alteration. This will allow a series of checks throughout the process, to ensure that appropriate measures are in place both during and after construction.

Consultation

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Building Division, Engineering Department, SSMRCA, PWT, PUC Services, Accessibility Advisory Committee
- No objections/comments – Fire Services, Municipal Heritage Committee, EDC

Generally speaking the majority of the comments received relate to the issues of slope stability, erosion and drainage.

Apart from highlighting the aforementioned issues, the Chief Building Official advises that the previous owner installed a sewer lateral down the slope from 19 Summit Ave. to Ontario Ave, without obtaining any approvals. It is understood that it was this work, coupled with substantial rain events last fall that lead to washouts. As a result, a violation notice was issued to the new owner.

Building Division also notes that the previous owner had curb depressions installed for future lots on Ontario Street, and the cost for such work (\$2,574.00) remains outstanding. Payment will be required at the time of a building permit application.

Correspondence from Engineering reiterates that the applicants consulting engineer has confirmed the slope is stable under current conditions. Further endorsement will be required regarding cut/fill operations and the long term stability of any structures on the subject property, both existing and proposed. Detailed final grading contours of the slope post development will also be required. If existing services on Ontario Avenue are to be utilized, their condition must be verified to the satisfaction of the Commissioner of Engineering and Planning, or his designate. If new services are required, they will require lateral permits. A mill and overlay fee may also be applicable for road restoration purposes. Patches for each service connection will not be acceptable.

Engineering staff agrees with the applicant's consulting engineer as it relates to stormwater management, and notes that through site plan control, specific stormwater management and sediment/erosion control plans must be submitted, to the satisfaction of the Commissioner of Engineering and Planning or his designate. Assurances that there will be no long term erosion problems associated with the development will also be required. Finally, Engineering notes that an easement will be required to accommodate the sanitary lateral servicing 19 Summit Avenue. Based upon the applicant's preliminary site plan, this has been accommodated.

Staff from Public Works and Transportation does not object to this application, so long as the following conditions are part of the overall approvals process, in addition to the recommendations of the applicant's consultant. More specifically, PWT staff wishes to recognize the importance of the existing drainage courses upon the retained parcel, as well as along the eastern and western edges of the subject property. It is critical that they are maintained and unaltered both during and after construction. It is further recommended that these drainage courses be included on all plans for the newly created lots, and finally, that drainage agreements be registered on title for all of the affected properties.

Correspondence from the Sault Ste. Marie Region Conservation Authority reiterates much of the same provisions outlined throughout this report. Generally speaking, the SSMRCA agrees with Tulloch's assessment and proposed

engineered solutions to ensure long term slope stability, stormwater management and erosion control, both during and after construction. SSMRCA further recognizes site specific solutions will need to be determined once building designs and overall site layouts have been confirmed by the applicant and/or potential purchasers. SSMRCA reminds the applicant that permits will be required from the SSMRCA prior to any development or site alteration. Finally, SSMRCA requests that conditions 1-4 as outlined in the attached correspondence, be conveyed to future land purchasers.

PUC services Inc. has no objections to the rezoning application, subject to the receipt of a satisfactory application for water service. The applicant is reminded that the three new lots along Ontario Avenue will be subject to frontage charges at the time of the severance, and charges for installation will apply at the time the services are requested. Finally, PUC wishes to advise the applicant and Building Division that the water supply pressure on Ontario Ave. may be below 50psi, and that the size of the new water services will need to be determined accordingly.

Comments from the Accessibility Advisory Committee indicate that various building elements such as parking, walkways and ramping should be designed in accordance with the Facility Accessibility Design Standards (FADS). It is important to note that FADS only applies to municipally owned, operated or leased facilities, and not the private single detached dwellings proposed.

Up to the drafting of this report, one letter has been received. It is a joint correspondence from 5 property owners on Ontario Avenue, directly south of the subject property. The neighbours outline a number of concerns, mostly related to the flood and erosion damage during the heavy rain events experienced last fall.

It is felt by the neighbours that erosion and stormwater issues are the result of actions of the previous owner who removed a great deal of vegetation (more than necessary) to install a sanitary lateral, albeit without proper permits. Without the benefit of vegetation to help hold the ground in place, significant rain events have washed soil down the slope and onto the roadway and adjacent properties. Furthermore, the existing catch basins along the north side of Ontario Avenue become plugged with debris, increasing the run off towards adjacent residents to the south.

The neighbours request confirmation that, prior to approval, the owners of the property and/or the City will install infrastructure to correct the flooding caused by the runoff from Summit Avenue. The neighbours also expect that costs associated with this system be borne by the proponent and/or future purchasers. As previously mentioned, the basis of approval is that engineering works will be installed and maintained in a manner that improves the current situation. The costs associated with these engineering solutions will be borne by the applicant/prospective purchasers.

The neighbours also expressed concern with the loss of the ‘park-like setting’ if homes are developed across the street. Again, this is an infill development opportunity, which is supported by current Official Plan policies.

There is also a concern with construction noise and traffic. Construction noise and traffic is an unfortunate reality of any development, especially within existing built up areas. Unfortunately in this situation there does not appear to be any controls such as an alternative construction traffic route to alleviate any short term impacts.

Interestingly, a very common concern of neighbours where nearby development is proposed is that it will decrease property values. In this case the neighbours are concerned about an increase in property values and thus, an increase in taxes. It is difficult to determine the overall tax implications going forward, however it is worth noting that the City has no authority to conduct market value assessments. A local Real Estate Agent or MPAC representative might be able to provide the neighbours with a more detailed understanding of impacts to existing property values in the area.

IMPACT

Approval of this application will not impact municipal finances. All engineering and infrastructure costs will be borne by the applicant and/or potential purchasers. It is not anticipated that there would be additional long term maintenance requirements with the proposed infrastructure, beyond those which currently exist. PWT has indicated that the existing catch basins along the bottom of the slope are regularly cleared of debris to facilitate drainage.

STRATEGIC PLAN

Approval of this application is not linked to any policies contained within the Corporate Strategic Plan.

SUMMARY

Approval of this application is recommended on the basis that engineering works and procedures will be put in place, both during and after construction, to ensure long term slope stability, erosion control and stormwater management. The overall goal is to improve the existing situation, which includes a number of flood and erosion events during the heavy rains experienced last fall. It is important to note that development proposals of this nature, with site specific concerns, are reviewed on a case by case basis, and in this particular case precedence is based upon the preliminary engineering studies completed, and the engineering requirements prior to development or site alteration.

Staff is confident that through a series of approvals, including severance, SSMRCA and site plan control, there exists a great deal of public oversight to

ensure appropriate engineering works and procedures are designed, implemented and maintained.

The applicant has been operating on good faith from the beginning of this process, and is aware of the extensive process (and subsequent costs) that remain.

The series of conditions proposed throughout this report are most appropriately implemented through subsequent Committee of Adjustment severance approvals, SSMRCA permit approvals, site plan control approvals, and finally building permit approvals. For this reason, these conditions need not be implemented through the recommended Official Plan and Zoning approvals.

RECOMMENDATION

Resolved that Council accepts the report of the Planner dated 2014 04 28 as information and approves Official Plan Amendment 201 by way of a notwithstanding clause to Policy F.1, to permit development upon the subject property even though the average slope exceeds 25%. Furthermore, that Council rezone the southern +/-35m subject property from Estate Residential Zone (R1) to Single Detached Residential Zone (R2). Finally, that Council designates the southern +/-35m as subject to site plan control.

Respectfully submitted,



Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,



Donald B. McConnell, MCIP, RPP
Planning Director

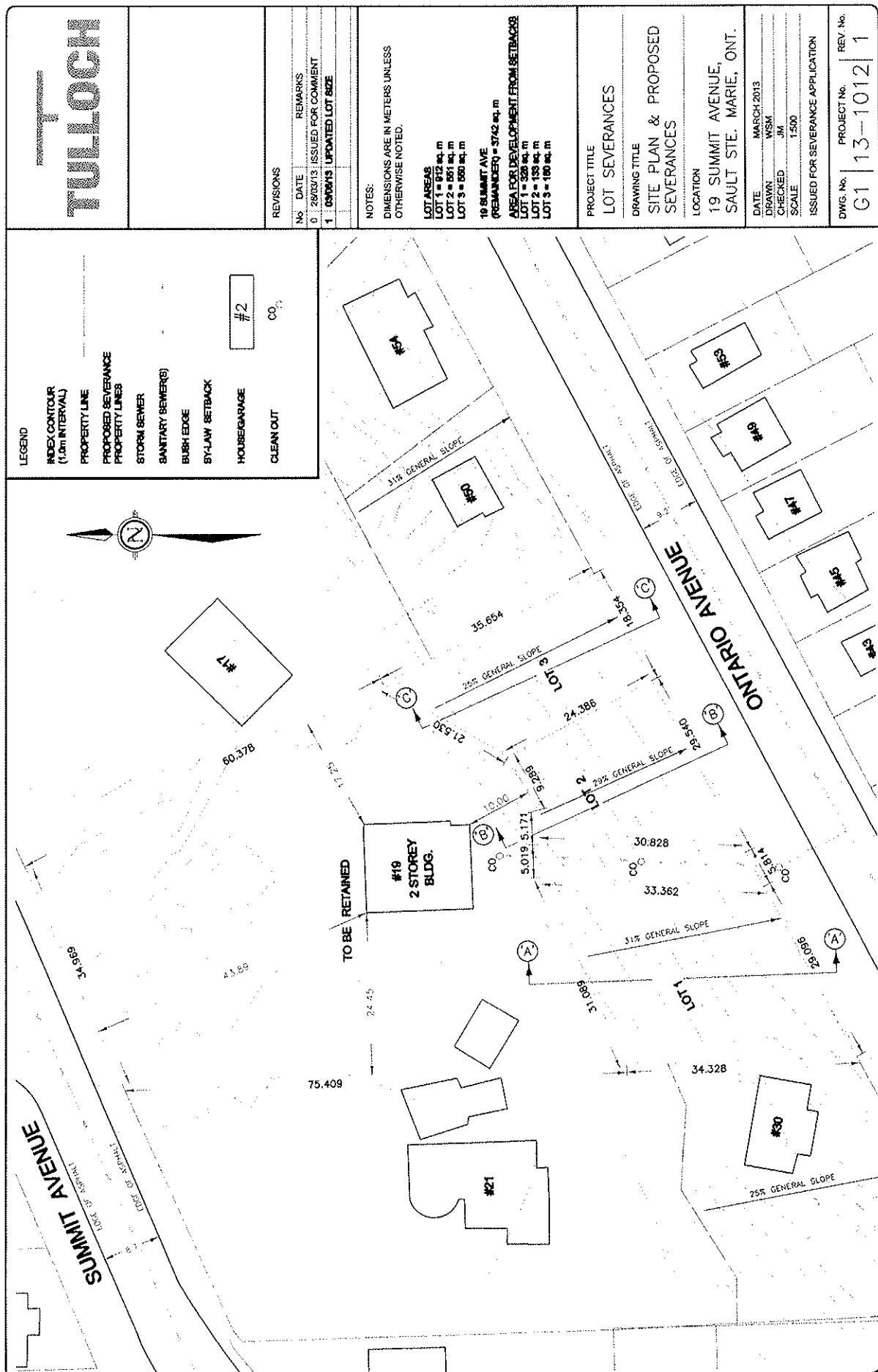
Recommended for approval,



Jerry Dolcetti, RPP
Commissioner Engineering & Planning

Pat Schinners
Administrative Clerk

Attachment(s)



February 11, 2014
13-1012

Mr. Graham Simmons
19 Summit Avenue
Sault Ste. Marie, ON
P6B 2S3

**Re: Geotechnical Study, Stormwater Management & Erosion Control Plan for Development at
19 Summit Avenue**

Dear Sir:

Tulloch Engineering has completed our geotechnical evaluation and stability analysis for the slope located within your above noted property. Our findings indicate the slope in its current state is stable and (slope and loading) has an overall safety factor in excess of the minimum (F.S. = 1.5) outlined by the Conservation Authority in a letter to Tulloch Engineering dated May 13, 2013.

Construction on sloped lands is regularly completed using engineered solutions and proper construction methods and procedures. Development on sloped lands can be accomplished without negatively affecting the slope stability. Any retaining systems or stability controls designed by Tulloch Engineering as part of this development will meet or exceed the overall 1.5 safety factor stipulated by the Conservation Authority.

Once a conceptual building layout has been selected, Tulloch Engineering will work with you on developing a feasible solution for the foundations and/or any soil retaining structure to meet the requirements stipulated by both the City of Sault Ste. Marie and the Conservation Authority alike.

Stormwater management for any of the proposed lots will be achieved through the use of standard techniques, i.e. reduced lot grading, grassed swales, underground pipe storage, infiltration trenches or a combination thereof as per the City of Sault Ste. Marie Stormwater Management Guidelines. These design procedures/controls will reduce the off-property discharge rate to levels equal to the pre-developed flow conditions. A stormwater management plan will be finalized when a breakdown of the proposed lot(s) has been selected (i.e. house size and location, permeable areas vs. non-permeable areas and the type of surface condition (asphalt/roof tops vs. long grass/bushes).

In addition to the stormwater management, an erosion/control plan will be developed for implementation during the construction phase of the project. The erosion/control procedures/devices will be indicated on the Drainage Plans that will be submitted to the City of Sault Ste. Marie for approval prior to issuing any building permits. The erosion and control plan will consist of any or all of the following;

- Minimizing the exposure time of open cuts
- Install silt fencing around the perimeter of disturbed areas and stockpiles
- Re-seeding the disturbed areas as soon as practically possible or use of erosion control blankets
- Straw bale & rock flow check dams in any existing drainage channels and near any catch basin inlets
- Ontario Provincial Standard Drawings (OPSD 219.100 – 219.220) are all applicable sediment and erosion control measures typically used throughout construction sites

We trust you will find this letter and the enclosed documents acceptable for your information and for consideration by the City of Sault Ste. Marie. Should you have questions or require anything further in regards to this project do not hesitate to contact the undersigned at your convenience.

Sincerely,



John V. McDonald, P.Eng.
TULLOCH Engineering Inc.

JM/mk

**AMENDMENT NO. 201
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE:

This Amendment is an amendment to the text of the Official Plan as it relates to the Rural Area designation.

LOCATION:

Part of Lot 7 on PLAN 3206, that being 19 Summit Ave., located on the north side of Ontario Avenue, approximately 120m east of its intersection with Pim Street.

BASIS:

This Amendment is necessary in view of the request to rezone the southern +/-35m of the subject property, to facilitate the creation of 3 new single detached residential lots upon the slope, whereas Policy F.1 prohibits development upon slopes greater than 25%.

The proposal does not conform to the existing Fill Area policies as they relate to the subject property.

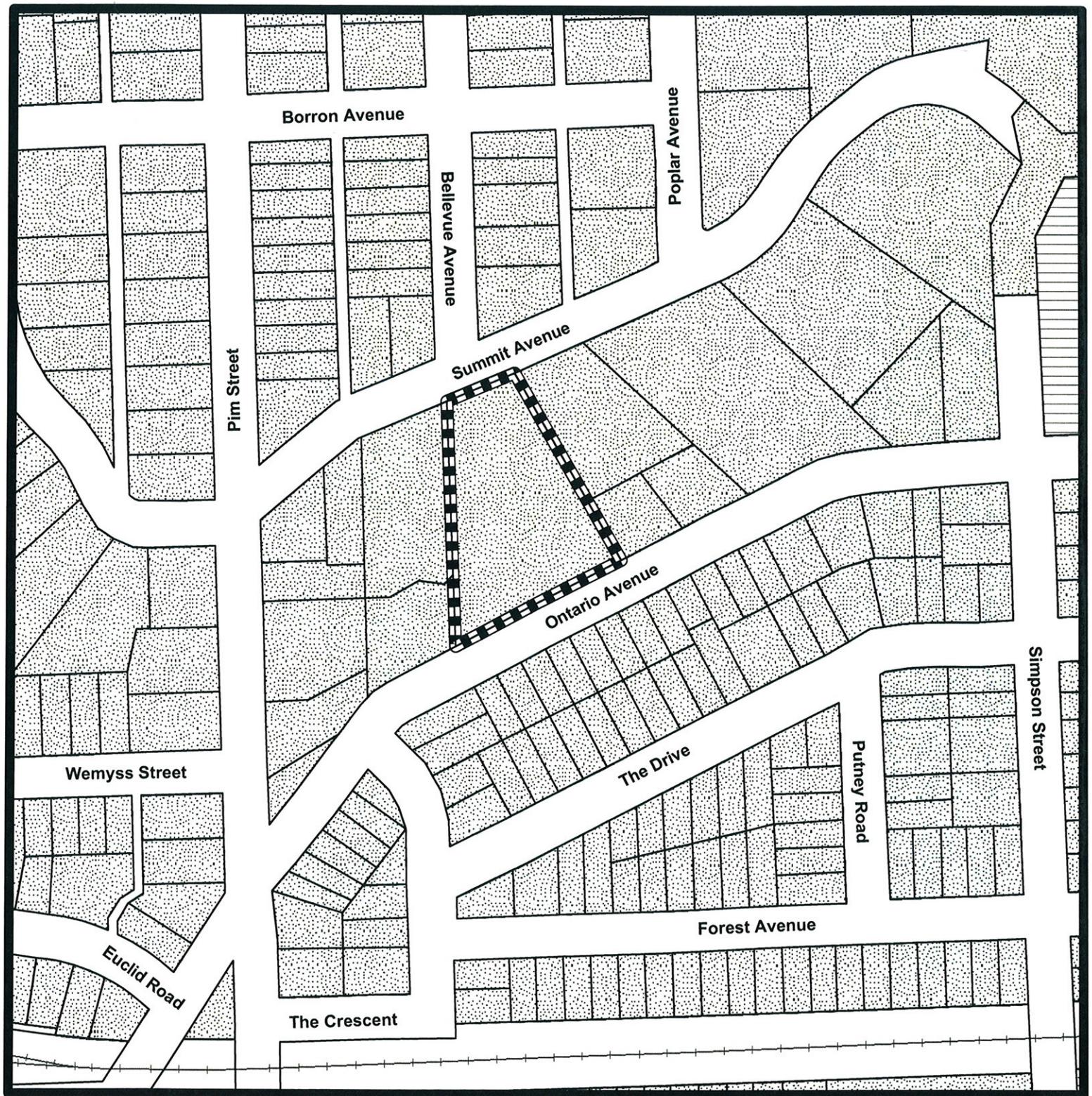
Council now considers it desirable to amend the Official Plan, by way of a notwithstanding clause to Policy F.1 on the basis that prior to development, engineering works/measures will be designed and implemented to the satisfaction of the City and Sault Ste. Marie Region Conservation Authority. Such works must be designed by a professional engineer, aimed at ensuring long term slope stability, stormwater management and erosion control.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

136. Notwithstanding the Fill Area policies of the Official Plan, the lands described as, Part of Lot 7 on PLAN 3206, that being 19 Summit Ave., may be rezoned to facilitate the creation of 3 new single detached residential lots.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



OFFICIAL PLAN LAND USE MAP SCHEDULE "C"

Planning Application
A-5-14-Z-OP

OFFICIAL PLAN
AMENDMENT NUMBER
201



Metric Scale
1 : 2400

Roll Number
020-022-009-00

Map Reference
19 & 1-17

Mail Label ID
A-5-14-Z



Subject Property = 19 Summit Avenue



Residential



Institutional

Pat Schinners

From: Don Maki
Sent: Monday, March 31, 2014 10:26 AM
To: Don McConnell; Pat Schinners
Subject: Rezoning Application A-5-14-Z.OP 19 Summit Avenue

Hi Don

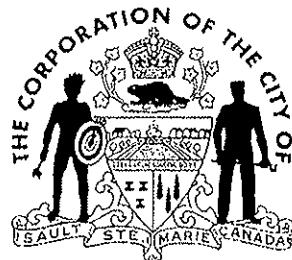
The development of the lots will be regulated by the Conservation Authority under regulation 176/06. They have made comments to the current owner with regard development of these lots. A geotechnical study will be required to review the development of these lots as well the construction of any building within the regulated slope will have to done by a professional engineer to ensure protection of the slope and any building above the slope. A storm water management plan will also be required. Please be advised that the previous owner had in fact installed a sewer lateral down this slope without obtaining any approvals by any regulatory authority. This work had caused a slope washout and a violation notice was issued to the owner. Confirmation of compliance to this notice should be confirmed from the conservation authority.

The previous owner had also had curb depressions installed for the future lots on Ontario Street. The costs of such work was to be collected at the time of development of these lots on Ontario Avenue. The cost of such work was \$1,287.00 x 2 = \$2,574.00.

Don

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2014 04 10
Our File: A-5-14-Z.OP

MEMO TO: Donald B. McConnell, MCIP, RPP
Planning Director

RE: **A-5-14-Z.OP – 19 SUMMIT AVENUE
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN & ZONING BY-LAW**

The Engineering and Construction Division has reviewed the above noted application and provides the following:

- The Geotechnical Investigation provided by the Applicant's Consulting Engineer confirmed that the slope is stable under current conditions. Further endorsement by the Applicant's Consulting Engineer is required regarding any cut/fill operations and the long term stability of any structures on the subject property, both existing and proposed. Detailed final grading contours of the the slope itself as a result of the proposed development is also required;
- If the existing services on Ontario Avenue are to be used, the condition must be verified by the Applicant's Consulting Engineer to the satisfaction of the Commissioner of Engineering & Planning or his designate. Depending on the location and condition of the existing services, new services may be required. If new services are required, a mill and overlay fee may be applicable for road restoration purposes. Patches for each service connection will not be acceptable;
- A lateral permit will be required for any new laterals;
- There have been reported issues with drainage in the past affecting the properties on the south side of Ontario Avenue. These issues must not be exacerbated as a result of the proposed development. We agree with the recommendation for stormwater management included in the Servicing Study Design Brief provided by the Applicant's Consulting Engineer;

2014 04 10

Page 2

- A sediment and erosion control plan must be submitted to the satisfaction of the Commissioner of Engineering & Planning or his designate. Assurance that there will be no long term erosion problems associated with the development will be required;
- An easement is required for the sanitary lateral servicing 19 Summit Avenue; and
- It is recommended that the property be subject to Site Plan Control to ensure the above conditions are met.

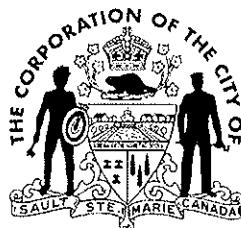
Yours truly,



Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Planning

S. Hamilton Beach P. Eng
Deputy Commissioner



Larry Girardi
Commissioner

April 15, 2014

Donald McConnell
Planning Director

PWT File No.: P.10.0

Subject: Application Number A-5-14-Z.OP
Request for an amendment to the Official Plan
and Zoning By-law

Applicant: Graham Simmons and Laura Newman

Subject Property: 19 Summit Avenue

Staff from Public Works and Transportation ('PWT') has reviewed this application and provide the following comments:

- It needs to be recognized that there are existing drainage course(s) in the area of the most westerly and easterly limits of the lots requested to be severed in this application and on the lot to be retained;
- As the condition of these drainage courses may have an impact on downstream properties, including the City right-of-way, it is critical that they are maintained and unaltered through the course of this development and into the future;
- It is recommended that these drainage courses be included on all plans for the newly created lots; and
- A drainage agreement should be registered on title for all of the affected properties.

If the above noted comments are worked into the conditions of the approval in addition to the recommendations outlined in the Servicing Study Design Brief, PWT does not object to this application.

Page 2....Application No. A-5-14-Z.OP

If you have any further questions please contact me at (705) 541-5207.

Susan Hamilton Beach, P. Eng.

Deputy Commissioner
Public Works and Transportation

c. D. Perri, EIT
R. Bateman, CA



1100 Fifth Line East
Sault Ste. Marie, ON P6A 6J8
Tel: (705) 946-8530
Fax: (705) 946-8533
Email: nature@ssmrca.ca
www.ssmrca.ca

March 31, 2014

Mr. Donald B. McConnell,
Planning Director
The Corporation of the City of Sault Ste. Marie
Civic Centre P.O. Box 580
Sault Ste. Marie, ON P6A 5X6

**Re: Review of Geotechnical Study, Servicing and Severance Application
19 Summit Ave., Sault Ste. Marie**

Dear Mr. McConnell:

The Sault Ste. Marie Region Conservation Authority (SSMRCA) has reviewed the above noted technical study with regard to the proposed Severance of 19 Summit Avenue to create three (3) new lots along Ontario Avenue.

We recommend that any consideration / approval of this severance be subject to the following conditions:

1. The subject property is located within the jurisdiction of O. Reg. 176/06 (Development, Interference with Wetlands and Alterations to Shoreline and Watercourses). A permit from the SSMRCA will be required for any lot development and construction of associated work.
2. As stated on page 8 of the Geotechnical Report section 3.1 and 3.3; "At the current state, the slope at 19 Summit Avenue facing Ontario Avenue is in a stable condition. Furthermore, Tulloch Engineering should be consulted before any alterations or excavations take place on the existing slope. The current design is not known at this time, but standard construction techniques should be applicable when constructing within the slope area. Some of these standard practices include steel sheet pile retaining walls, concrete retaining walls, helical piles, and caissons. Once an approved design has been selected Tulloch can evaluate which method would result in an appropriate factor of safety during and after construction".

Since any future construction within the existing slopes may have impact on slope stability. Therefore, before construction or excavations on the existing slopes, Tulloch Engineering or Qualified Geotechnical Engineer must be

consulted to re-evaluate the factor of safety based on proposed development on all three lots along Ontario Avenue.

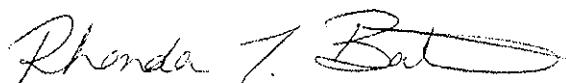
3. As stated in Section 3.3 of Servicing Report, Stormwater management must be considered because the proposed development of the relatively small lots will significantly increase the instantaneous stormwater runoff flows generated from each respective lot. Due to the sloped topography of the lots, lot level conveyance controls will have limited effectiveness. *Also any instantaneous stormwater flows might have effects on the lower lots along the South Side of Ontario Avenue.* Lot drainage shall be contained and managed on a lot-by-lot basis and the drainage of each lot shall be prevented from discharging surface runoff onto any land on South Side of Ontario Avenue.

Therefore, the SSMRCA requires that any stormwater system must be designed for the proposed development of three (3) lots. The final design of Stormwater system and study report including all details of proposed storm outlets must be submitted to the SSMRCA for review and approval prior to commencement of any work on the property.

4. Retaining type structures must be designed by a qualified professional engineer. Retaining structures should be designed to ensure stability against overturning, sliding, excessive pressure and water uplift both for 19 Summit Ave and future habitable structures on proposed severed lots.
5. All of above development conditions # 1-4 must be conveyed to future land purchasers.

If you have any questions or concerns, please contact us.

Yours truly,



Rhonda Bateman
General Manager

cc: Peter Tonazzo, Planner City of Sault Ste. Marie



April 10, 2014

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

emailed: d.mcconnell@cityssm.on.ca

Dear Sir:

**Re: Application A-5-14-Z.OP
19 Summit Avenue**

With respect to the above noted Site Plan we comment as follows:

Water

- PUC has no objections in principle to the subject re-zoning, or provision of water service to the subject lots, subject to receipt of a satisfactory application for water service.
- The three new lots developed along Ontario Avenue would be subject to frontage charges at the time of severance.
- Charges for installation of water services will apply at the time water services are requested
- The City Building Division and the developer are advised that the water supply pressure on Ontario Street may be below 50 psi, and that the size of the new water services will need to be determined accordingly.

Electrical

- No concerns.

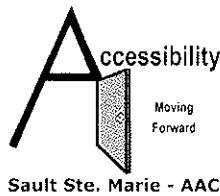
Best Regards,

PUC Services Inc.



Rob Harten, P. Eng.
Manager of Engineering

RH*jf



Don McConnell
Planning Director
City Planning & Engineering Division

Date: April 9, 2014

SUBJECT: A-5-14-Z.OP 19 Summit Ave.

Dear Mr. McConnell

What is the intent for this building and the property? Will it affect others south of the property on Summit? If you think we need a site plan, please forward.

The Accessibility Advisory Committee makes the following recommendations in respect of barriers to access for person with disabilities on the subject rezoning application.

Exterior Not applicable at this time.

1. Parking: According to Fads
2. Walkways & Sidewalks: According to FADS
3. Curb Cuts: According to FADS
4. Ramping: According to FADS with smooth transition at ground level.
Ramping needed at least one of building entrances for office building to allow persons of all abilities to enter building making building open for potential employees, age friendly and accessible.
5. Transit Access: Yes.
6. Lighting: In accordance with the Illuminating Engineers Society of North America Standards
7. Signage: Parking signage according to the Highway Traffic Act. Other signage in accordance with CNIB recommendations.
8. Green Space:
10. Please notify if any future changes made to plan.

Thank you for your attention to these recommendations.

Sincerely,

Ann Marie McPhee
Chair, Site Plan Sub Committee
on behalf of The Accessibility Advisory Committee

April 14, 2014

City Planning Division
99 Foster Dr.
Level 5, Civic Centre
99 Foster Dr.
Sault Ste. Marie, ON
P6A 5X6

Attention: Mr. Peter Tonazzo

Dear Sirs:

Re: Application No.: A-5-14-Z.OP
Applicants: Graham Simmons and Laura Newman

On behalf of several of the residents of Ontario Ave., I wish to respond to the above noted application.

We have met with and discussed the problems related to the water runoff from Summit Avenue with Susan Myers, Conservation Authority and PWT staff on several occasions. The current owners of the property are aware of the problems as well.

We understand that we are not able to prevent the owners from selling the property however, since the residents of Ontario Avenue have been greatly disadvantaged from the recent activities of the owners wherein the hill structure has been altered, we feel we are entitled to answers and assurances that the problems have been solved and will not cause any further damage.

At the neighbourhood meeting last fall, the PWT confirmed that this area is a known concern when rains occur in that flood waters, mud and debris run off the hill onto Ontario Avenue. The city has responded several times to clean up the debris which follows a rain occurrence. Several suggestions were offered by the city during the meeting to eliminate or reduce the flooding and, in fact, a new grate was installed at the base of the run off area however, that did not solve the problem and more flooding took place. One representative of the city actually mentioned that perhaps the trees should be replaced on the hill to ensure hill stability.

Before this application is approved, the residents of Ontario Avenue would like confirmation that the owners of the property and/or the City of Sault Ste. Marie have plans to install infrastructure or will establish a system that will correct the flooding caused by the run off from Summit Avenue. We also expect that the current owners who desire this development will bear the cost of this system.

...../2

City Planning Division

Page 2

April 8, 2014

Prior to the trees being removed from this hill to accommodate the re-routing of the sewer line, we had very little water runoff. Once the trees were removed, we not only encountered flooding, but also mud sliding down the hill onto Ontario Ave. Vegetation was planted in the form of grasses and that solved the mud slide, however, the water overflow from Summit Avenue increased causing damaging floods and now some of our residents are seeing water damage in their basements that did not exist before.

It only makes sense that if the hill is removed, the overflow of water will increase again and therefore, we require some guarantee that the water will be diverted by new infrastructure and we will not be faced with a larger problem.

We are asking for fairness and consideration in this matter and we cannot stress enough the urgency of this matter. The problem increases with each rainfall as the stability of the run off appears to be compromised. As it stands, the residents of Ontario Avenue are not the only ones to be disadvantaged by this development. The green, park like setting that attracted many of us to this neighbourhood will be lost; traffic and noise will increase during construction; taxes will increase with the sale of newly constructed homes which will increase our "fair market value". Residents of The Drive are also experiencing flooding which is flowing over our properties and downward to their yards. We expect that the city will protect us from further damage and economic loss in repairs to our properties from excess water losses caused by the increased water flow caused by this development.

Sincerely,

Michael and Jo-Anne O'Shea

Kyle and Rileigh Brick

Jason and Carrie McBride

Bob Gowans and Marlene Yanni

Rona Trudel

Cc: Susan Myers, Sault Ste. Marie Counsellor, Ward 2



2012 ORTHO PHOTO

19 SUMMIT AVENUE

Planning Application A-5-14-Z-OP



Metric Scale
1 : 2400

Roll Number
020-022-009-00

Map Reference
19 & 1-17

Mail Label ID
A-5-14-Z

Legend



Subject Property = 19 Summit Avenue



SUBJECT PROPERTY MAP

19 SUMMIT AVENUE

Planning Application A-5-14-Z-OP



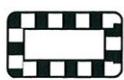
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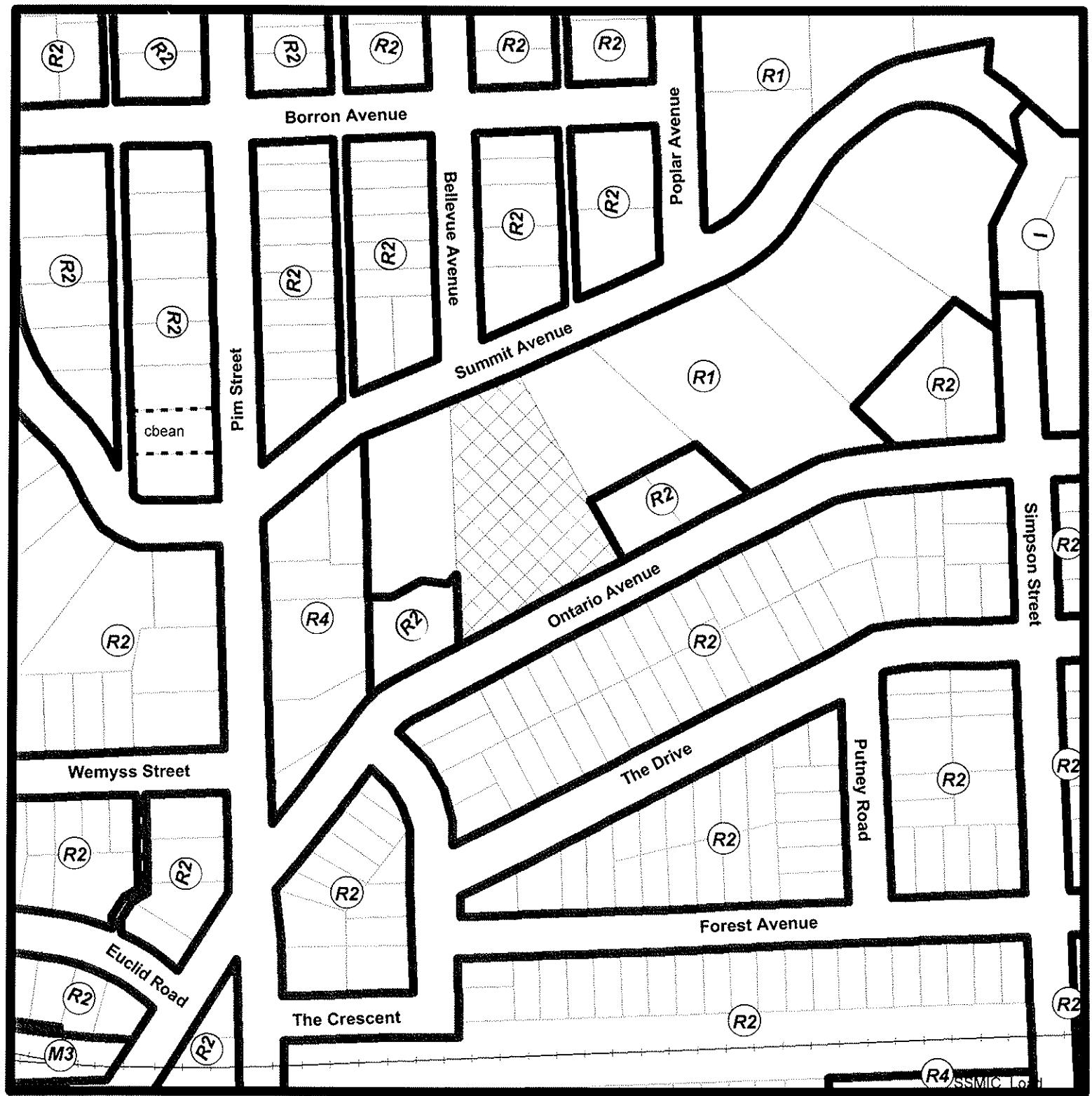
Map Reference
19 & 1-17

Mail Label ID
A-5-14-Z

Legend



Subject Property = 19 Summit Avenue



EXISTING ZONING MAP

19 SUMMIT AVENUE

Planning Application A-5-14-Z-OP

Legend

Subject Property = 19 Summit Avenue

R1 - Estate Residential Zone

R2 - Single Detached Residential Zone; R2hp



R4 - Medium Density Residential Zone

I - Institutional Zone

M3 - Heavy Industrial Zone



Metric Scale
1 : 2400

Roll Number
020-022-009-00

Map Reference
19 & 1-17

Mail Label ID
A-5-14-Z



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Peter Tonazzo, MCIP, RPP, Planner

DEPARTMENT: Engineering and Planning Department

RE: Application No. A-6-14-Z.OP – Lukenda Holdings Inc. – 770 Great Northern Road

PURPOSE

The applicant wishes to re-designate and rezone the subject property to permit a Medical Clinic and general commercial uses on the subject property.

PROPOSED CHANGE

The applicant, Lukenda Holdings Inc. is seeking an Official Plan Amendment to re-designate the subject property from Institutional to Commercial on Land Use Schedule C of the Official Plan, and a rezoning from "I" (Institutional Zone) to "C4.S" (General Commercial Zone with a Special Exception) to permit a Medical Clinic on the subject property in addition to the uses permitted in the General Commercial Zone.

Subject Property:

Location – Located on the east side of Great Northern Road, approximately 312m (1024') south of its intersection with Third Line East.

Size – 132m (312') frontage x 122m (400') depth, totalling 1.58ha (4.3acres).

Present Use – Vacant (Recently demolished Tendercare Retirement Home)

- Owner – Lukenda Holdings Inc.

BACKGROUND

There have been no previous rezoning applications upon the subject property.

ANALYSIS

Conformity with the Official Plan

The current Institutional land use designation upon the subject property recognized the former nursing home use, which was recently demolished. In order to redevelop the subject property with a 2-storey building with commercial uses on the ground floor and a medical clinic on the second floor, the applicants are requesting an Official Plan Amendment to re-designate the subject property from Institutional to Commercial.

The following Commercial policies of the OP need to be addressed:

Emphasizing the Use of Existing Commercial Space

The commercial policies of the OP emphasize the use of existing commercial space. The OP further notes that the development of new commercial space on lands not properly zoned shall be discouraged until the existing supply of vacant space is reduced to reasonable levels. It is also noted that exceptions to allow new development can be made where major uses cannot be accommodated in existing buildings.

Although the existing supply of vacant space has declined since this policy was adopted in 1996, it is difficult to determine what ‘reasonable levels’ are, as communicated within the current policy. Having said this, the policy allows exceptions to permit new development where major uses cannot be accommodated in existing buildings. Medical clinics can be considered as both Institutional and/or Commercial uses under the current OP. As described later, it is appropriate to permit medical clinics in close proximity to the new Sault Area Hospital Site. Although it is the applicant’s intent that (ground floor) commercial development would be complimentary to the medical clinic, it is recognized that the proposed zoning will permit a wide range of commercial uses. However, commercial development may also compliment the nearby hospital, which is a major institutional use, attracting a large number of workers and visitors who could benefit from a variety of nearby commercial amenities.

Consequently, it is appropriate to permit commercial development upon the subject property.

Limiting Major Office Space Outside of the Downtown

In an effort to maintain the downtown area as the primary administrative, business and cultural centre of the community, commercial policy 4 of the OP encourages major office space be located in the downtown. The zoning by-law further defines major office space as being greater than 300m² (3229sq.ft.).

Given the new Sault Area Hospital location behind the subject property, this area is currently experiencing development pressures, including a number of previously approved rezonings to permit medical clinics. From a land use

perspective, it is appropriate to permit medical clinics to be located near the hospital, given that many doctors are on-call and should have their office space near the hospital. Furthermore, for ease of access, medical clinics and healthcare services should be spread throughout the community, rather than focused in the downtown area.

In recognizing this trend, a number of amendments to the office space policies are proposed as part of the Comprehensive Official Plan Review, which is near completion. The construction of major office space outside the downtown is still discouraged; however it is proposed that the limit be increased from 300m^2 (3229sq.ft.) to 700m^2 (7,535sq.ft.), which is consistent with how MPAC defines major office space. Furthermore, medical clinics and healthcare service offices are proposed to be excluded from this floor area limit.

Consequently, it is appropriate to amend the Official Plan to permit a major medical clinic to be located upon the subject property.

Market Study for Commercial Developments Exceeding 4000m^2 (43,057sq.ft.)

The applicant is proposing a 2-storey $4,181\text{m}^2$ (45,000sq.ft.) building; each floor would have approximately $2,091\text{m}^2$ (22,500sq.ft.) gross floor area. Although the total floor area slightly exceeds the trigger for a market study, only the ground floor will be occupied by general commercial uses, with the second floor proposed to be occupied by a medical clinic. Further to the discussion above, given the close proximity of the hospital, it is appropriate to interpret the second floor medical clinic as an institutional use, even though it could also be interpreted as a commercial office use. Consequently, the proposed commercial floor area is only $2,091\text{m}^2$ (22,500sq.ft.), and thus below the required trigger for a market impact study.

Comments

Referring to the applicants' preliminary site plan attached, the subject property appears large enough to support the proposed 2-storey $4,181\text{m}^2$ (45,000sq.ft.) building with required setbacks, landscaping and parking all being adhered to as per the requirements set out in the zoning by-law.

Access to the site will include 2 driveways onto Lukenda Drive and 2 driveways onto Great Northern Road. The applicant is proposing restricted access movements upon the 2 access points located in close proximity to the signalized intersection of Great Northern Road and Lukenda Drive. Although Public Works has not objected to 4 access points, the number and design will be further reviewed during the site plan control process.

To facilitate the overall traffic movements, space has been set aside along the rear (east) portion of the property to facilitate a future access road, which would

eventually connect to Third Line East. It is worth noting that the applicants either own or have a controlling interest in the abutting properties to the north, with frontage upon Great Northern Road and Third Line East.

Consultation

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Conservation Authority, Engineering Department, PUC Services, Accessibility Advisory Committee
- No objections/comments – PWT, Fire Services, EDC Building Division

Correspondence from the Conservation Authority notes that the subject property is located in close proximity to a ravine that is part of the Fort Creek watershed. The ravine is located west of the subject property, behind Ro Von Court. The SSMRCA is recommending that a stormwater management system must be installed to remove sediments, and that the design of the system must be submitted to the SSMRCA for review and approval prior to receiving clearance from the MOE. The property is subject to site plan control. The applicants' site plan control application will include stormwater management details, which will be submitted to the SSMRCA for review as part of the normal circulation process.

Correspondence from Engineering similarly notes that stormwater management plans are required, which can be implemented through the site plan control process. Engineering also notes that this portion of Great Northern Road is scheduled to be resurfaced this summer. In an effort to control costs and avoid patching of the roadway, the applicants' are strongly urged to coordinate the installation of laterals and/or curb cuts, so that they can be completed before the roadway is resurfaced.

PUC has no objections, however the applicants' are reminded that they will be required to include a fire flow report as part of their water service application.

Comments from the Accessibility Advisory Committee (AAC) speak to accessible design features of the proposed development. The AAC will be circulated more detailed drawings as part of the site plan control application prior to development. At that time accessibility features can be appropriately commented upon.

Up to the drafting of this report there have been no objections received from neighbours who were circulated.

IMPACT

Approval of this application will not impact municipal finances.

STRATEGIC PLAN

Approval of this project is not directly linked to any policies contained within the Corporate Strategic Plan.

SUMMARY

Development pressures along this portion of Great Northern Road and Third Line are the result of the adjacent major institutional area, most notably the new hospital site, but also the Northern Treatment Centre, a number of senior's homes, and underdeveloped or vacant properties with either future institutional or commercial development potential. This proposal represents a mixed use development combining ground floor commercial uses with a second floor medical clinic. It is the applicant's stated intention to include commercial uses that directly complement the medical clinic and other nearby institutional uses.

Based upon the applicant's preliminary site plan, the site appears large enough to support proposed 4,181m² (45,000sq.ft.) of commercial/institutional space, with adequate parking, setbacks and landscaping. In addition, the applicant has incorporated space along the rear (east) lot line for a future 'service road' which would link to the currently vacant Highway Zone (HZ) properties to the north, and eventually to Third Line East. This service road will give motorists the choice of utilizing the controlled Great Northern Road/Lukenda Drive and Great Northern Road/Third Line East intersections, thereby facilitating safer traffic movements.

The property is currently subject to site plan control. Prior to development or site alteration, the applicant will be required to enter into a site plan agreement with the city, to ensure a high quality development with regard for matters such as, but not limited to stormwater management, access and landscaping.

RECOMMENDATION

Resolved that Council accept the report of the Planner, dated 2014 04 28 and approve Official Plan Amendment 202 which re-designates the subject property from Institutional to Commercial on Land Use Schedule C of the Official Plan.

Furthermore, that Council approve an Official Plan Amendment by way of a notwithstanding clause to Commercial Policy 4, to permit major office space (medical clinic) to be developed upon the subject property.

Finally, that Council approve a rezoning from "I" (Institutional Zone) to "C4.S" (General Commercial Zone with a Special Exception) to permit a Medical Clinic on the subject property, in addition to the uses permitted in the General Commercial Zone, subject to the following special condition:

- That any office space that is not part of the medical clinic be limited to the size permitted within the General Commercial Zone (C4), as amended.

Respectfully submitted,

Recommended for approval,

2014 04 28

Page 6.



Peter Tonazzo, MCIP, RPP
Planner



Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,



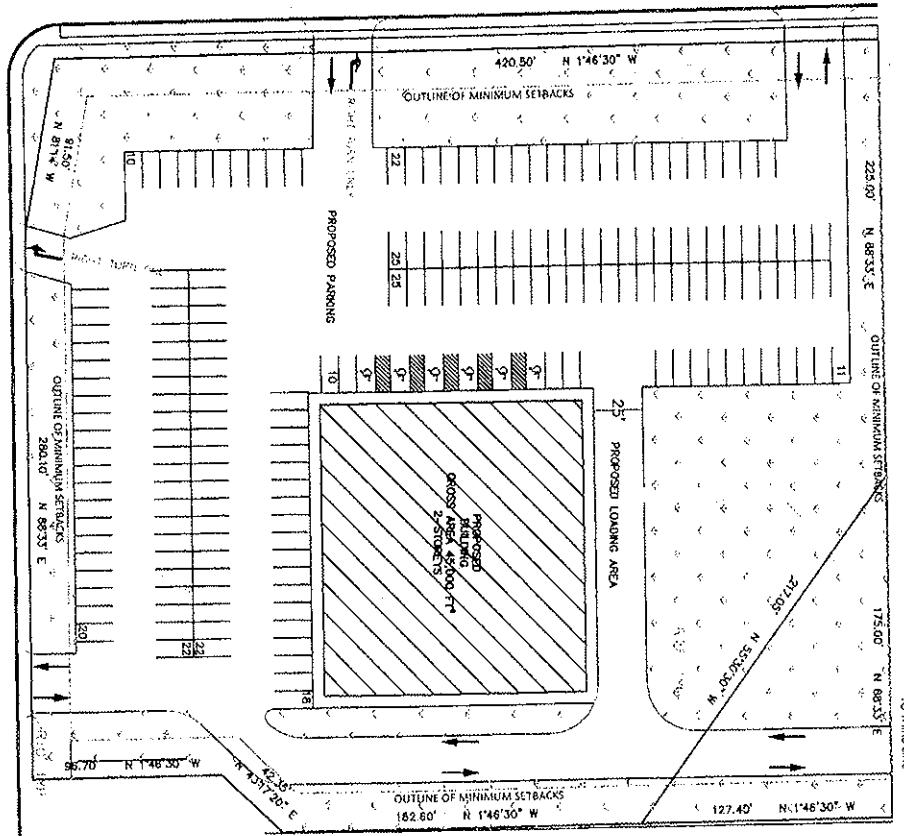
Jerry Dolcetti, RPP
Commissioner Engineering & Planning

Pat Schinners
Administrative Clerk

Attachment(s)



GREAT NORTHERN RD



YOUR FUTURE CONNECTION
TO TWINKLELINE

**REREQUIRED FRONT YARD SET BACK 6 METRES
REREQUIRED EXTERIOR SIDE YARD SET BACKS 6 METRES
REREQUIRED INTERIOR SIDE YARD SET BACK 6 METRES
REREQUIRED REAR YARD SET BACK 3 METRES**

**LANDSCAPING REQUIREMENT - SOCK OF REQUIRED
FRONT AND EXTERIOR SIDE YARDS = 707 M²**

ANALYSING BOUNDARY - METRE M¹

TOTAL REQUIRED PARKING SPACES 168
 TOTAL PROVIDED PARKING SPACES 185
 BARRED FREE SPACES 6
 LOADING SPACES 2

→ PROPOSED TRAFFIC MOVEMENT

PROJECT TITLE: PROPOSED DEVELOPMENT		ADDRESS: 770 GREAT NORTHERN ROAD, SAULT STE. MARIE, ON		 CAIRNS ENGINEERING INC 146 INDUSTRIAL COURT #B UNIT 3 SAULT STE. MARIE ONTARIO P6B 5Z9 PHONE: 705-254-7840 FAX: 705-254-2555
DRAWING TITLE: SITE PLAN				
PROJECT No.: 2014-029	DRAWN BY: LIEUEN	CHECKED BY: A CAIRNS	CHECKED BY: M MILLAR	
DRAWING NO.: SP1	SCALE: 1" = 75'-0"	DATE: MARCH 5, 2014		
		REVISION NO.: B-150-6201		

**AMENDMENT NO. 202
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE:

This Amendment is an amendment to Land Use Schedule 'C' of the Official Plan.

LOCATION:

PLAN RCP H731 PT Lot 1 RP 1R10841 Part 4, that being 770 Great Northern Road, located on the northeast corner of the intersection of Great Northern Road and Lukenda Drive.

BASIS:

This Amendment is necessary in view of the request to rezone the subject property to permit a mixed use building consisting of general commercial uses and a medical clinic.

Council now considers it desirable to amend the Official Plan, by re-designating the subject property from Institutional to Commercial on Land Use Schedule C of the Official Plan.

Furthermore, Council not considers it desirable to amend the Official Plan by way of a notwithstanding clause to Commercial Policy 4, to permit major office space (medical clinic) to be located outside of the defined downtown.

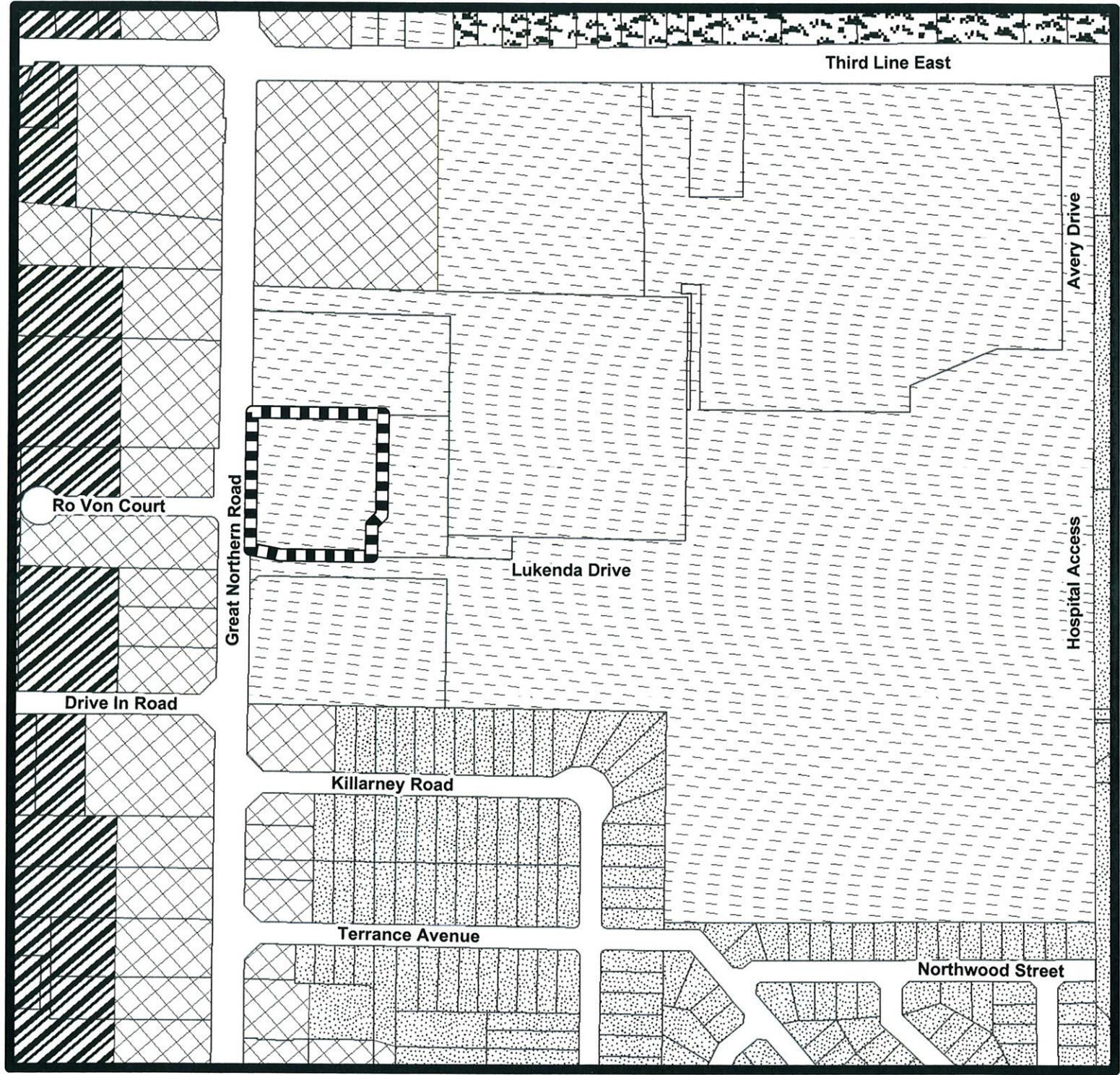
DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

PLAN RCP H731 PT Lot 1 RP 1R10841 Part 4, that being 770 Great Northern Road, located on the northeast corner of the intersection of Great Northern Road and Lukenda Drive, is hereby re-designated from Institutional to Commercial on Land Use Schedule C of the Official Plan.

137. In addition to the re-designation of the subject property from Institutional to Commercial, notwithstanding Commercial Policy 4, the subject property may be developed with major medical office space.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



OFFICIAL PLAN LANDUSE MAP

SCHEDULE "C" APPLICATION A-6-14-Z-OP

770 GREAT NORTHERN ROAD



METRIC SCALE
1 : 5100

Legend



Subject Property = 770 Great Northern Road

OFFICIAL PLAN LAND USE



Residential



Commercial

Institutional

Industrial

Rural Area

OFFICIAL PLAN AMENDMENT NUMBER
202

ROLL NUMBER
030-065-002-00

MAP REFERENCE
99 & 1-113

MAIL LABEL ID
A-6-14-Z

Pat Schinners

From: Marlene McKinnon <MMcKinnon@ssmrca.ca>
Sent: Tuesday, April 08, 2014 10:42 AM
To: Pat Schinners
Cc: Peter Tonazzo; Anjum Amin
Subject: SSMRCA Response - A-6-14-Z.OP

April 8, 2014

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-6-14-Z.OP**
 Lukenda Holdings Inc.
 770 Great Northern Road
 Sault Ste. Marie

The subject property is not 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 in close proximity to a ravine (regulated area) that is part of the Fort Creek watershed and therefore Anjum Amin has the following condition:

A stormwater management system (i.e. oil/grit separator, parking lot storage, infiltration gallery or filter strip) must be installed to remove the sediments from parking lot flows. The design must be submitted to review by the SSMRCA in order to receive clearance for MOE's Environmental Compliance Approval (ECA). The SSMRCA would require detailed design of storm management system and study report including all details of proposed storm outlets prior to commencing the development work.

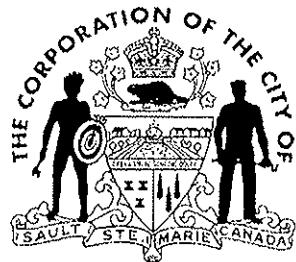
The subject property is not under consideration of the Drinking Water Source Protection Program of the Conservation Authority with regard to Drinking Water Source Protection.

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

M. A. McKinnon, CGS
GIS Specialist
Sault Ste. Marie Region Conservation Authority
1100 Fifth Line East
Sault Ste. Marie ON P6A 6J8
mmckinnon@ssmrca.ca
www.ssmrca.ca
Phone 705-946-8530

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2014 04 10

Our File: A-6-14-Z.OP

MEMO TO: Donald B. McConnell, MCIP, RPP
Planning Director

RE: **A-6-14-Z.OP – 770 GREAT NORTHERN ROAD
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN & ZONING BY-LAW**

The Engineering and Construction Division has reviewed the above noted application and provides the following:

- The existing services must be verified by the Applicant's Consulting Engineer for the intended use;
- The curb cut for the entrance on Great Northern Road must be coordinated with the resurfacing of Great Northern Road this summer;
- If new services are required from Great Northern Road, work must be completed before Great Northern is resurfaced this summer;
- 70% total suspended solid removal is required for this site;
- Post development flows must not exceed pre development flows for all storms up to and including the 100-year storm and the regional storm; and

- It is recommended that the Development be subject to Site Plan Control to ensure the above requirements are met.

Yours truly,



Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Planning



April 10, 2014

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

emailed: d.mcconnell@cityssm.on.ca

Dear Sir:

**Re: Application A-6-14-Z.OP
770 Great Northern Road**

PUC wishes to advise that we have no objection to the proposed rezoning application. The developer will be required to provide a water service application with fire flow report to demonstrate the adequacy of supply when development proceeds

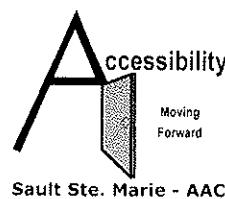
Best Regards,

PUC SERVICES INC.

A handwritten signature in black ink, appearing to read "Rob Harten".

Rob Harten, P. Eng.
Manager of Engineering

RH*jf



Don McConnell
Planning Director
City Planning & Engineering Division

Date: April 9, 2014

SUBJECT: A-6-14-Z.OP 770 Great Northern Road

Request for amendment to Official Plan and Zoning Bylaw

Dear Mr. McConnell

The Accessibility Advisory Committee makes the following recommendations in respect of barriers to access for person with disabilities on the subject rezoning application.

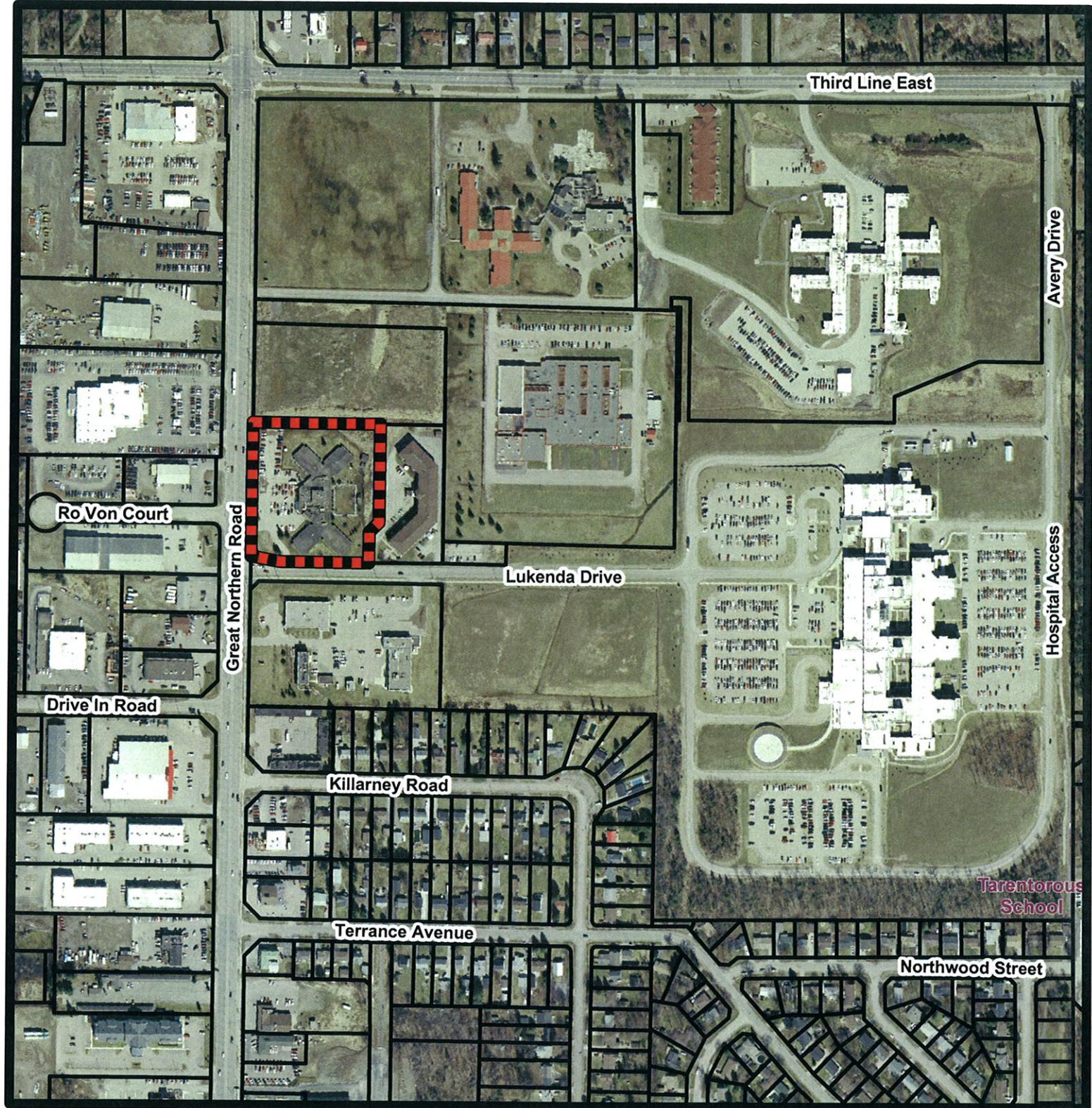
Exterior

1. Parking: According to local Rezoning Laws
2. Walkways & Sidewalks: According to FADS
3. Curb Cuts: According to FADS
4. Ramping: According to FADS with smooth transition at ground level. Ramping needed at least one of building entrances for office building to allow persons of all abilities to enter building making building open for potential employees, age friendly and accessible.
5. Transit Access ?
6. Lighting: In accordance with the Illuminating Engineers Society of North America Standards
7. Signage: Parking signage according to the Highway Traffic Act. Other signage in accordance with CNIB recommendations.
8. Green Space:
9. **Request Site Plan – What kind of commercial space?** Interior as a medical facility would need attention to accessibility features.
10. Please notify if any future changes made to plan.

Thank you for your attention to these recommendations.

Sincerely,

Ann Marie McPhee
Chair, Site Plan Sub Committee
on behalf of The Accessibility Advisory Committee
Page 157 of 294



2012 ORTHO PHOTO APPLICATION A-6-14-Z-OP

770 GREAT NORTHERN ROAD

Legend



Subject Property = 770 Great Northern Rd

Page 158 of 294

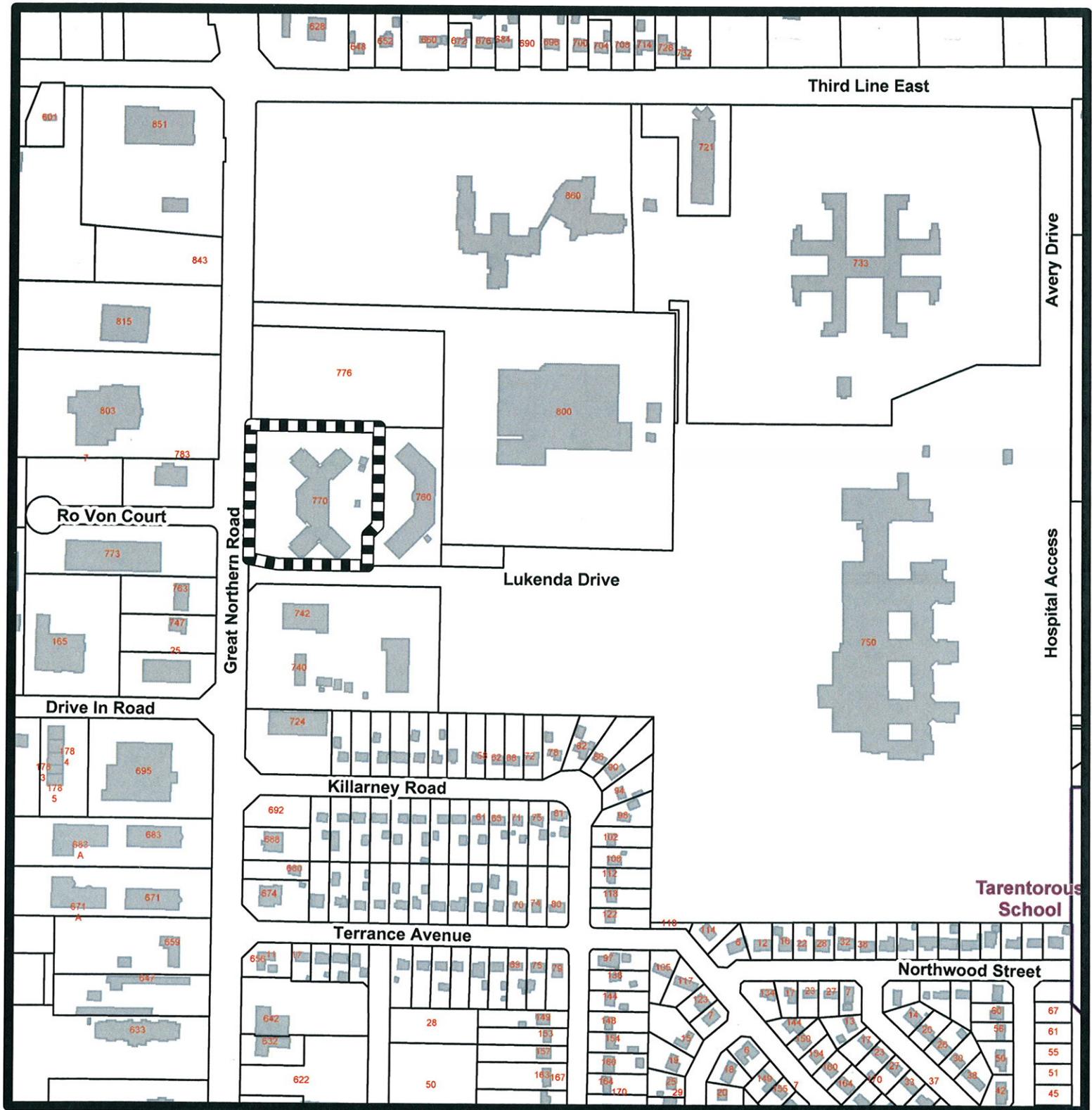


METRIC SCALE
1 : 5100

ROLL NUMBER
030-065-002-00

MAP REFERENCE
99 & 1-113

MAIL LABEL ID
A-6-14-Z



SUBJECT PROPERTY MAP

APPLICATION A-6-14-Z-OP

770 GREAT NORTHERN ROAD

Legend



Subject Property = 770 Great Northern Road

Page 159 of 294

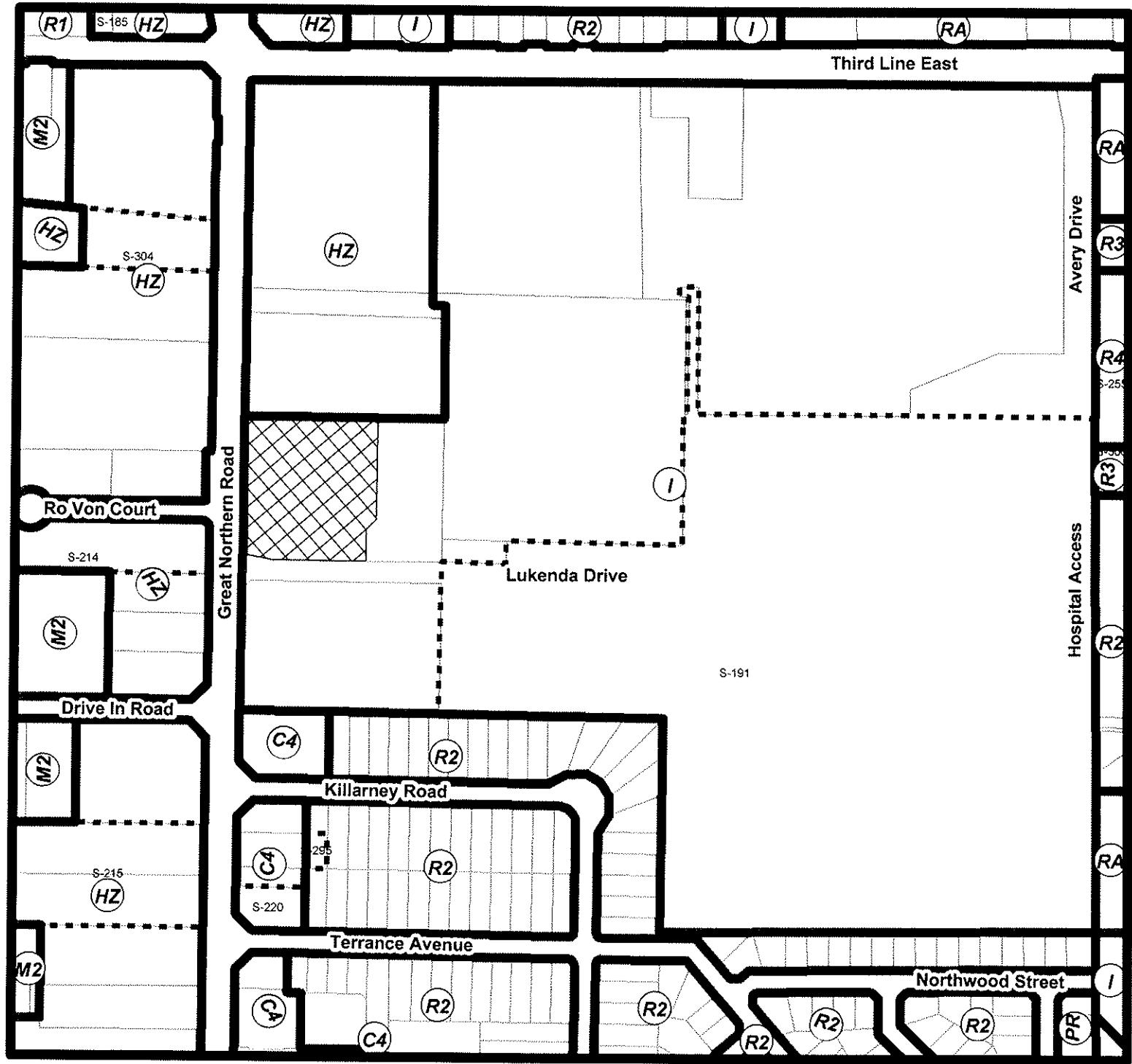
METRIC SCALE
1 : 5100

ROLL NUMBER
030-065-002-00

MAP REFERENCE
99 & 1-113

MAIL LABEL ID
A-6-14-Z





EXISTING ZONING MAP

APPLICATION A-6-14-Z-OP

770 GREAT NORTHERN ROAD



METRIC SCALE
1 : 5100

Legend

	Subject Property = 770 Great Northern Road
	R2 - Single Detached Residential Zone; R2hp
	R3 - Low Density Residential Zone
	R4 - Medium Density Residential Zone
	RA - Rural Area Zone
	I - Institutional Zone
	HZ - Highway Zone
	C4 - General Commercial Zone
	M2 - Medium Industrial Zone; M2hp
	PR - Parks and Recreation Zone
	S-# Special Exception Zoning

ROLL NUMBER
030-065-002-00

MAP REFERENCE
99 & 1-113

MAIL LABEL ID
A-6-14-Z



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Peter Tonazzo, MCIP, RPP, Planner

DEPARTMENT: Engineering and Planning Department

RE: Application No. A-7-14-Z.OP – Grammi Developments & 1644291 Ont. Ltd. – 551 Korah Road, 0 Prentice Avenue & 400 Second Line West

PURPOSE

The applicants wish to re-designate and rezone the subject property to permit a 6-floor apartment building behind Shoppers Drug Mart, surrounded by a number of 2-storey apartment buildings. The applicants also wish to rezone 400 Second Line West for future commercial development purposes.

PROPOSED CHANGE

The applicants, Grammi Developments & 1644291 Ont. Ltd. are seeking an Official Plan Amendment to re-designate the southern portion of 551 Korah Road and the abutting property to the rear of 240-268 Prentice Avenue from "R2" (Single Detached Residential Zone) and "C4" (General Commercial Zone), to "R4.S" (Medium Density Residential Zone with a Special Exception) to permit the construction of an apartment building within the middle of the property to a maximum height of six (6) floors, whereas the "R4" zoning only permits apartment buildings to five (5) floors. The proposed "R4.S" zoning will also limit the surrounding residential uses (townhouses and/or apartment buildings) to not more than 2-storeys.

The applicants are also seeking an Official Plan Amendment to re-designate 400 Second Line West from Residential to Commercial, and to rezone the subject property from "R2" (Single Detached Residential Zone) to "C4" (General Commercial Zone) for future commercial development purposes.

Subject Property:

- Location – Located behind existing commercial and residential development on the north side of Second Line West and the west side of Korah Road.
- Size
 - 551 Korah Road – Irregularly shaped - 15m (50') frontage totalling approximately 0.85ha (2.12acres)
 - 0 Prentice Ave. – Irregularly shaped landlocked parcel, 36m (118') wide at its narrowest point to 69m (226') at its widest, by 115m (377') depth, totalling 0.63ha (1.57acres)
 - 400 Second Line West – 40.5m (133') frontage by 100m (328') depth totalling 0.4ha (1acre)
- Present use – 551 Korah Road & 0 Prentice Avenue are vacant, 400 Second Line West – Single Detached Residential
- Owner – Grammi Developments & 1644291 Ont. Ltd.

ANALYSIS

The applicants have requested (attached) a postponement, as they wish to explore alternatives to what was originally proposed.

More specifically, rather than one 6-storey apartment building surrounded by 2-storey apartments, the applicants wish to explore the possibility of developing 2 4-storey apartment buildings within the middle of the site, surrounded by 3-storey apartment buildings.

This represents a significant change to the application, and as such, new notices must be provided to neighbours, at least 20-days prior to this matter being brought back to Council.

Given that new notices are required, a future Council date need not be identified at this time. Once the applicants submit a new site plan, public notice will be given and a new council date identified.

IMPACT

Postponing this application will not directly impact municipal finances.

STRATEGIC PLAN

Postponing this application is not directly linked to any policies contained within the Corporate Strategic Plan.

RECOMMENDATION

Resolved that the report of the Planner dated 2013 04 28 be accepted and that Council postpones Application No. A-7-14-Z.OP to a date to be determined.

Respectfully submitted,

Recommended for approval,



Peter Tonazzo, MCIP, RPP
Planner

Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner of Engineering & Planning

Pat Schinners
Administrative Clerk

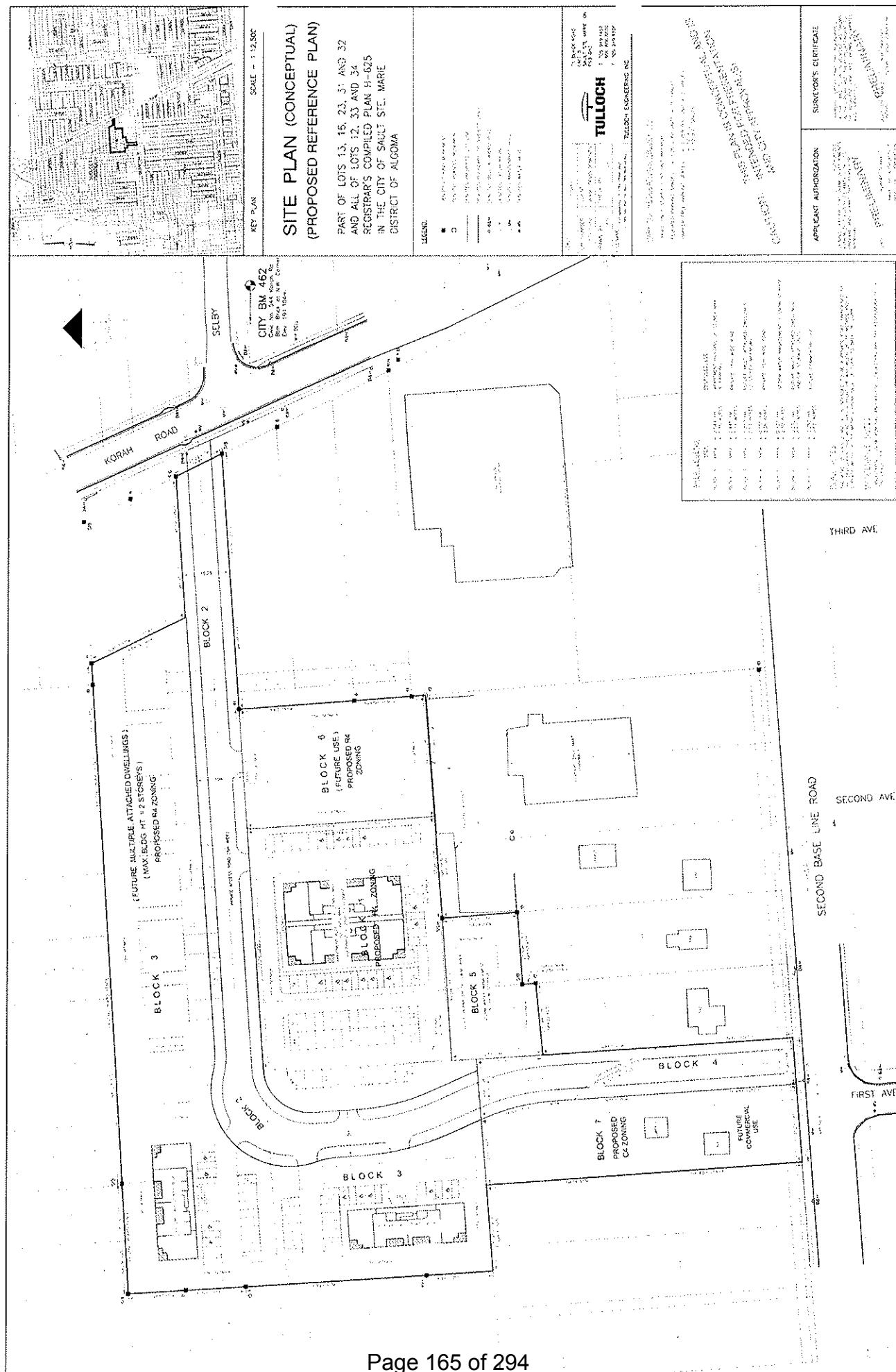
Peter Tonazzo

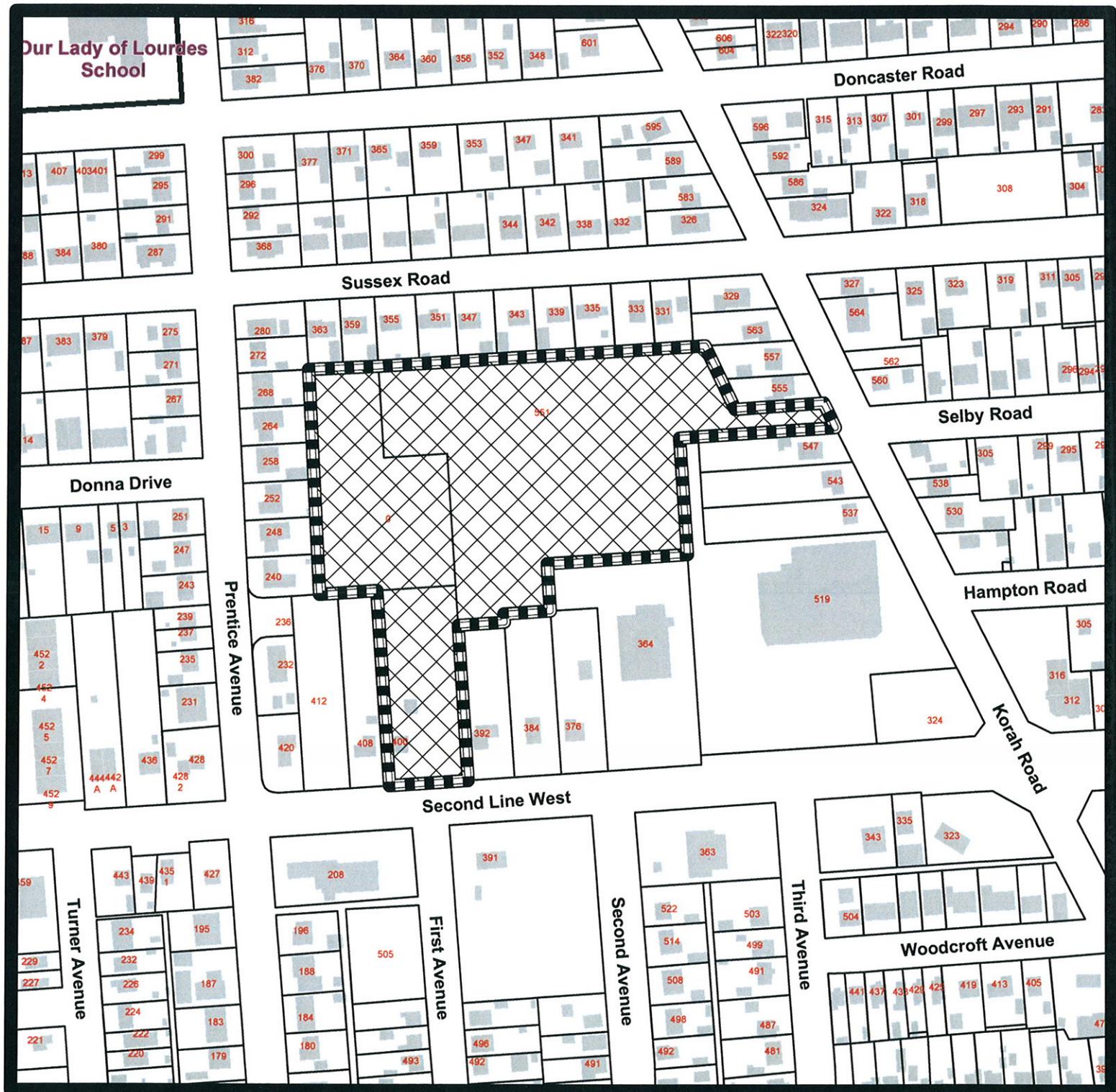
From: Ozzie Grandinetti <ograndinetti@shaw.ca>
Sent: Friday, April 11, 2014 11:14 AM
To: Peter Tonazzo

Peter

We have decided to go with the 3 story buildings on the perimeter where we were once going to build 2 story units and 2 buildings that will be a total of 4 floors each behind Shoppers. I apologize for any inconvenience that this has caused and you could send me a invoice for resending out the notices for the deferral and the new meeting.

Ozzie





SUBJECT PROPERTY MAP

PLANNING APPLICATION A-7-14-Z-OP

Roll: 060-011-076-00 / Location: 551 Korah Road

Roll: 060-011-088-00 / Location: 400 Second Line West

Roll: 060-011-094-00 / Location: Rear Prentice Avenue



METRIC SCALE
1 : 2500

**MAP REFERENCE
80 & 1-90**

MAIL LABEL ID
551-Korah

Legend



SUBJECT PROPERTIES



2012 ORTHO PHOTO

Application A-7-14-Z-OP



METRIC SCALE
1 : 2500

MAP REFERENCE
80 & 1-90

MAIL LABEL ID
551-Korah

ROLL NUMBER
060-011-076-00
060-011-088-00
060-011-094-00

Legend



SUBJECT PROPERTIES



EXISTING ZONING MAP

Application A-7-14-Z-OP



METRIC SCALE
1 : 2500

Roll: 060-011-076-00 / Location: 551 Korah Road

Roll: 060-011-088-00 / Location: 400 Second Line West

Roll: 060-011-094-00 / Location: Rear Prentice Avenue

MAP REFERENCE
80 & 1-90



SUBJECT PROPERTIES



R2 - Single Detached Residential Zone; R2hp



R3 - Low Density Residential Zone



C4 - General Commercial Zone



C5 - Shopping Centre Zone



PR - Parks and Recreation Zone

MAIL LABEL ID
551-Korah

ROLL NUMBER
060-011-076-00
060-011-088-00
060-011-094-00

Re: Application No.: A-7-14-ZOP April 23, 2014
Applicants: Grammid Developments & 1644291 Ont. Ltd.

ATTN: MAYOR & COUNCIL

We the owners of the lot next to civic No. 551 Korah Road strongly disagree with the zoning of said lots to be changed from "R2" (single detached residential zone) and "C4" (General commercial zone) to "R4S" (medium density residential zone) "R4" with a special exception for a 6 story building.

When we purchased our home and property the lot next to us was zoned single family residential. We never would purchased our home no matter how much we loved the location and our backuard. If we had any idea that there was a possibility of lot 551 next to us would be rezoned and turned into a 233 ft. roadway down the side of our property. It was our understanding that a roadway access to the property behind us comes in off of Prentice Ave. It was also our understanding that the development of said property behind us was turned down by City Council with the Prentice Ave. issue some time ago.

Lot 551 Korah Road is approx. 50 feet wide and a double roadway 233 feet down the side of a residential property is not practical. The two homes on either side of said property have their driveways abutting said property. Also their garages. A roadway would limit us access to our driveways with the amount of traffic said development would bring. The said roadway would have as much traffic as Korah Road. Where would the snow be put? Up against our garages , in our driveways , in our backyards.

There is nowhere in the westend where there is a six story apartment building, let alone in the middle of a city block zoned single family residential. All the apartment buildings have an access roadway to a main city street, not 233 feet down the side of single family residential property. Again it is my understanding that the city has an access to said property off of Prentice Ave. and the said property to access this entrance is for sale. Also there is a question on how contaminated the soil behind us is as it was used by a trucking company. How is this development going to effect the sewers and water? Where is the drainage of said property going to go. It is already flooding our backyards. What happened to the senior homes that we were told the severence of the property's was for. We also feelsympathy for the many residences that abut this proposed development as they will also have the natural enjoyment or their properties tainted by such a development. Please allow us the respect and enjoyment of our house and property and turn down this application for an apartment building on this property.

THANK YOU

Terry & Carol Garson
547 Korah Road
Page 169 of 294

GRANDINETTI CONSTRUCTION

346 Nixon Rd., Sault Ste. Marie, ON
705-949-7198 Fax 705-949-6925

February 25, 2013

Dear Homeowner:

As you are aware I have purchased the property which is directly behind you and I am in the **early stages of developing it for senior/retirement housing.** I am interested in speaking with you about purchasing some of your land which is located at the very back of your property.

Please contact me if you are interested in discussing this matter in further detail.

Sincerely,



Ozzie Grandinetti
Owner/Operator 1644291 ONT Limited,
O/A Grandinetti Construction
O/A Grammi Developments Limited

GRANDINETTI CONSTRUCTION

346 Nixon Rd., Sault Ste. Marie, ON
705-949-7198 Fax 705-949-6925

March 14, 2013

Dear Homeowner:

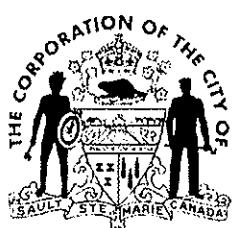
As you are aware I have purchased the property which is directly behind you and I am in the **early stages of developing it for senior/retirement housing.** The latest satellite image shows that there is some personal usage of this property and would ask anyone who has anything on the property directly behind their house to please remove it so that it will not be in the way of the surveyors and engineers. Thank you for your co operation.

Please call me at 705 946 9882 or email me at ograndinetti@shaw.ca or ograndinetti72@gmail.com if you are interested in discussing the details of the development of the property. Please note that I also work full time, in addition to operating this business so I will do my best to reply within 24 hours.

Thank you



Ozzie Grandinetti
Owner/Operator 1644291 ONT Limited
O/A Grandinetti Construction
O/A Grammi Developments Limited



NOTICE OF APPLICATION & PUBLIC MEETING

551 KORAH ROAD, 0 PRENTICE AVENUE & 400 SECOND LINE WEST

Application No.: A-7-14-Z.OP

Applicants: Grammi Developments & 1644291 Ont. Ltd.

Date: April 28, 2014

Time: 5:30 PM

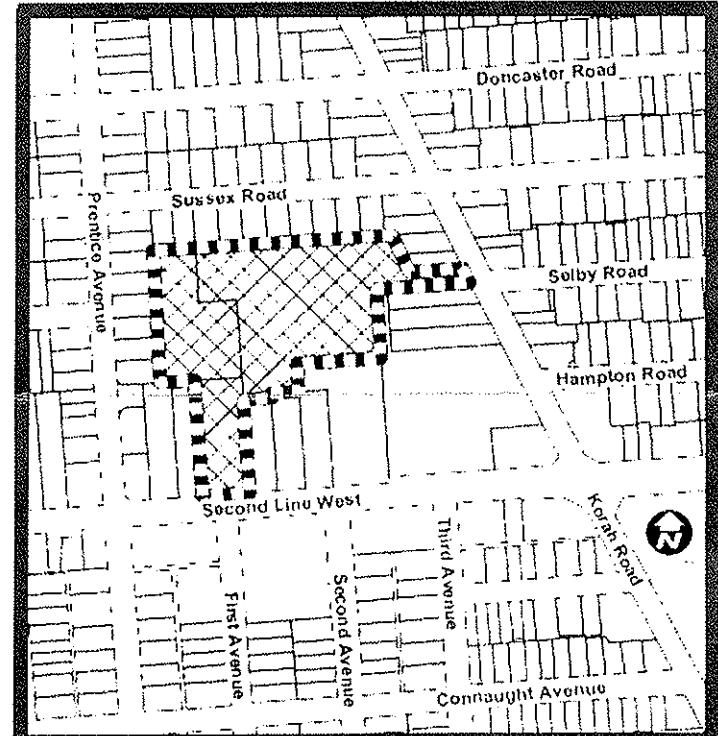
Location: City of Sault Ste. Marie
Civic Centre, Council Chambers
99 Foster Drive

PURPOSE

The applicants wish to re-designate and rezone the subject property to permit a 6-floor apartment building behind Shoppers Drug Mart, surrounded by a number of 2-storey apartment buildings. The applicants also wish to rezone 400 Second Line West for future commercial development purposes.

PROPOSED CHANGE

The applicants, Grammi Developments & 1644291 Ont. Ltd. are seeking an Official Plan Amendment to re-designate the southern portion of 551 Korah Road from Commercial to Residential. The applicants are also seeking to rezone 551 Korah Road and the abutting property to the rear of 240-268 Prentice Avenue from "R2" (Single Detached Residential Zone) and "C4" (General Commercial Zone), to "R4.S" (Medium Density Residential Zone with a Special Exception) to permit the construction of an apartment building within the middle of the property to a maximum height of six (6) floors, whereas the "R4" zoning only permits apartment buildings to five (5) floors. The proposed "R4.S" zoning will also limit the surrounding residential uses (townhouses and/or apartment buildings) to not more than (2-storeys). The applicants are also seeking an Official Plan Amendment to re-designate 400 Second Line West from Residential to Commercial, and to rezone the subject property from "R2" (Single Detached Residential Zone) to "C4" (General Commercial Zone) for future commercial development purposes.





COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Peter Tonazzo, MCIP, RPP, Planner

DEPARTMENT: Engineering and Planning Department

RE: Application No. A-21-11-Z.OP – JBG Holdings & Investments Inc. – 11 Millwood Street

PURPOSE

The applicant is requesting an Official Plan Amendment and Rezoning to facilitate the creation of one (1) new residential building lot on the Millwood Street Frontage of the subject Property.

PROPOSED CHANGE

The applicant, JBG Holdings & Investments Inc. is seeking an Official Plan Amendment to re-designate the subject property from Commercial to Residential on Land Use Schedule 'C' of the Official Plan, and to rezone the subject property from "C4.S-51" (General Commercial Zone with Special Exception 51), to "R2" (Single Detached Residential Zone).

Subject Property:

- Location – Part of Block 66, Plan M-487, Excluding parts 1,2,3 and part of 2 of IR-10917m Located on the north-westerly side of the intersection of Queen Street East and Millwood Street
- Size – Approximately 20.6m (67.6') frontage x 49.8m (163.2') depth, irregular; 1400m² (0.35acres).
- Present Use – Personal Storage Facility
- Owner – JBG Holdings & Investments Inc.

BACKGROUND

On November 21st, 2011, Council deferred this application to allow the applicant to explore alternative development details.

2014 04 28

Page 2.

ANALYSIS

The applicant has requested (attached) that the application be withdrawn.

IMPACT

The withdrawal of this application will not impact municipal finances.

STRATEGIC PLAN

Withdrawal of this application is not directly related to any policies within the Corporate Strategic Plan.

RECOMMENDATION

Resolved that the report of the Planner, dated 2014 04 08 be accepted as information.

Respectfully submitted,



Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,



Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner Engineering & Planning

Pat Schinners
Administrative Clerk

Peter Tonazzo

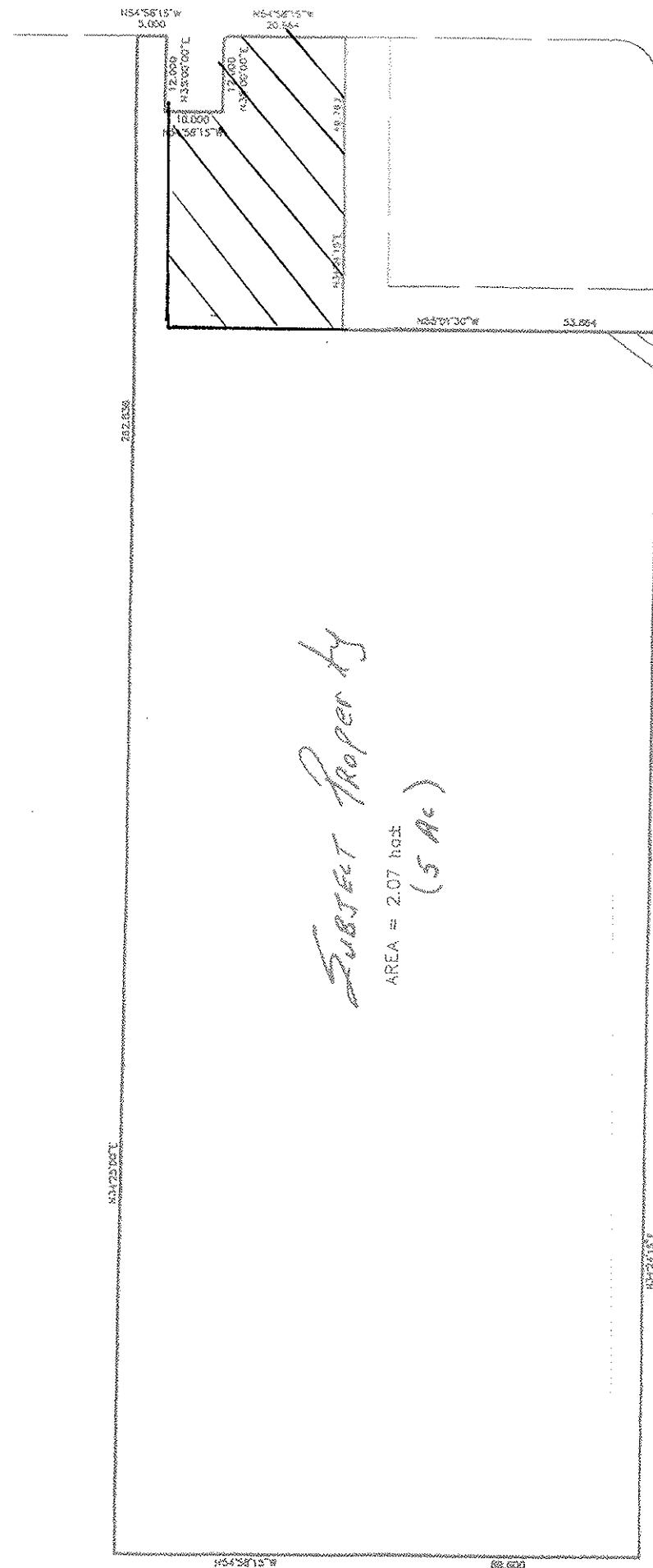
From: Brian Gallagher <jb_gallagher@hotmail.com>
Sent: Monday, April 14, 2014 4:01 PM
To: Peter Tonazzo
Subject: Rezoning Application 11 Millwood

Re A-21-11-Z.OP

Peter further to our conversation of April 14 on behalf of JBG Holdings & Investments Inc. I would like to withdraw my application for 11 Millwod to rezone from C4 commercial to single family .

Thank You
Brian Gallagher
President
JBG Holdings & Investments Inc.

1922-1923
S. M. D. T.
B. G.
1923-1924
S. M. D. T.
B. G.



QUEEN STREET EAST

卷之三

AREA ≈ 2.07 ha

1920-1921

20,554

26,554

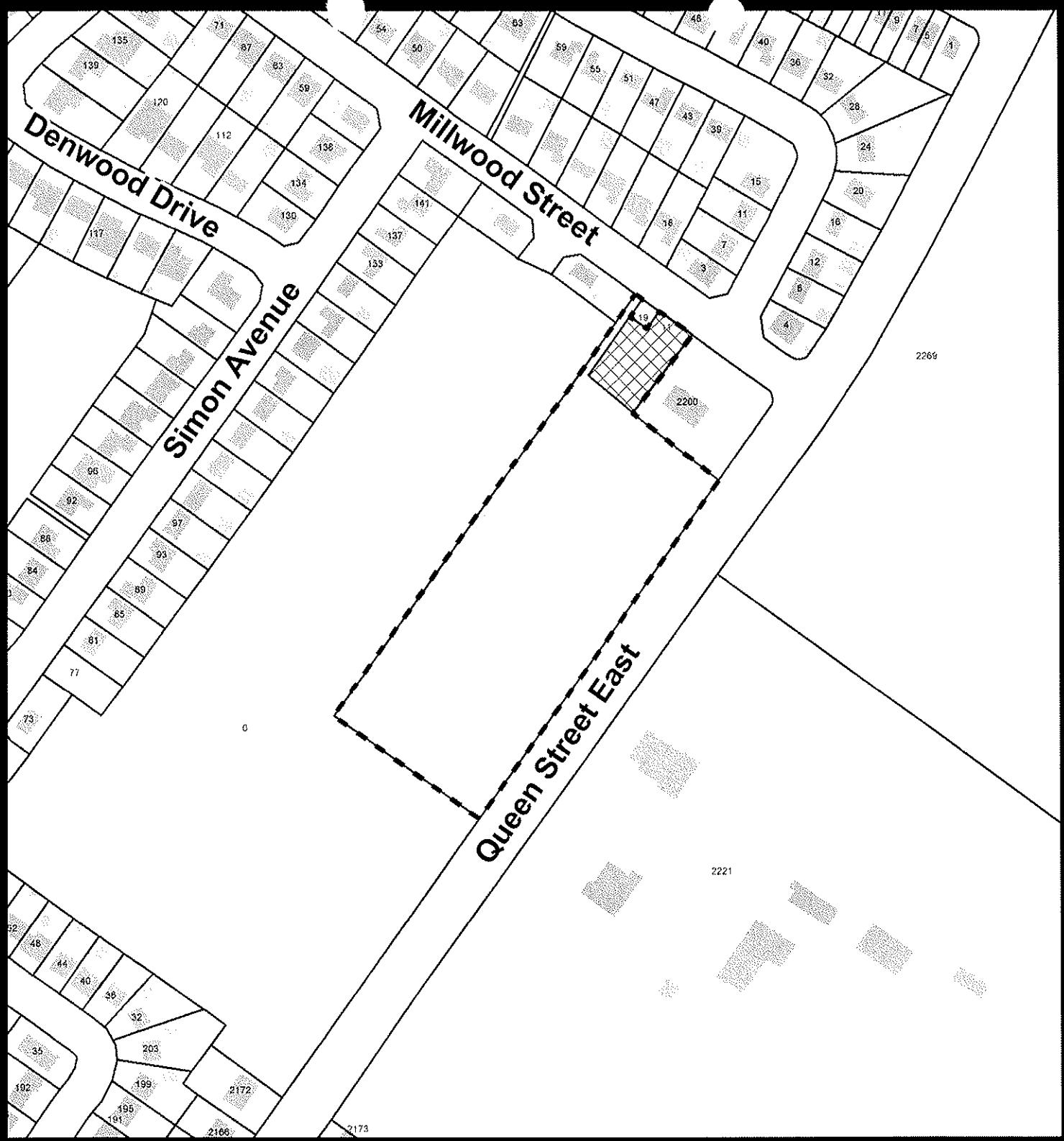
409,762

38,833,233,648,787

30,554

12,800	12,800
12,800	12,800
12,800	12,800
12,800	12,800
12,800	12,800

37,762



SUBJECT PROPERTY MAP

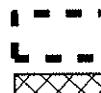
PLANNING APPLICATION A-21-11-Z-OP

11 MILLWOOD STREET

October 2011



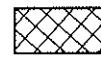
Maps 13 & 1-12



Total Land Holdings = 11 Millwood



Subject Area Proposed Lot



Page 178 of 294

Mail Label ID Metric Scale
A-21-11-Z 1 : 2750



2008 ORTHO PHOTO

PLANNING APPLICATION A-21-11-Z-OP
11 MILLWOOD STREET

Maps
13 & 1-12

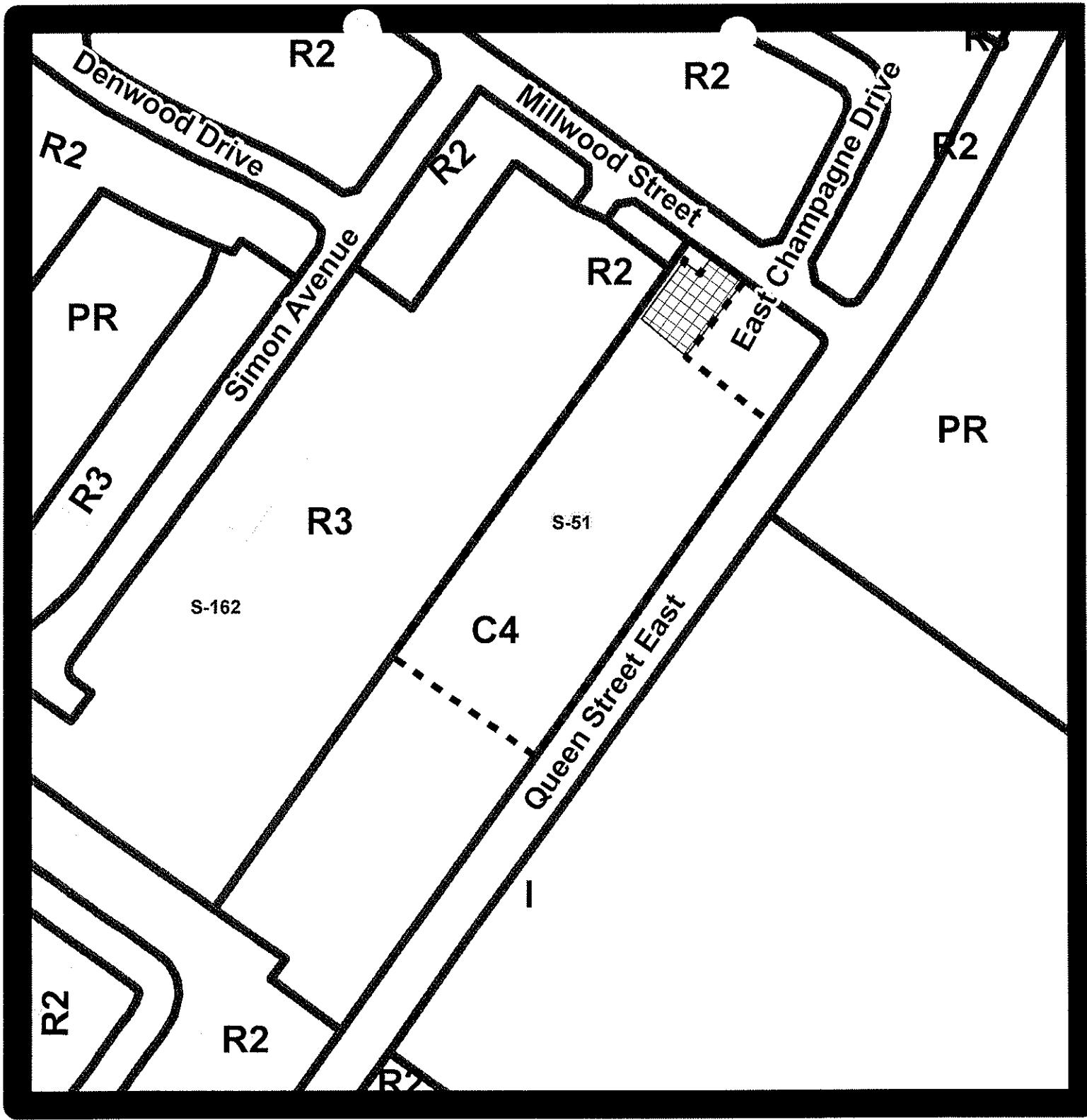
Total Land Holdings = 11 Millwood



Metric Scale
1 : 2750

Subject Area Proposed Lot Page 179 of 294

Mail Label ID
A-21-11-Z



EXISTING ZONING MAP

PLANNING APPLICATION

A-21-11-Z-OP

11 MILLWOOD STREET

Total Land Holdings 11 Millwood

Subject Area Proposed Lot

October, 2011

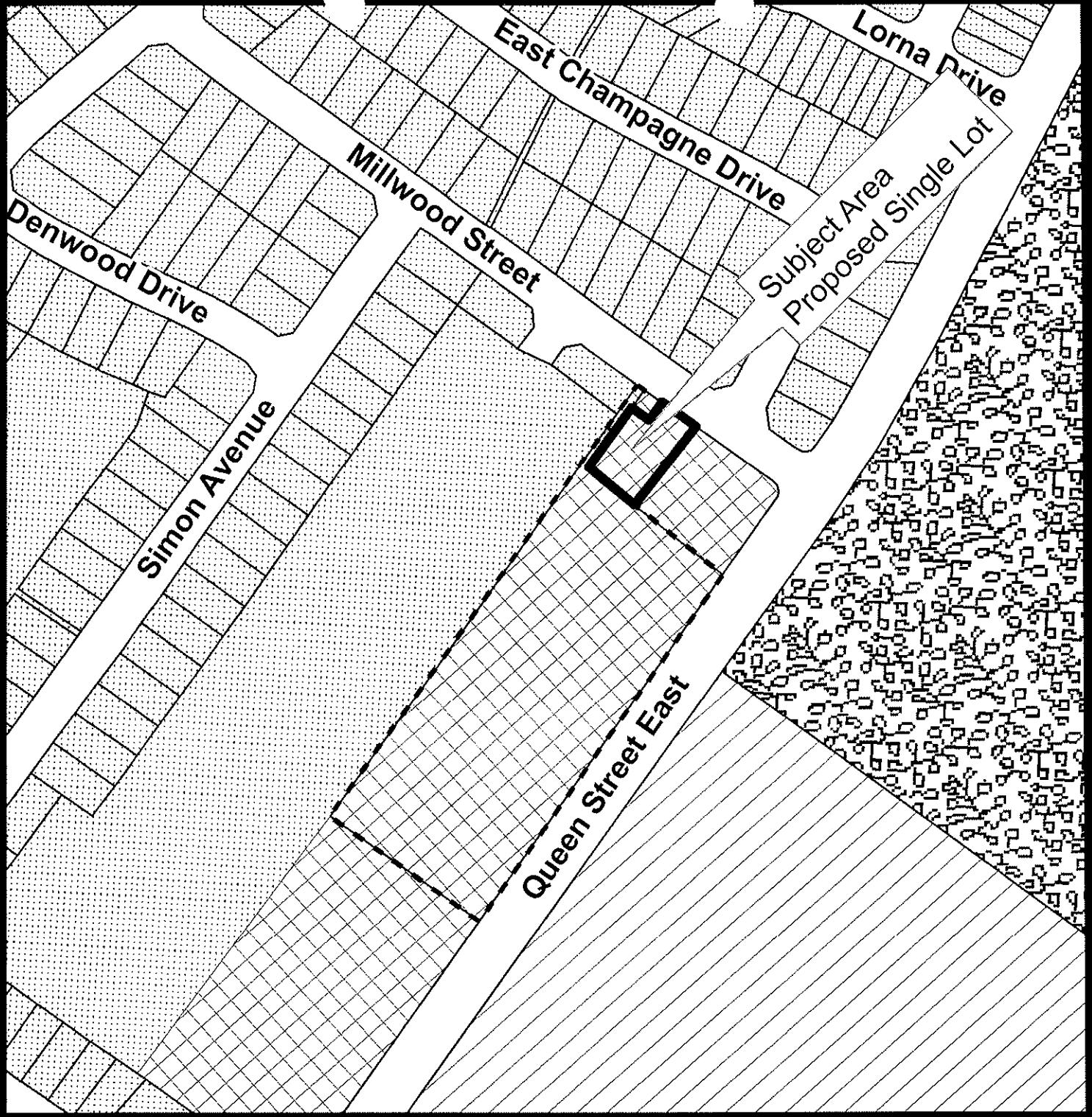


- R2 - Single Detached Residential Zone
- R3 - Low Density Residential Zone
- C4 - General Commercial Zone
- I - Institutional Zone
- PR - Parks and Recreation Zone

Page 380 of 294 Special Exception Zoning

Maps
13 & 1-12

Metric Scale
1 : 2750
Mail Label ID
A-21-11-Z



OFFICIAL PLAN LAND USE MAP

PLANNING APPLICATION

A-21-11-Z-OP

11 MILLWOOD STREET

Total Land Holdings 11 Millwood

Subject Area Proposed Lot Page 181 of 294

OP_LANDUSEDESIGNATION

Land_Use_Designation

Residential

Commercial

Institutional

Parks Recreation

Industrial



Metric Scale
1 : 2750



COUNCIL REPORT

April 28, 2014

TO: Mayor Debbie Amaroso and Members of City Council

AUTHOR: Peter Tonazzo, MCIP, RPP - Planner

DEPARTMENT: Engineering and Planning Department

RE: Application A-2-14-Z – Peter, Shelley & Jessica Schell, & Brian Boniferro – 69 & 0R Elmwood Avenue

PURPOSE

The applicants are seeking City Council approval to rezone the subject property in order to add an additional dwelling unit to the existing residence on the property, and to develop the rear lands with four (4) multiple attached (townhouse) dwellings.

PROPOSED CHANGE

The applicants are requesting a rezoning from "R2" (Single Detached Residential Zone) to "R3.S" (Low Density Residential Zone with a Special Exception) to reduce required frontages from 18m to 13m and 20m to 6.5m. The applicants are also requesting that the south interior side yard setback for the proposed multiple attached dwellings be reduced from 3m to 2m. The total number of multiple attached dwelling units shall not exceed six (6) units.

Subject Property:

- Location – Located on the west side of Elmwood Avenue, approximately 98m south of its intersection with Wawanosh Avenue, civic no. 69 & rear Elmwood Avenue
- Size – The subject area has approximately 20m of frontage along Elmwood Avenue with a total area of .32ha (0.8acres)
- Present Use – Single Detached Residential
- Owners – Peter, Shelley and Jessica Schell, and Brian Boniferro

BACKGROUND

City Council originally heard this application on January 20, 2014 and passed the following resolution:

“Resolved that Application A-2-14-Z be postponed until the applicants meet with the neighbours to discuss their concerns; and secondly to determine if Champlain Street is an option for access to the townhouse development.”

The applicants hosted a neighbourhood meeting on Wednesday March 12, 2014 the details of which are described later in this report.

ANALYSIS

Conformity with the Official Plan

The subject properties are designated ‘Residential’ on Land Use Schedule ‘C’ of the Official Plan.

Residential Policy 3 notes that medium density residential dwellings may be integrated into low density areas subject to a rezoning.

Residential Policy 4 notes that a small scale intensification may be permitted in all residential areas unless adequate supporting infrastructure is not available or significant physical constraints exists. Residential Policy 5 further defines small scale residential intensification’ to include, among other things, infill development and redevelopment.

The applicant’s proposal to convert the existing single detached dwelling to a duplex, and to develop a four (4) unit multiple attached building within the rear portion of the property represents a small scale, infill residential development opportunity.

As described in greater detail later in this report, there appears to be adequate infrastructure (water and sewer) to support the intended use. Furthermore, there does not appear to be any significant physical constraints on the subject property.

Consequently, this application conforms to the residential policies contained within the Official Plan.

In September 2012, City Council adopted Official Plan Amendment No. 188, which implements the city wide Archaeological Potential Assessment completed by Archaeological Services Inc. The subject property is identified as having archaeological potential, however it has been determined that an archaeological study is not required at this time. Archaeological Policy 2 notes that *“archaeological assessments may not be required in areas that have been subject to previous intensive and extensive soil disturbance.”* A review of air photo archives reveals that the subject property was actively farmed and the soil was tilled from at least the 1940’s to the late 1960’s. Such soil disturbance would have impacted any archaeological remains that may have existed on the site, and therefore, an archaeological review is not required.

Comments

The subject area currently comprises three (3) separate properties with three (3) distinct roll numbers (although two (2) properties share Civic Number 0 Rear Elmwood Avenue), including:

1. 69 Elmwood Avenue - which is a ‘double lot’, with approximately 20m of frontage and 30m of depth, totalling approximately 654m^2 (66’ x 98’ totalling 6468sq.ft.).
2. 0 Rear Elmwood Avenue (Former Laneway) – which is a portion of an old City laneway, approximately 1.7m by 35m, totalling 60m^2 (5.5’ x 115’ totalling 632sq.ft.).
3. 0 Rear Elmwood Avenue – which is the rear portion of the subject area, approximately 34.5m wide by 75m long, totalling $2,587.5\text{m}^2$ (113’ x 246’ totalling 27,798sq.ft.). It is worth noting that this property is not exactly rectangular shaped, with an approximate difference of 1m (3.2’) of width between the eastern and western edges.

Referring to the applicant’s site plan attached, the development proposal is twofold. First, the applicants wish to renovate the existing single detached dwelling at 69 Elmwood Avenue in order to add an additional dwelling unit.

Second, the applicants are proposing to relocate the existing garage to create a driveway to the rear parcel, to facilitate the development of a multiple attached (townhouse) building containing four (4) dwelling units. The townhouses will be 1-storey with attached garages. While zoning by-laws cannot regulate who may or may not rent a particular unit, the applicants have stated that the intended market is seniors wishing to downsize.

In the future, the applicant’s plan is to sever and consolidate the subject area resulting in two (2) separate lots. ‘Block A’ will be occupied by the duplex dwelling and garage, while ‘Block B’ will include the multiple attached dwellings along with a 6.9m (22.6’) driveway to Elmwood Avenue.

Based on the current design, ‘Blocks A’ and ‘B’ are large enough to support the intended developments, with ample space for the required on-site parking (including surplus if needed) and outdoor amenity areas.

The general character of the immediate area is mixed residential. The majority of the homes in the area are single detached, however current assessment records indicate the abutting home to the south (67 Elmwood Avenue) has been converted to a duplex, which is consistent with what is being proposed within ‘Block A’.

Abutting ‘Block B’ to the south is the Cambrian Co-operative Housing Corporation property which is a 25-unit townhouse development.

Consequently, the applicant's proposals within 'Blocks A' and 'B' are consistent with the surrounding character of the area.

Given the nature of this development, it is appropriate to utilize Site Plan Control, to ensure among other things, that adequate buffering is provided along the south side of the proposed driveway, adjacent to 67 Elmwood Avenue. Furthermore, Site Plan Control will also be utilized to ensure that proper drainage and servicing works are designed and maintained to support the development, without creating drainage problems to abutting properties.

In order to facilitate the development, a number of reductions are required. First, the required interior side yard setbacks for a multiple attached dwelling in an "R3" Zone are 1.2m (4') on one side and 3m (10') on the other side. The applicant is proposing 2.29m (7.5') setbacks on either side; therefore a reduction is required to the south interior side yard, from 3m to 2.29m, which is minor and appropriate in this instance.

In order to facilitate the future severance/consolidation of 'Blocks A' and 'B', lot frontage reductions are also required. The reduced frontage on 'Block A' is from 18m (59') to 13m (42.7'). This reduction will have no impact on the duplex development proposed for 'Block A'. The applicant also requires a frontage reduction on 'Block B', from the required 20m (66') to 6.5m (21.3'). Although this represents a substantial numeric reduction, it is appropriate as the resulting 'Block B' will be 'flag shaped', whereby the frontage will support a driveway only, with buildings located well back beyond where the lot widens.

Consultation

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Building Division, Engineering Dept., PUC Services Inc., PWT
- No objections/comments – Building Division, Municipal Heritage Committee, Fire Services, Conservation Authority, EDC

Correspondence from the Building Division notes there is a Bell Easement (buried Bell line) located within the former laneway behind 69 Elmwood Avenue. The applicants are aware of this easement and have located the garage in a manner to ensure adequate separation from the buried line(s). The easement should not impact the proposed driveway which will cross over, however the applicants will be required to obtain permission from Bell to cross the easement, prior to development of 'Block B'.

Engineering Department notes that prior to development, lot grading, drainage and servicing plans will be required. Such plans must be prepared by a qualified professional, to the satisfaction of the Commissioner of Engineering and

Planning, or his designate. Engineering also recommends that the subject properties be deemed subject to Site Plan Control, so that agreements can be entered into between the developer and the City, prior to the issuance of any building permits.

PUC Services Inc. has no objection to this application, but wish to note that given the repurposing of the property, the owner should confirm available water and fire flow capacity, which may impact design requirements. Finally, PUC wishes to note to the applicants that water frontage charges will be due as part of the development.

Comments from PWT note no objection to the application, so long as it is understood that the access point for 'Block B' is serviced privately for winter maintenance and waste collection, etc.. The applicants are aware of and understand that the access to 'Block B' will be a private driveway, and must be maintained on a private basis. Furthermore, the applicants understand that refuse collection for the proposed townhouses on 'Block B' must be contracted to a private hauler.

Neighbourhood Comments

When City Council originally heard this application, six (6) letters of objection (attached) were received from four (4) neighbours. Up to the drafting of this report, no additional letters of objection have been submitted. Below is a discussion of the issues raised in the attached neighbourhood concerns:

Property Value

The first concern relates to how this development may impact current property values in the area. Planning staff does not comment on property values, as the impact could be positive or negative.

Increased traffic and speed

The second concern relates to increased traffic resulting from the additional dwelling units. The applicants have clearly indicated that they do not intend to develop more than six (6) units on the subject properties ('Blocks A' & 'B').

As per Transportation Schedule 'D' of the Official Plan, Elmwood Avenue is designated as a 'local street', 'designed to facilitate the safe movement of traffic within a residential area.' The traffic generated from the additional five (5) dwelling units will be minimal, and well within the general character of the area.

The attached correspondence also note safety concerns associated with traffic speed along this portion of Elmwood Avenue. This is an enforcement issue handled by Police Services.

Increased Noise, Garbage & Nuisance Resulting from Development

There are concerns with nuisance problems that may arise from this proposal. Issues such as increased noise, property damage and garbage are cited as concerns. These concerns are directly related to comments from the owners of 61 Elmwood Avenue, which does not abut the subject properties, but rather the existing Co-op property. As was confirmed at the neighbourhood meeting, access will be directly from Elmwood Avenue to the subject property, and not via the Co-op. Again, the impact of five (5) additional dwelling units will be minimal especially for those residing at 61 Elmwood Avenue.

Altering the Existing Character of the Neighbourhood

The attached correspondence from Mr. and Mrs. Mazzuca notes concerns that the proposed development will negatively alter the character of the neighbourhood. Mr. and Mrs. Mazzuca argue that change is not necessarily a positive for this neighbourhood, as there is a significant mix already. From a land use perspective, it is Planning staff's opinion that the approval of five (5) additional units on the subject properties will not negatively affect the existing character of this area, let alone Mr. and Mrs. Mazzuca's property which is located on the north side of Wawanosh Avenue, approximately 90m (295') north of the subject property.

Mr. and Mrs. Mazzuca's correspondence appears to include an underlying concern that this development will attract a certain type of people, which are undesirable to the neighbourhood. First, one cannot make zoning decisions based on who may or may not reside at a particular location; furthermore, such a 'people-based' zoning approach would come under the scrutiny of Human Rights Legislation. Finally, such an opinion is a fallacy.

In reality, mixed neighbourhoods are a component of healthy sustainable neighbourhoods, with the opportunity to attract a mixture of residents. For example, a mixture of dwelling types could provide seniors with an opportunity to downsize from an existing single detached home, and stay within the same neighbourhood.

Mr. and Mrs. Mazzuca's comments also discuss the notion that the historical practise of segregating different housing types has led to marginalized neighbourhoods. While this is true in some cases, one could also argue that this historical practise has also fostered a local belief that certain types of people generally occupy certain dwelling types. This has not been the case with a number of recently approved mixed subdivisions and infill developments which apartment buildings or townhouses.

The correspondence also suggests that staff would not support such a proposal in an existing 'upscale' neighbourhood. All but one area cited are located within the rural area. The problems of siting such a development in the rural area are

discussed below. With regards to the character of a surrounding neighbourhood, whether it is mixed or exclusive large estate homes, Planning staff will review all development proposals on a case by case basis. Furthermore, current Official Plan policies supporting infill development and intensification do not distinguish between neighbourhoods based on whether or not they are ‘upscale’. In fact, Official Plan policies aim to support infill development within the entire urban area, especially in centrally located areas and areas with easy access to various amenities, both of which hold true for the neighbourhood surrounding the subject property.

Finally, the correspondence suggests that Sault Ste. Marie has plenty of vacant properties which can be used to build townhouses, such as in the periphery of the city where there is ample vacant land available. From a land use perspective, there are a number of issues with this:

1. The areas suggested are in the Rural Area and do not have access to city services. Creating such developments with on-site water and sewage systems is problematic.
2. Given existing provincial regulations, rural residential development at urban densities has the effect of sterilizing surrounding rural lands for agricultural and future unspecified purposes.
3. Multiple unit developments are best located in close proximity to amenities such as parks and commercial shopping.
4. Rezoning and extending city services to the Rural Area is not feasible at this time, and would not be consistent with Provincial Policies.
5. There are a number of vacant ‘infill’ properties with access to urban services. By definition, these infill properties are located within existing built up areas. From a land use perspective, it is desirable to develop these infill properties prior to expanding the Urban Settlement Area boundaries.

Additional Concerns Noted by Neighbours

Although only six (6) formal letters from four (4) neighbours have been received to date, Planning staff has discussed concerns with two other neighbours that were circulated.

One neighbour, as well as the objectors at 61 Elmwood Avenue both noted that they were under the impression that this neighbourhood would not develop any further, due to servicing capacity issues. The Engineering Department has conducted a preliminary review and there does not appear to be any capacity issues related to the current storm or sanitary sewer services within this area. Having said this, as is customary with these types of developments, a servicing plan, prepared by a qualified professional, to the satisfaction of the City, must clearly indicate that there is enough sewer capacity to support this development. This will be required as part of the Site Plan Control process, prior to the issuance of any building permits.

Another neighbour also had concerns with lot dimensions, which are based on current assessment data. This neighbour noted that at one point he had seen survey stakes along the north lot line of ‘Block B’, which appeared to ‘jog’ north 4’ onto his property. This development is being reviewed on the basis of the existing parcel fabric, as shown on the maps attached, which do not include a 4’ ‘jog’ as noted by the neighbour. After meeting with the neighbour, his concerns have been addressed.

Neighbourhood Meeting

On March 12, 2014 the applicants held a neighbourhood meeting at the Willowgrove United Church. The applicants hand delivered notices to all residents within 120m (400’) of the subject property, which is consistent with Planning Act requirements for providing notice of Council hearings.

The meeting was attended by the applicants, Planning staff, both ward councillors, and four (4) neighbours.

The applicants described their development plan, noting that renovating the existing single detached dwelling to create a duplex was phase 1, and the construction of the 4-unit townhouse as phase 2. Timing of phase 2 has yet to be determined.

A member of the abutting Cambrian Co-op to the south indicated that for liability reasons, the Co-op did not support an access to the townhouses via their property. Consequently, access remains directly from Elmwood Avenue, as originally applied for. Again for liability reasons, the Co-op also requested that a fence be constructed along the common lot line between the subject property and the Co-op. Although the applicants are agreeable, Planning staff would not normally recommend buffering between ‘like’ uses, such as multiple attached dwellings. Although it is recommended that the fence not be made a condition of approval, there is nothing stopping the applicants or the adjacent Co-op from erecting a fence along the common lot line.

Beyond the aforementioned, the neighbours in attendance did not have any other significant concerns that have not already been addressed in this report.

Finally, it is worth noting that none of the neighbours who forwarded objections attended the neighbourhood meeting.

IMPACT

Approval of this application will not directly impact Municipal finances.

STRATEGIC PLAN

This application is not directly linked to any policies contained within the City’s Corporate Strategic Plan.

SUMMARY

This application is similar to a number of townhouse developments that have been proposed in recent years. The provision of a mixture of housing types within one neighbourhood provides choice and helps to facilitate a strong healthy neighbourhood with a mixture of people.

The resulting infill development will not negatively impact this neighbourhood, and the proposed dwellings will complement the existing townhouse development to the south.

In terms of overall density, the proposed development would have an overall density of 6.25 dwelling units per acre, which is very similar to the overall density of local single detached neighbourhoods, which average five (5) dwelling units per acre.

It is recognized that the proposed 6.89m (22.5') access point to the townhouses has created a number of concerns; however it is worth noting that this design width meets the minimum 6.29m (22.5') driveway design standard. In addition, traffic demand generated from the four (4) dwelling units will be minimal. Furthermore, the abutting neighbour to the south has not communicated any concerns with the development, or the proposed driveway which would be located in close proximity to the existing residence.

At this point there does not appear to be any constraints to development, however through the use of Site Plan Control, matters such as servicing, drainage and adequate buffering will be further reviewed. The subject properties are large enough to support the intended dwelling units, along with adequate space for required (and surplus) parking and outdoor amenity areas.

RECOMMENDATION

Resolved that the report of the Planner dated 2014 08 28 be accepted and that Council rezone the subject properties ('Blocks A' and 'B') from "R2" (Single Detached Residential Zone) to "R3.S" (Low Density Residential Zone with a Special Exception) outlining the following provisions:

1. That the required lot frontage of 'Block A' be reduced from 18m to 13m.
2. That the required lot frontage of 'Block B' be reduced from 20m to 6.5m.
3. That the south interior side yard setback on 'Block B' be reduced from 3m to 2m.
4. That a maximum of six (6) dwelling units be permitted on the subject properties ('Blocks A' & 'B').

Report to Council – Application No. A-2-14-Z

2014 04 28

Page 10.

Respectfully submitted,



Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,



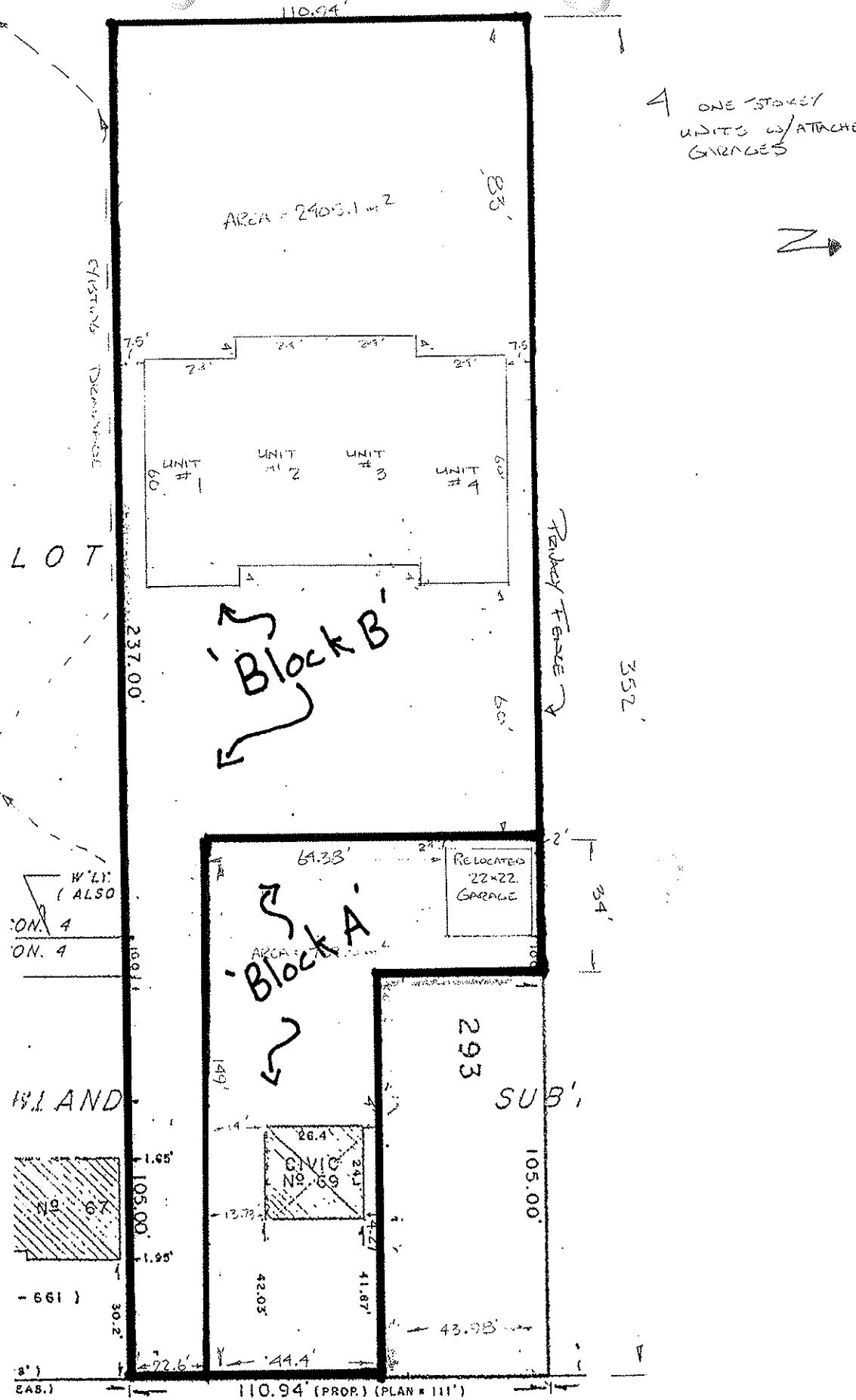
Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner Engineering & Planning

Pat Schinners
Administrative Clerk



Pat Schinners

From: Don Maki
Sent: Thursday, December 19, 2013 11:50 AM
To: Don McConnell; Pat Schinners
Subject: Rezoning Application A-2-14-Z 69 Elmwood Avenue

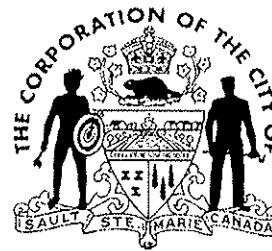
Hi Don

I do not have any comments on the above application other than there are easements in the former rear laneway known as Or Elmwood.

Don

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2013 12 30

Our File: A-2-14-Z

MEMO TO: Donald B. McConnell, MCIP, RPP
Planning Director

RE: **A-2-14-Z – 69 & OR ELMWOOD AVENUE
REQUEST FOR AN AMENDMENT TO THE ZONING BY-LAW**

The Engineering and Construction Division has reviewed the above noted application and provides the following:

- A lot grading and drainage plan shall be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design;
- A servicing plan shall be prepared to the satisfaction of the Commissioner of Engineering and Planning or his designate for any future development; and
- It is recommended that the Applicant enter into a Development Control Agreement to ensure the above noted issues are addressed.

Yours truly,

A handwritten signature in black ink, appearing to read "D. Perri".

Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Planning



PUC SERVICES INC.
ENGINEERING DEPARTMENT
500 Second Line East, P.O. Box 9000
SAULT STE. MARIE, ONTARIO, P6A 6P2

December 23, 2013

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

emailed: d.mcconnell@cityssm.on.ca

Dear Sir:

**Re: Application A-02-14-7
69 & OR Elmwood Avenue**

PUC wishes to advise that we have no objection to the proposed rezoning application.

Given the proposed repurposing of the property, the owner should confirm the available water service capacity and fire flow capacity which may impact design requirements for the proposed development. We also comment that water frontage charges would be due for any such development.

Yours Truly,

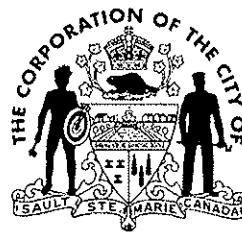
PUC Service Inc.

A handwritten signature in black ink, appearing to read 'RH'.

Rob Harten, P. Eng.
Manager of Engineering

RH*jf

S. Hamilton Beach P. Eng
Deputy Commissioner



Larry Girardi
Commissioner

January 13, 2014

Donald McConnell
Planning Director

PWT File No.: P.10.0

Subject: Application Number A-2-14-Z
Request for an amendment to the Zoning By-law

Applicant: Peter, Shelley & Jessica Schell and Brian Bonniffero

Subject Property: 69 &0R Elmwood Avenue

Staff from Public Works and Transportation has reviewed this application and have no objections given the following comments are considered:

- Block B shall be serviced privately for winter maintenance and waste collection, etc.

If you have any further questions please contact me at (705) 541-5207.

Susan Hamilton Beach, P. Eng.

Deputy Commissioner
Public Works and Transportation

c. D. Perri, EIT

Peter Tonazzo

From: Brandie Sanderson <brandiegareau@shaw.ca>
Sent: Sunday, January 05, 2014 9:35 AM
To: Peter Tonazzo
Subject: Rezoning Application A-2-14-Z - 69 Elmwood Street

Dear Mr. Tonazzo,

Thank you for sending us the sketch. Enclosed is our written submission of some of the concerns of the household of 61 Elmwood Ave that we had discussed on the phone earlier this week. Our first concern is how this development will affect the property value of our home. This includes how it changes the aesthetic appeal of the area. Our second concern is the increase in traffic flow. Traffic speed is a concern on our residential street. One of us is legally blind, so we are very concerned that increased traffic flow may lead to a decrease in safety of the neighbourhood. When we moved into the neighbourhood, we were not expecting any further expansion. We are also concerned about noise pollution caused by the construction of the new development. Already, we have had problems with the developments behind us, including property damage, items thrown across our fence and into our yard (i.e. garbage), and harassment of our dogs through the fence. With this new development there could be the potential of having similar disturbances depending on the occupants. Thank you Mr. Tonazzo for your time and consideration in reviewing our thoughts and concerns with this rezoning application. Could we please have notification of the outcome of this application.

Sincerely,
Michael and Brandie Sanderson
61 Elmwood Ave.

Peter Tonazzo

From: Peter Tonazzo
Sent: Wednesday, January 15, 2014 4:37 PM
To: Malcolm White
Subject: FW: Application No.: A-2-14-Z

From: Paul Pavoni [mailto: [REDACTED]]
Sent: Wednesday, January 15, 2014 4:33 PM
To: Peter Tonazzo
Subject: Application No.: A-2-14-Z

Paul M. Pavoni
63 Wawanosh Ave.
Sault Ste. Marie
P6B 3W2

Hello Mr. Tonazzo,

I am writing to express my concerns regarding the rezoning application and subsequent development of the property listed under "Application No.: A-2-14-", that being 69 and the rear of Elmwood Avenue. Firstly, at the time of purchase of my home and property on Wawanosh Avenue, the property in question was categorized as an "R2" (Single Detached Residential) zone. Having knowledge of that, my wife and I went ahead with the purchase of our residence back in 1999. Had the property in question been zoned as an "R3.S", we may not have made the purchase.

Secondly, the plan for the development on this land calls for one of the buildings to encroach on the rear of my property in very close proximity to the property line. This, along with the other "special exemptions" that were included, I find as unacceptable.

Regards,
Paul M. Pavoni

Peter Tonazzo

Subject: FW: Application No.: A-2-14-Z

From: Paul Pavoni [mailto:[\[REDACTED\]](#)]

Sent: Thursday, January 16, 2014 1:29 PM

To: Peter Tonazzo

Subject: RE: Application No.: A-2-14-Z

Peter, if the location of the garage falls within the city guidelines of 2 feet from the property line, then there's not much I can do about that. However, I still have concerns regarding the rezoning and proposed multiple attached dwelling and the resultant impact it will have on the quietness of the neighbourhood and the increased traffic flow it will produce.

Paul.

Peter Tonazzo

From: Cheryl McWilliams <[REDACTED]>
Sent: Friday, January 17, 2014 9:05 PM
To: Peter Tonazzo
Cc: cornelius hooymans

This email is to confirm some aspects of our conversation on Friday 17th, 2014.

As discussed I will be speaking on behalf of my parents--Cornelius and Mavourneen Hooymans (residents of 71 Elmwood Ave).

We discussed the duplex house as to the size, height and north facing windows. Parking for residents of the duplex was discussed.

We also discussed the relocation of the garage and the placement of this garage behind 71 Elmwood Ave. We discussed that it was understood that the garage would be placed 10 ft from the lot line of 71 Elmwood Ave. and our concern about the present location of the fence at the west end of the property.

Further we discussed the present location of the new townhouse complex. Its location according to the site plan currently showing it 60 ft from the relocated garage.

We also discussed drainage and a concern about noise.

I have received your email and appreciate your prompt response to our concerns.

I would like the Notice of Decision be sent to my address
Cheryl McWilliams
24 West Braemar Bay
Sault Ste. Marie, Ont
P6C 3Z4

Thank you for your time today.

Cheryl McWilliams

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This email has been scanned by Barracuda Spam Firewall..

Peter Tonazzo

To: Peter Tonazzo
Subject: RE: Rezoning Application 2-14-Z - 69 and OR Elmwood Ave.

From: Peter Tonazzo [p.tonazzo@citysm.on.ca]
Sent: Friday, January 17, 2014 4:25 PM
To: Cheryl McWilliams
Subject: RE: Rezoning Application 2-14-Z - 69 and OR Elmwood Ave.

Hello Mrs. Mcwilliams,

I have spoken to Peter Schell about some of the questions you and your parents had during our meeting. I note the questions and answers below.

1. Details of the extension at the back of the existing home?

a. The applicant confirms that the additional dwelling unit will in fact be located in the basement. As we discussed, the dwelling unit must be code compliant. The extension to the back of the house will be a 1-storey mud room, roughly 12' x16', give or take. Mr. Schell would like the option of placing a window on the north side of the mudroom, but if you are certain that you would not like windows on that side, he stated that he is ok with that also. Mr. Schell also notes that the mudroom will not be the full width of the dwelling, but 'stepped in' from the walls of the existing home.

2. How will the garage be relocated?

a. The applicant has indicated that he intends to brace the garage and roll it intact to the new location.

3. What is the garage location in relation to the rear lot line at 71 Elmwood?

a. Given the Bell Easement, the applicant has indicated that the garage will be located as shown on the current site plan, that being approximately 10' south of the rear lot line of 71 Elmwood.

4. Does the applicant intend to take down the existing fence that is just beyond the rear lot line of 71 Elmwood?

a. No, the applicant has not intentions of taking down that fence.

5. Where will parking in relation to the duplex at 69 Elmwood be located?

a. The parking area will be located along the south side of the existing residence, and behind, NOT in front of the house.

6. Does the applicant intend to 'fill' or build up the property?

a. No, at this point the applicant has no intention of filling or building up the property.

I hope you will find these answers satisfactory.

Regards,

Peter Tonazzo, MCIP, RPP

Planner

City of Sault Ste. Marie

99 Foster Dr.

Sault Ste. Marie, ON

P6A 5X6

Tel: 705.759.2780

Fax: 705.541.7165

p.tonazzo@cityssm.on.ca

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This email has been scanned by Barracuda Spam Firewall.. --

Peter Tonazzo

From: con.mazzuca <[REDACTED]>
Sent: Monday, January 20, 2014 11:55 AM
To: Peter Tonazzo
Cc: A - Dino Mazzuca; A - Connie Mazzuca
Subject: Fw: 69 & Rear Elmwood Avenue Application to rezone property from A-2-14-Z

Subject: 69 & Rear Elmwood Avenue Application to rezone property from A-2-14-Z

Dear Council Members:

The CHARACTER OF OUR NEIGHBOURHOOD is at risk for change. At one time, the act recognized and protected R2 zoned residential neighbourhoods. Numerous single family dwelling homes were built in one neighbourhood and townhouses were built in others.

Allowing this application to proceed will show little regard for those of us who came forward to disagree.

There is a policy to follow, which was recently brought to my attention. It mentions that grouping together or mixing styles of properties is beneficial and is encouraged. Having said that, introducing different properties to our neighbourhood should not apply since this act was written or changed in 2005 and our neighbourhood has been in existence well before this time. We should be protected under the old policy, and not thrown into the mix of the new one.

It is the responsibility of council to seriously consider our concerns or comments despite the change in the new act. Comments brought forward from the public living in this zone, need to be heard. From our perspective, further change and mixing is not what EVERY NEIGHBOURHOOD needs..

This application has been concerning. We are homeowners of 58 Wawanosh Avenue. We purchased our home in 2004, it was because of the area, and the area was approximately 99% constructed back in the 60's.

We already have a developed area with a significant mix! We have a catholic elementary school, a public elementary school, a catholic high school. We have a retirement home, we have apartment buildings. We purchased our home knowing what already surrounded ours. Single family dwelling homes.

Overall satisfaction in purchasing our property was knowing that this neighbourhood would remain untouched for many many years to come and we like it this way. It was mentioned that the vacant property behind the 69 Elmwood Avenue home, WOULD not be built upon and to us this meant that this vacant property acted as a "buffer" separating the existing co-op townhouses on Champlain from the residential homes of the Elmwood, Wawanosh, and Reid Street area.

The value of our home since 2004 has increased as we hope it will continue. We pay our share of heavy priced taxes based on the current assessed value. If we ever need to sell our home, I expect that this neighbourhood remains appealing to the next buyer as it was to us. Adding further townhouses to this neighbourhood mix can certainly risk and even threaten the resale value which would in turn be a negative impact on our family, as their retirement security would be at risk.

I have been told that there is no proof of this happening, however, as a property owner we have a right to protect our neighbourhood from the "unknown" and what change this unknown factor will bring.

We share the same concerns as the surrounding neighbours. Increase in traffic flow, increase of noise, increase of garbage, increase of dog poop, and congestion to the area as well.

It was noted in the agenda, that jurisdiction of such future problems become the responsibility of the police department. Then why create more work for the good men and women who work for the police department, they have bigger problems to police. And why introduce aggravation to the citizens of this neighbourhood and simply not permit construction of these townhouses.

Getting back to increased traffic flow onto Elmwood, at this time, Champlain Avenue does not serve as an entrance or an exit to the future townhouses located on the property behind Elmwood, which is abutting the Coop townhouses already. Why is this?

Since townhouses are recommended to be built on Elmwood, Champlain Avenue already has many. So don't we have enough of these properties in the mix of our neighbourhood already.

It was mentioned to me phone conversation that mixing different properties was to avoid and try to get away from "GHETTO LIKE" NEIGHBOURHOODS. We hope that the city will hold true to this statement. This is not what this application is getting away from. Obviously adding further townhouses is only adding more of the same. Possibly creating more of what the city does not want, GHETTO like neighbourhoods. Also, the city will have succeeded in the further saturation of this area with townhouses and thus "DISTURBING THE CHARACTER OF THIS NEIGHBOURHOOD" with more townhouses and not single dwelling homes..

If our council members end up voting yes to this application, as home owners, we believe that this would significantly alter our residential neighbourhood, style of living. Protecting this R2 zone is essential. I believe that council has the responsibility to the people to say NO to this application. Also, permitting this one application risks opening the doors to future zone applications.

This application is a THREAT to our residential neighbourhood community and this is not why I chose to live on Wawanosh, nor in Sault Ste. Marie, for that matter. Different sized structures are built in larger cities, mainly because of the lack of property to locate townhouses, apartment buildings and shopping malls too. In the past, it has been known that council members have voted NO and shielded our city from undesirable change.

We are humbly asking council to protect our rights, our neighbourhood which we live and keep it the same as what it is now!! I'd like to mention other residential neighbourhoods of "higher valued homes", regardless of rural or city location. Alworth, Sunnyside Beach, Palomino, Birkshire, etc.. I don't see townhouses. I am certain that if townhouses were going to be introduced in these areas, the people would react like the bees react of someone taking their honey! Wawanosh for us is like Alworth, Palomino, Birkshire, or Sunnyside for other people.

Townhouses should be built where there is an abundance of vacant property. Where property is deemed ready for use for townhouse structures.

This would also eliminate the need to DRASTICALLY ALTER the property (69 Elmwood) which is already zoned R2. Knocking down or relocating of garages, or relocating and drastically altering a house to construct a semi. This is not Toronto. Sault Ste. Marie has plenty of vacant properties which can be used to build townhouses, perhaps even in or surrounding the areas of where the solar farms are.

If Mr. Niro is able to tell his own children to "be ware" of the location that of which they purchase their home, to be careful if there is any vacant lots, because some day that vacant lot may just become something that is not appealing to the rest of the neighbourhood.

This statement puts great value and truth to my letter. "A MIX OF PROPERTIES IN OUR PARTICULAR NEIGHBOURHOOD IS NOT NECESSARILY A GOOD THING NOR DOES A MIX PROTECT THE EXISTING CHARACTER OF OUR NEIGHBOURHOOD. AND SHOULD NOT BE ALLOWED IN GOOD CONSCIENCE..."

Personally, I would like to sincerely thank Mr. Niro for all of his patience, time and energy during this process. Also, thank you to Mr. Tonazzo for your help and emails which you provided. We have learned a lot during this process.

In closing, we hope that council appreciates our letter. We certainly mean no disrespect to the applicants of 69 Elmwood Avenue. We humbly welcome them to the neighbourhood! Regardless of what council decides today, we would like everyone to know that we only wish to continue to live in a FRIENDLY, QUIET, HEALTHY, AND HAPPY NEIGHBOURHOOD with all of our neighbours, new and old.

Thank you very much for your time.

Respectfully

Connie and Dino Mazzuca and family
58 Wawanosh Avenue

A



2012 ORTHO PHOTO

Planning Application A-2-14-Z

69 ELMWOOD AVENUE



METRIC SCALE
1 : 2000

SUBJECT PROPERTY ROLL NUMBERS

030-044-041-00 = 69 Elmwood Avenue

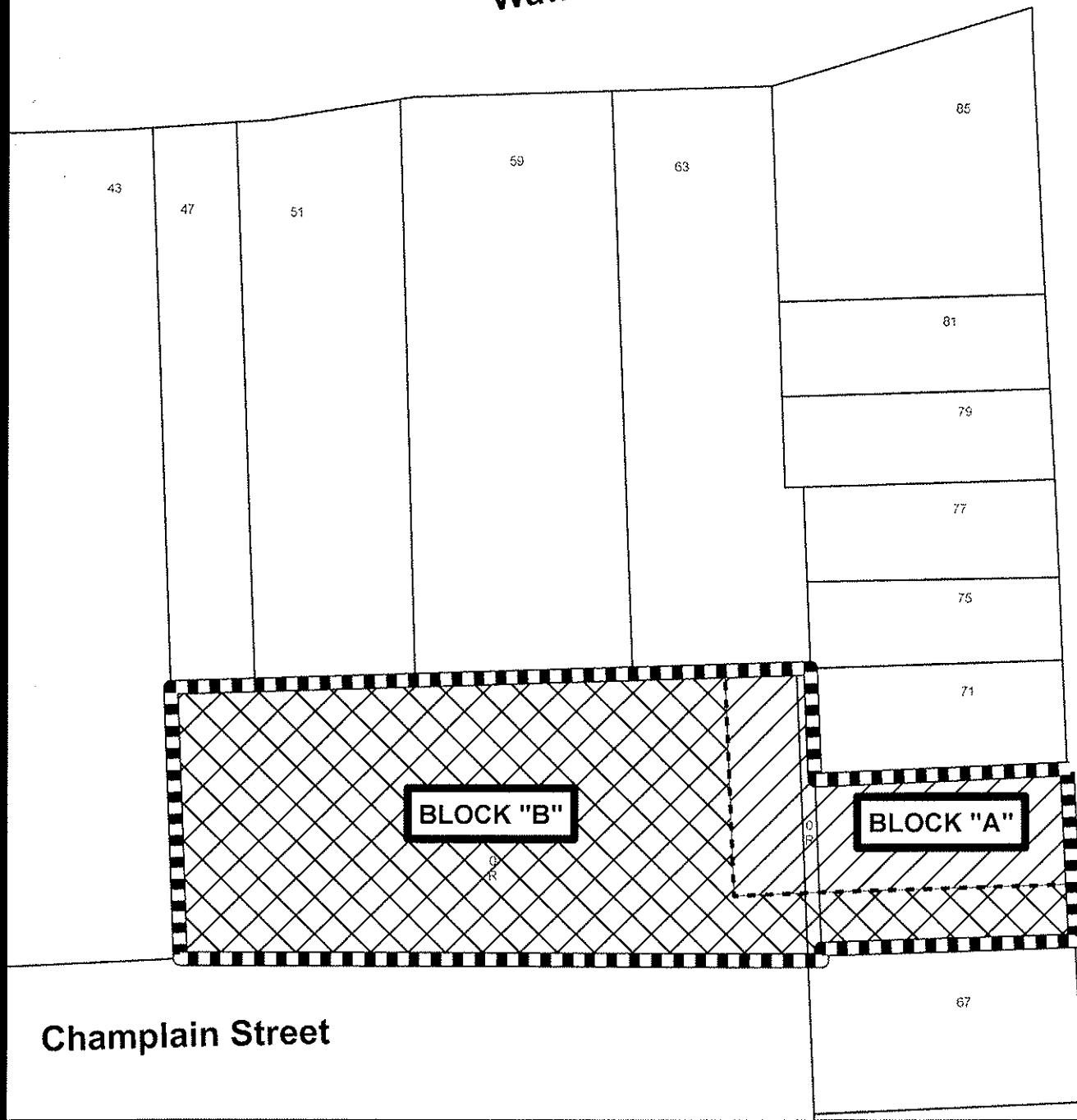
030-044-041-01 = Rear Elmwood Avenue

030-044-041-02 = Former Lane Rear Elmwood Avenue

MAP REFERENCE
42 & 1-49

Wawanosh Avenue

Elmwood Avenue



SUBJECT PROPERTY

PLANNING APPLICATION A-2-14-Z

69 ELMWOOD AVENUE



SUBJECT PROPERTY ROLL NUMBERS
030-044-041-00 = 69 Elmwood Avenue
030-044-041-01 = Rear Elmwood Avenue
030-044-041-02 = Rear Elmwood Avenue [Former Lane]

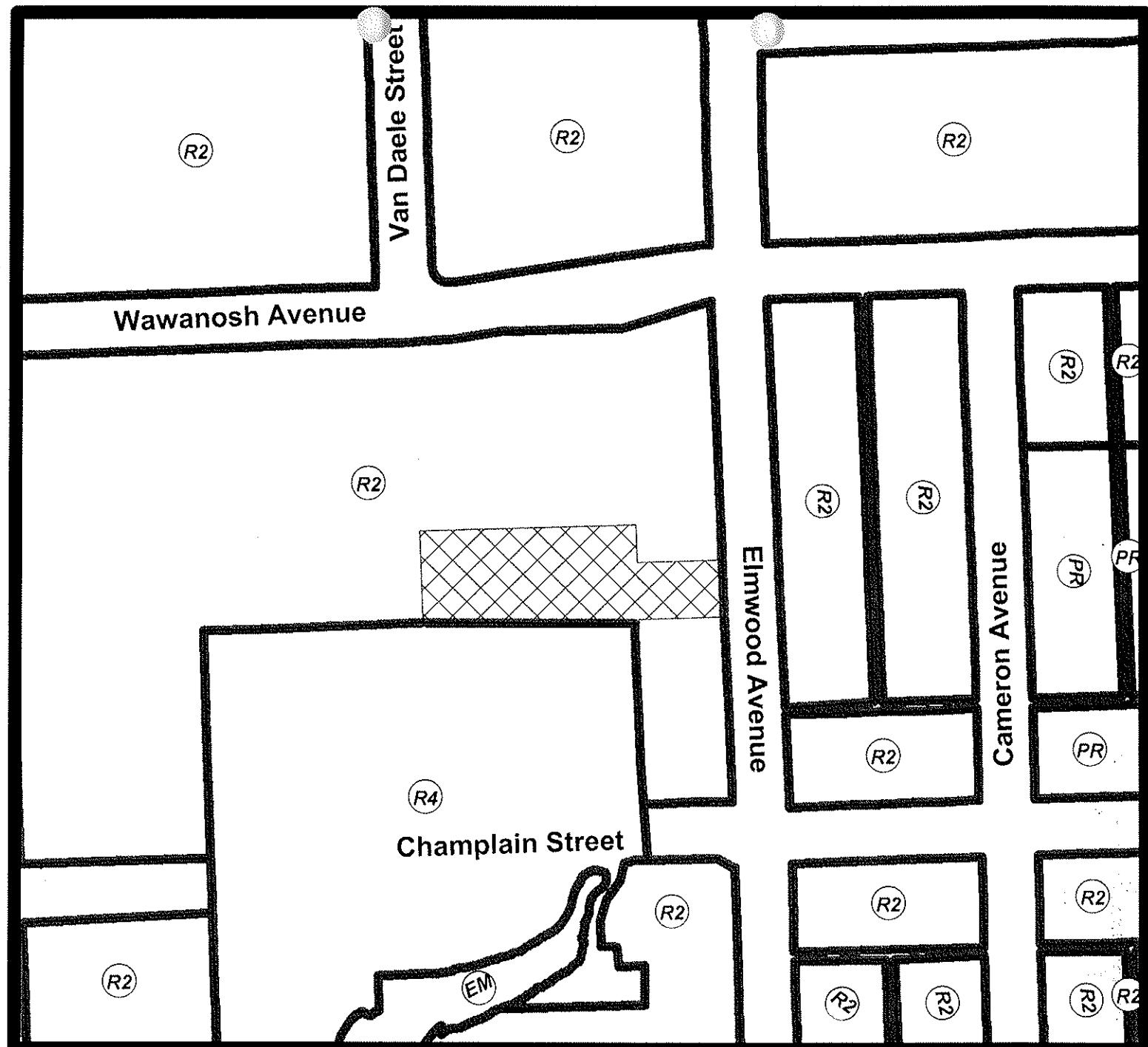
METRIC SCALE
1 : 750

Subject Property

Block "A": Frontage = 23.53m / Existing Dwelling & Re-located Garage

Block "B": Frontage = 6.88m / Proposed 2-unit Townhouse

LABEL ID
A-2-14-Z



SUBJECT PROPERTY MAP

Planning Application A-2-14-Z

69 ELMWOOD AVENUE

Subject Property

R2 - Single Detached Residential Zone; R2hp

R4 - Medium Density Residential Zone

EM - Environmental Management Zone

PR - Parks and Recreation Zone

SUBJECT PROPERTY ROLL NUMBERS

030-044-041-00 = 69 Elmwood Avenue

030-044-041-01 = Rear Elmwood Avenue

030-044-041-02 = Former Lane Rear Elmwood Avenue



MAP REFERENCE
42 & 1-49

METRIC SCALE
1 : 2000

MAIL LABEL ID
A-2-14-Z

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-66

AGREEMENT: (P2.2) A by-law to authorize the execution of an agreement between the City and The Corporation of the Township of Prince for the provisions of police protection services.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. EXECUTION OF DOCUMENTS

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" hereto dated the 24th day of March, 2014 and made between the City and The Corporation of the Township of Prince for the provisions of police protection services for the term commencing June 1, 2014 and ending May 31, 2019.

2. SCHEDULE "A"

Schedule "A" hereto forms part of this by-law.

3. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

Schedule "A"

AGREEMENT FOR THE PROVISION OF POLICE SERVICES

UNDER SECTION 6.1 OF THE POLICE SERVICES ACT,
R.S.O 1990, c.P.15, as amended

THIS AGREEMENT made in triplicate this 24 day of March, 2014.

BETWEEN:

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

(the "City")
OF THE FIRST PART

-AND

THE CORPORATION OF THE TOWNSHIP OF PRINCE

(the "Township")
OF THE SECOND PART

WHEREAS under section 4(1) of the Police Services Act, R.S.O. 1990 c. P.15, as amended (the "Act"), the Township is required to provide adequate and effective police services in accordance with its needs;

AND WHEREAS under section 5(1)(4) of the Act, the Township's responsibility for providing police services may be discharged by entering into an agreement with the council of another municipality to have its police services provided by the Police Services Board of the other municipality by entering into an agreement with the municipality under section 6.1 of the Act;

AND WHEREAS the Township has expressed its intent to provide police services, in pursuance of its responsibilities under section 5(1)(4) of the Act, by means of this Agreement, as evidenced by resolution, dated March 11, 2014 (attached as Schedule "A");

AND WHEREAS this Agreement reflects the intent of the parties to provide a level of police services for the Township as set out in the "Proposal For Policing Services" (attached as Schedule "B");

AND WHEREAS this agreement reflects the intent of the parties that the total annual cost of maintaining the Sault Ste. Marie Police Service, recovered from the residential tax levy, shall be proportionally applied to the residents of the Township.

NOW THEREFORE, in consideration of the premises and covenants herein, the parties agree as follows:

DEFINITIONS

1. In this agreement:
 - (a) "Board" means the Sault Ste. Marie Police Services Board
 - (b) "Chief of Police" means the Chief of Police of the Sault Ste. Marie Police Service

GENERAL PROVISIONS

2. The City shall provide adequate and effective police services in accordance with the needs of the Township in compliance with the terms and conditions of this Agreement.
3. The Township shall pay the City for the police service provided under this Agreement in accordance with the Agreement.
4. Pursuant to section 6.1(2) of the Act, the Township may select a person to advise the Board with respect to objectives and priorities for police services in the Township and the Board shall be receptive and respond appropriately to the objectives and priorities of the Township.
5. The Board shall cause the Chief of Police to report to the Township, at mutually agreed upon intervals, regarding the provision of police services in and for the Township.
6. The Township shall throughout the term of this Agreement appoint and maintain a person(s) to enforce the by-laws of the Township and the enforcement of such by-laws will be the exclusive jurisdiction of the Township and at cost to the Township exclusive to this Agreement.
7. The present agreement in place between the Township and the City regarding 911 service shall remain as is and exclusive to this Agreement.
8. The City agrees to provide to the Township a level of police service comparable to that provided to the residents of the City who reside in the more rural areas of the City and, more particularly such service shall be similar to the service provided at present to inhabitants of the City situated in that area bound by the prolongation of Base Line to the north and Airport Road to the east.

COST OF POLICE SERVICES

9. The Township agrees to pay to the City the following amounts for the said police services. The payments would therefore be as follows:

June 1, 2014 – May 31, 2015	\$143,249.00
June 1, 2015 – May 31, 2016	\$157,573.00
June 1, 2016 – May 31, 2017	\$173,331.00
June 1, 2017 – May 31, 2018	\$190,364.00
June 1, 2018 – May 31, 2019	\$209,730.00

10. The Township shall make quarterly installment payments to the City throughout the term of this Agreement on the last days of March, June, September and December in each year with the first installment being due June 30, 2014.

11. The cost of Special Duty officers for an event located within the geographic confines of the Township will be provided at a cost that it is in addition to this Agreement and such costs shall be collected directly from the Township.

DISPUTE RESOLUTION MECHANISM

12. In the event a dispute arises between the parties regarding the interpretation, application, administration, or alleged violation of this Agreement relative to operational or administrative issues, the Chief of Police, or his or her representative shall meet with the Township at the earliest opportunity to discuss the dispute. If the dispute remains unresolved it shall be referred to the Board at the earliest opportunity for resolution.

Where the issue is exclusively financial, the Council of the Township, or their representative, shall seek resolution through the office of the Chief Administrative Officer.

Where the issue is partially financial the council of the Township, or their representative, shall seek resolution to the financial portion of the issue through the office of the Chief Administrator for the City.

NOTICE

13. All correspondence or other notices related to the terms of the Agreement shall be delivered accordingly as set forth below:
 - 1) Chief Administrative Officer
The Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie ON P6A 5X6
 - 2) The Administrator
The Corporation of the Township of Prince
3042 Second Line West
Sault Ste. Marie ON P6A 6K4
 - 3) Chief of Police
Sault Ste. Marie Police Service
580 Second Line East
Sault Ste. Marie ON P6A 5L6

COMMENCEMENT AND TERMINATION OF AGREEMENT

14. This Agreement comes into force on the 1st day of June 2014, and shall conclude on the 31st day of May, 2019.
15. Either party to this Agreement may terminate this Agreement upon one year written notice of termination to the other party, in which case this Agreement shall terminate one year following the delivery of such notice. Should a notice to terminate be given, the Township shall continue to be obligated to pay for the cost of providing police services under this contract to and including the date of such termination and the City shall continue to be responsible to provide the services outlined in this Agreement.
16. Where the Township's designated responsibility to provide policing under section 5 of the Act be changed, either by statute or judicial interpretation, the Township maintains its right, upon being so informed, to give written notice of its intention to terminate this Agreement forthwith.
17. In the event that the Township fails to make any payment as set out in clauses 9 and 10 of this agreement, the City may, at its option and upon 30 days written notice to the Township, terminate this agreement.

ENTIRE AGREEMENT

18. This Agreement and the schedules attached constitute the entire Agreement between the parties, and there are no representations, warranties, collateral agreements or conditions affecting this Agreement or the relationship of the parties or supported hereby other than as expressed herein in writing. Any amendment to this Agreement must be in writing, duly executed by the parties.

IN WITNESS WHEREOF, the Township has affixed its Corporate Seal attested by the signature of its duly authorized signing officer and the Mayor as head of Council for the City has personally signed this Agreement to be effective as of the date set out herein.

FOR THE CITY:

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE



REeve - KEN LAMMING

CLERK – PEGGY GRECO

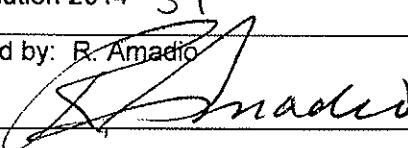
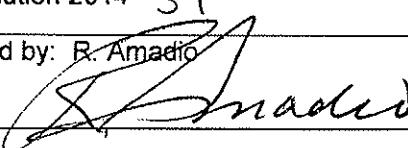
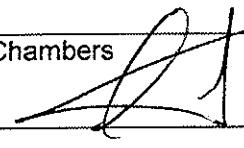
Schedule 'A'

**The Corporation of the Township of Prince
3042 Second Line West,
PRINCE TOWNSHIP, ON P6A 6K4
Phone: 705-779-2992 Fax: 705-779-2725**

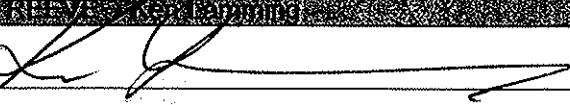
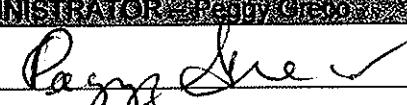
COUNCIL RESOLUTION

Date: March 11th, 2014

**AGENDA ITEM
8 b)**

Resolution 2014 - S9 	
Moved by: R. Amadio 	Seconded by: I. Chambers 

Be it resolved that this Council hereby adopts By-Law 2014-10, being a by-law authorizing the Reeve and CAO/Administrator to enter into an agreement between the City of Sault Ste. Marie and the Township of Prince for the provision of police services, as presented.

RESOLUTION RESULT		MEMBERS VOTED FOR THIS RESOLUTION		
<input checked="" type="checkbox"/>	CARRIED	Ken Lamming	YES	NO
<input type="checkbox"/>	DEFEATED	Ron Amadio		
<input type="checkbox"/>	DEFERRED	Ian Chambers		
<input type="checkbox"/>	REFERRED			
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	David Yanni		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Amy Zuccato		
<input type="checkbox"/>	WITHDRAWN			
RECORDED VOTE (SEE RIGHT)		CAO/ADMINISTRATOR APPROVED		
				

The above is a certified to be true copy of resolution number 2014 - S9

Peggy Greco
CAO/Administrator

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-72

DELEGATION TO PLANNING DIRECTOR: (P1) A by-law to repeal By-law 2004-195.

WHEREAS on March 24, 2014 City Council passed By-law 2014-56 which repealed By-law 90-219;

AND WHEREAS any by-law that was passed by City Council whose purpose was to amend By-law 90-219 no longer serves any purpose;

NOW THEREFORE THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 151 of the *Municipal Act, 2001*, S.O. 2001, c.25, **ENACTS** as follows:

1. **BY-LAW AMENDING BY-LAW 90-219 REPEALED**

By-law 2004-195 is hereby repealed.

2. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-74

BUILDING BY-LAW: (B1.10) A by-law to repeal various by-laws that amend the Building By-law of the City of Sault Ste. Marie that was repealed.

WHEREAS on January 9, 2012, City Council passed By-law 2012-10 which repealed Building By-law 76-185;

AND WHEREAS any by-law that was passed by City Council whose purpose was to amend the aforementioned repealed by-law no longer serves any purpose;

NOW THEREFORE the Council of The Corporation of the City of Sault Ste. Marie pursuant to section 151 of the *Municipal Act, 2001*, S.O. 2001, c.25, **ENACTS** as follows:

1. BY-LAWS AMENDING BY-LAW 76-185 REPEALED

By-laws 76-299, 77-56, 77-199, 77-329, 78-112, 82-62, 82-141, 82-264, 83-41, 84-109, 85-169, 87-253, 90-169, 91-19, 92-74, 92-99, 92-167, 93-17, 98-137, 99-234 and 2003-190 are hereby repealed.

2. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR - DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-75

REGULATIONS: (R1.41) A by-law to exempt the Ermatinger-Clergue National Historic Site (ECNHS) from By-law 2008-168 being a firearms by-law to prohibit the discharge of firearms in the municipality.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, pursuant to the *Municipal Act, 2001*, S.O. 2001, **ENACTS** as follows:

1. BY-LAW 2008-168 AMENDED

Despite the provisions of By-law 2008-168 the Ermatinger-Clergue National Historic Site (ECNHS) may be allowed the use of black powder in military musters and cannon firing to carry out the commemorative programming and accommodate period re-enactments during daily operations , and special events for the period of April 28, 2014 to December 19, 2014 at Ermatinger-Clergue National Historic Site.

2. EFFECTIVE DATE

This by-law is effective on the date of its passing.

PASSED in Open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-76

PARKING: (P3.9(3)) 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 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

SCHEDULE "A"

<u>I.D./GE 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 & 27 KING ST.
30 RENDELL,VERN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
35 ORR,DEREK	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
59 BARONE,MARCELLO	ALGOMA UNIVERSITY	1520 QUEEN ST E
109 SEBEVIC,JOHN,LUDVIC	DENTAL BUILDING	946 & 216 QUEEN ST E.
113 TAYLOR,GARY	ALGOMA UNIVERSITY	1520 QUEEN ST E
115 LEE,RICHARD,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 PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
153 TASSONE,VITO	TASSONE CHIROPRACTIC	873 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.
191 BROWN,STEVEN,GEORGE	SEP.SCHOOL BOARD	SEPARATE SCHOOL BOARD PROPERTIES
196 MCGRAYNE ,LAURA LEE	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
240 MASON,STEPHEN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
241 COGHLILL,ROBIN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
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,TERRENCE(TERRY	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
267 CORBIERE,JOHN(TED)	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
276 SMITH DENIIS,ROBERT	G4S SECURE SOLUTIONS	AIRPORT
314 AASEN,PAULINE	STANDARD PARKING	ONTARIO REALITY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E
321 LORENZO,COREY	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
334 MILLER,BRADLEY	CITY OF SAULT STE MARIE TRANSIT SERVICE AREAS	
335 GROSSO,DONALD	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
343 CHILLMAN,JODI	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
344 HARPE,KENNEITH	DAYS INN	DAYS INN HOTEL
346 HAZELTON,MARGARET	CITY OF SAULT STE MARIE BELLUVE MARINA & BONDAR MARINE & PARK	
354 STEEVES,ROBERT	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
366 TROIOW,VICTORIA	G4S SECURE SOLUTIONS	AIRPORT
369 CARMICHAEL,MARY	ON.FINNISH HOME ASS.	FINNISH REST HOME
370 HANSEN,LOUIS	ON.FINNISH HOME ASS.	FINNISH REST HOME
372 BENOIT,ALAIN	ON.FINNISH HOME ASS.	FINNISH REST HOME
374 TAAVEL,ANDRE	CITY OF SAULT STE MARIE TRANSIT SERVICE AREAS	
376 FINN,ROBERT	G4S SECURE SOLUTIONS	AIRPORT
377 BADGERO,PAUL	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
384 BOREAN,RICK	CITY OF SAULT STE MARIE BELLUVE MARINA & BONDAR MARINE & PARK	
385 SANDIE,KEVIN	NORPRO SECURITY	REGENT PRO./S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
391 MCLEOD,HEATHER	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
397 LAFRAMBOISE,YVON	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
400 JOHNSON,MICHAEL	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
404 HUDSON,BRIAN	CORPS OF COMM	22 BAY ST (FEDERAL BUILDING)
405 MATCHETT,CASEY	G4S SECURE SOLUTIONS	AIRPORT/ HOSPITAL
406 LEBLANC,SERGE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
410 POYNER,HAROLD	G4S SECURE SOLUTIONS	AIRPORT
411 MOORE,ROBERT	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
413 HILL,MICHAEL	G4S SECURE SOLUTIONS	SAULT HOSPITAL
420 FABIANO,ANTONIO	G4S SECURE SOLUTIONS	AIRPORT
423 VANDERLIFT,DYLAN	CORPS OF COMM	SAULT HOSPITAL
430 RUSCIO,DOMINIC	MAJOR CONTR.	TRAVELODGE
431 DICKSON,SHANE	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
435 TRUMBLE,GEORGE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
438 LAMBERT,JOSEPH	STANDARD PARKING	ONTARIO REALITY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E
440 HAMMERSTEDT,ERIC	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
441 WILSON,DAVID	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
442 MACLENNAN,MATTHEW	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
443 MARCIL,MARK	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
444 MARSHALL,JONATHAN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
446 HALLIDAY,DANA	SAULT COLLEGE	SAULT COLLEGE
447 FRIGAULT,JESSE	NORPRO SECURITY	REGENT PRO./S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
450 CHAPMAN,DANIEL	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
452 ROGERS,RICHARD	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
453 DERASP,RICHARD	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
455 BOYCHUK,BLAINE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
458 CONEYBEARE,KEVIN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
459 ROBINSON,GEORGE	CORPS OF COMM	SAULT AREA HOSPITAL
460 SLEEMAN,RAY	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
462 GAULT,JAMES	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
463 MORIN,ALEX	CORPS OF COMM	SAULT AREA HOSPITAL
464 DITOMMASO,RYAN	2220917 ONT. INC.	489 BAY ST/S35 QUEEN ST E
465 DELAVALLE,DON	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
467 BERNIER,JUNE	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
468 AGNEW,BRENDAN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
469 SANTELLI,DOMINIC	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
470 WOOLLEY,NATHANIEL	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
471 STOYCHEFF,CHRISOPHER	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
472 BRUNNETTA,ANGELO	NORPRO SECURITY	REGENT PRO./S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
474 MANCUSO,ANTHONY	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
475 TORRANCE,RENEE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
477 BROWLEY,DAVID	CORPS OF COMM	SAULT AREA HOSPITAL
479 GROUL,VINCE	CORPS OF COMM	SAULT AREA HOSPITAL
480 TELFORD,JASON	CORPS OF COMM /NORPRO/ SAULT AREA HOSPITAL /REGENT PRO/S.COLLEGE/QUEENSCENTRE/GHC/APH	

481	FORD,BRIAN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
482	LEWCELLE,BRACE	CORPS OF COMM	SAULT AREA HOSPITAL
484	MCLEOD,VIRGINIA	CITY OF SAULT STE MARIE BELLIVE MARINA & BONDAR MARINE & PARK	
485	ARMSTRONG,KENNETH	CITY OF SAULT STE MARIE BELLIVE MARINA & BONDAR MARINE & PARK	
486	LONGO,NADIA	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
487	ROUGEAU,MARISA	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
488	LEFLEUR,MARILYN	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
489	MCQUEEN,WANDA	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
490	LUXTON,JEFF	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
492	PARKER,MICHAEL	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
493	BROWN,FRASER	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
494	SHWFELT,CODY	G4S SECURE SOLUTIONS	AIRPORT
497	ALLEN,ROBERT	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
498	MARQUES,STEVEN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
499	SCALI,NICOLA	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
500	EASBY,JOSHUA	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
501	QUARRELL,ROBERT	PANORAMIC PROPERTIES	621,627,631 MACDONALD AVE
502	HAMEL,CHRIS	PANORAMIC PROPERTIES	621,627,631 MACDONALD AVE
503	HAMEL,MÉLANIE	PANORAMIC PROPERTIES	621,627,631 MACDONALD AVE
505	JONES,CHELSEY	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
507	SMYTHE,RICHARD	BANK OF MONTREAL	556 QUEEN ST E
509	MATTALO,JOE	CORPS OF COMM	SAULT AREA HOSPITAL
511	ADAIR,BRENDAN	CORPS OF COMM	SAULT AREA HOSPITAL
512	DIMMA,JUSTIN	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
513	MEINCKE,KEN	CORPS OF COMM	SAULT AREA HOSPITAL
514	BONIFERO,BRIAN	CORPS OF COMM	SAULT AREA HOSPITAL
515	MANGONE,MATT	CORPS OF COMM	SAULT AREA HOSPITAL
516	GAY,JAMES	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
517	ROY,BRENDA	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
518	TREPASSO,GRANT	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
519	FRAGOMENI,JOSEPH	CORPS OF COMM	SAULT AREA HOSPITAL
520	THOMPSON,JOHN	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
522	MCNAMA,STEVEN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
523	MCBRIDE,GUY	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
524	DUNLOP,DAVID	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
525	IACCHETTA,CHRIS	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
526	JOHNSTON,CORY	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
527	KOZAK,EMILIE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
529	ROMAIN,GERALDINE	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
530	WADE,SAMUEL	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
531	AHIAEGBE,ENOHOUMEN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
532	BROUILARD,BERNARD	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
533	STILLERT,CHRISTIAN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
534	LADOUCEUR,RACHAEL	CORPS OF COMM	SAULT AREA HOSPITAL
535	HUTZAN,CHRISTIAN	CORPS OF COMM	SAULT AREA HOSPITAL
536	SAUERZOPF,JUSTIN	CORPS OF COMM	SAULT AREA HOSPITAL
537	GRAWBARGER,KYLE	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
538	MCCAIG,BRANDON	CORPS OF COMM	SAULT AREA HOSPITAL
539	CUTLER, JESSE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
540	ZEPPA,ROBERT	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
541	DIMMA, WILLIAM	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
542	RALPH,NANCY	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
543	HAYNES,MICHAEL	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
544	NELSON,MATTHEW	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
545	GREGO,BRYAN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
546	ZORIT,TRAVIS	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
547	LIEPA, MATTHEW	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
548	CARON,ROGER	CITY OF SAULT STE MARIE 99 FOSTER DR.(CIVIC CENTRE)	
549	WICKSTROM,ZIAK	G4S SECURE SOLUTIONS	AIRPORT
550	BADU,EDMUND	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
551	PIPER,ADAM	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
552	SENEGALGUDUR,DANIEL	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
553	ST.PIERRE, WILLIAM	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
554	IRWIN,JACOB	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
555	ROY,DARCY	G4S SECURE SOLUTIONS	AIRPORT
556	ARCAND,SCOTT	G4S SECURE SOLUTIONS	AIRPORT
557	HUTCHING'S,GEORGE	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
558	LARKIN,NICHOLAS	CORPS OF COMM	SAULT AREA HOSPITAL
559	SUMMERS,STEPHEN	CORPS OF COMM	SAULT AREA HOSPITAL
560	ADDISON,CHRISTOPHER	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
561	CARTER,TIGER	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
562	DEARING,DEVIN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
563	FLEURY,TAMMY-JO	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
564	LAPRADE,DANIEL	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
565	LISCUMB,GERALD	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
566	SWEET,WILLARD	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
567	BOSTON,CODY	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
568	PICK,DENNIS	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
569	ZEPPA,JACOB	G4S SECURE SOLUTIONS	AIRPORT
570	BERTRAND,CHRISTOPHER	G4S SECURE SOLUTIONS	AIRPORT
571	BRESNAHAN,JAMES	SSM.AIRPORT CORP.	AIRPORT -SUPERVISOR OF BUSINESS OPERATIONS
572	BELANGER,COWAN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
573	RHODES,LILIAN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
574	BOUCHARD,DARYL	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
575	LALOUE,DANIEL	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
576	HULL,BRADLEY	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
577	LARIVIERE,EUGENE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
578	MAKI,ROBERT	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
579	SANTERRE,JAYCE	CORPS OF COMM	SAULT AREA HOSPITAL
580	CHARETTE,ROBERT	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
581	PAVONI,JORDAN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
582	MAITLAND,DARLA	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
583	MADIGAN,LORRI-ANNE	PANORAMIC PROPERTIES	621,627,631 MACDONALD AVE
584	PROULX,PAUL	G4S SECURE SOLUTIONS	AIRPORT
585	WOODS,CAROL	G4S SECURE SOLUTIONS	AIRPORT
586	WERTH,KARL	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENS CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH

587	GULIETTI,MATTHEW	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
588	BRUCE-SHARP, MATTHEW	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
589	TWENTYMAN,DANIEL	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
590	WARMINGTON,KAYLA	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
591	KUSCH,CLINTON	G4S SECURE SOLUTIONS	AIRPORT/ HOSPITAL
592	ZACK,MOLLI	G4S SECURE SOLUTIONS	AIRPORT/ HOSPITAL
593	AMBEAULT,TYLER	G4S SECURE SOLUTIONS	AIRPORT/ HOSPITAL
594	PELOSO,MATT	G4S SECURE SOLUTIONS	AIRPORT/ HOSPITAL
595	SCHMIDT,DAVE	G4S SECURE SOLUTIONS	AIRPORT/ HOSPITAL
596	WAGNER,TODD	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
597	WALLS,BRIAN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
598	COULL,ROBIN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY&RES/ESSAR/GHC/CAMBRIAN MALL/TENARIS
599	BUMBACCO, CARL	CB HOME INSTALLATONS	321 JOHN ST.
600	STEVENS,JEANNE	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
601	HART,JASON	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
602	GREENWOOD,LESLIE	GREENWOODS HARDWAR	41 ALBERT ST W
603	LAMMING,DAVE	CITY OF SAULT STE MARIE TRANSIT SERVICE AREAS	
604	WAGNER,MATTHEW	G4S SECURE SOLUTIONS	AIRPORT/ HOSPITAL
605	BEITZ,TAYLOR	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
606	SHEWFELT,CHERYL	PANORAMIC PROPERTIES	621,631,627 MACDONALD AVE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-77

AGREEMENT: (C2.12(2)) A by-law to authorize the execution of an agreement between the City and the Ontario Seniors' Secretariat for ongoing funding for the Senior Citizens' Drop-In Centre (619 Bay Street) effective April 1, 2014 until terminated.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c.25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENTS**

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" attached hereto and dated the 14th day of April, 2014 and made between the City and the Ontario Seniors' Secretariat for ongoing funding for the Senior Citizens' Drop-In Centre (619 Bay Street) effective April 1, 2014 until terminated.

2. **SCHEDULE "A"**

Schedule "A" attached 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 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

c:\LEGAL\STAFF\BYLAWS\2014\2014-77 \Seniors Drop in centre agreement

Schedule "A"

Terms and Conditions of Receiving Funding under the *Elderly Persons Centres Act* (the "Agreement")

All Funds provided under the *Elderly Persons Centres Act* (EPCA) are governed by the terms and conditions set out below. By signing this Agreement the Elderly Persons Centre (EPC) is agreeing to be bound by these terms and conditions if such Funds are provided. In addition to these general terms and conditions, the Ontario Seniors Secretariat may specify other terms and conditions in subsequent correspondence with the EPC.

1. When used in this Agreement, the following terms will have the meanings ascribed to them below:
 - (a) "Budget" means the budget submitted by the EPC and approved in accordance with the EPCA;
 - (b) "Centre" means an "approved centre" as defined in section 1 of the EPCA;
 - (c) "EPC" or "Elderly Persons Centre" means an "approved corporation" as defined in section 1 of the EPCA;
 - (d) "EPCA" means *Elderly Persons Centres Act*, R.S.O. 1990, c. E.4, as amended;
 - (e) "Fiscal Year" means the period running from April 1 in one calendar year to, and including, March 31 in the next calendar year;
 - (f) "Funding Letter" means the letter(s) from the OSS to the EPC announcing the award of Funds to the EPC;
 - (g) "Funds" means the money provided to the EPC by the OSS under the EPCA, the Regulation and this Agreement;
 - (h) "OSS" or "Ontario Seniors Secretariat" means Her Majesty the Queen in Right of Ontario as represented by the Minister Responsible for Seniors Affairs;
 - (i) "Regulation" means EPCA, R.R.O. 1990, Regulation 314 as amended.
2. The term of the Agreement shall commence on April 1, 2014 and shall remain in effect for as long as the OSS continues to provide Funds to the EPC or until terminated in writing by the OSS.
3. The EPC represents, warrants and covenants that any information it provides to the OSS in support of its request for funds, including information relating to eligibility requirements, is true and complete at the time the EPC provided it, and shall continue to be true and complete for the Fiscal Year for which it was provided.
4. Subject to paragraph 5, the OSS shall provide Funds to the EPC in the amount indicated in the Funding Letter, at a time to be determined by the OSS, for the purpose of maintaining a Centre under the EPCA ("Operational Funding") and, if indicated in the Funding Letter, for any special one-time funding needs of the EPC that the OSS approved ("Special Funding").
5. If necessary for operational efficiency, the OSS may provide Operational Funding to the EPC based on the Budget for the preceding Fiscal Year until such time as the budget for the current Fiscal Year is approved in accordance with the EPCA, after which time the OSS reserves the right to:
 - (a) Adjust further instalments of Operational Funding to reflect the amount already provided; and/or
 - (b) Demand the repayment of any or all Operational Funding the OSS has provided.

6. The EPC shall:
 - (a) Comply with all applicable statutory requirements outlined in the EPCA and the Regulation;
 - (b) Maintain and operate its Centre, including performing its approved program of services, in compliance with all federal and provincial laws and regulation, all municipal by-laws, and any other orders, rules and by-laws related to any aspect of the EPC;
 - (c) Use Operational Funding only for the purpose of maintaining and operating the Centre;
 - (d) Use Special Funding only for the purpose for which the OSS provided it;
 - (e) Spend Funds only in accordance with the Budget;
 - (f) Complete the Fiscal Year End Reconciliation Form in the format provided by the OSS and in accordance with the timelines to be specified by the OSS; and
 - (g) Use the Funds in accordance with Generally Accepted Accounting Principles.
7. The EPC shall maintain and operate its centre without an actual, potential or perceived conflict of interest. The EPC shall disclose to the OSS, without delay, any situation that a reasonable person would interpret as an actual, potential or perceived conflict of interest and comply with any terms and conditions that the OSS may reasonably prescribe as a result of the disclosure.
8. The EPC acknowledges that the OSS is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the OSS in connection with the EPC, or otherwise in connection with the Funds, is subject to disclosure in accordance with that Act.
9. The EPC agrees to indemnify and hold harmless Her Majesty the Queen in right of Ontario, her Ministers, agents, appointees and employees (the "Indemnified Parties") from and against any and all liability, loss, costs, damages and expenses (including legal, expert and consultant fees), causes of action, actions, claims, demands, lawsuits or other proceedings, by whomever made, sustained, incurred, brought or prosecuted, in any way arising out of or in connection with the Funds or otherwise in connection with the Agreement, unless solely caused by the negligence or wilful misconduct of the Indemnified Parties.
10. The EPC is responsible for its own insurance and should carry all the necessary and appropriate insurance that a prudent person in the business of the EPC would maintain including but not limited to commercial general liability insurance. The EPC is not covered by the Province of Ontario's insurance program and no protection will be afforded to the EPC by the Government of Ontario for any claims that may arise out of the operation of the EPC.
11. A "Material Breach" is any of the following:
 - (a) The EPC does not comply with the requirements outlined in paragraph 6 above;
 - (b) In the opinion of the OSS, the EPC breaches any representation, warranty or covenant outlined in paragraph 3 above.
12. If a Material Breach occurs, the OSS may, at any time, give the EPC notice of the Material Breach and the opportunity to remedy the Material Breach. If the EPC does not remedy the Material Breach to the satisfaction of the OSS within the timelines that the OSS specifies, the OSS may take one or more of the following actions:
 - (a) Suspend the payment of any Funds not yet paid;
 - (b) Cancel the payment of any Funds not yet paid;
 - (c) Reduce the amount of the Funds;

- (d) Demand the repayment of any Funds remaining in the possession or under the control of the EPC; or
 - (e) Demand the repayment of an amount equal to any Funds the EPC used for purposes not in the approved Budget.
13. Without limiting any right of the OSS under paragraph 11 above, if at the end of the Fiscal Year the EPC has not spent all of the Funds allocated for the Fiscal Year as provided in the Budget, the OSS may:
- (a) Demand the return of any unspent Funds; or
 - (b) Adjust the amount of any further instalments of Funds accordingly.
14. The EPC shall maintain confidential and secure against release, all material and information which is the property of the OSS and in the possession or under the control of the EPC pursuant to this Agreement.
15. Any correspondence in respect of a Funding Letter or this Agreement should be addressed as follows:
- Ontario Seniors' Secretariat
777 Bay Street, Suite 601C
Toronto, ON M7A 2J4
- Attention: Megan Gariepy, Implementation Consultant
- Fax: (416) 326-7078
16. Nothing in the Funding Letter or this Agreement obligates the OSS to provide any other funding to the EPC.
17. The OSS may amend this Agreement by providing written notice to the EPC.
18. The OSS may terminate this Agreement at any time upon giving at least 30 days notice to the EPC.
19. Paragraphs 1, 8, 9, 11, 12, 13 and 14 shall survive the expiry or termination of this Agreement.

I/we agree with the terms and conditions of this Agreement as outlined above:

Mayor Debbie Amaroso
City of Sault Ste. Marie

Date

Malcolm White, City Clerk
City of Sault Ste. Marie

Date

EPC: Senior Citizens' Drop-In Centre
619 Bay Street
Sault Ste. Marie, ON P6A 5X5

I/we have the authority to bind the EPC.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-79

SUBDIVISION CONTROL: (PR7.1) A by-law to deem not registered for purposes of subdivision control certain lots in the Hamilton Subdivision, pursuant to section 50(4) of the *Planning Act*.

WHEREAS section 50(4) of the *Planning Act* authorizes the Council of a municipality to designate by a by-law any plan of subdivision or part thereof that has been registered for 8 years or more as not being a plan of subdivision for subdivision control purposes; and

WHEREAS a plan of the Hamilton Subdivision was registered in the Land Titles Division on April 6, 1889 as Plan M58; and

WHEREAS it is deemed expedient that a by-law be enacted pursuant to the said section 50(4) to designate part of the Hamilton Subdivision as being not a registered plan of subdivision;

NOW THEREFORE THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 50(4) of the *Planning Act*, R.S.O. 1990, Chapter P.13 and amendments thereto, **ENACTS** as follows:

1. **PART OF HAMILTON SUBDIVISION DEEMED NOT REGISTERED**

Lots 245, 246, 247, 248, 249 and 250, Plan M58, Hamilton Subdivision, registered in the Land Registry system for the District of Algoma are hereby designated to be part of a plan of subdivision which shall be deemed not to be a registered plan of subdivision pursuant to section 50(4) of the *Planning Act*. The said lots together are hereby designated an area of subdivision control.

2. **EXECUTION OF DOCUMENTS**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to give effect to this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day that this by-law is registered in the Land Registry system pursuant to section 50(28) of the *Planning Act*.

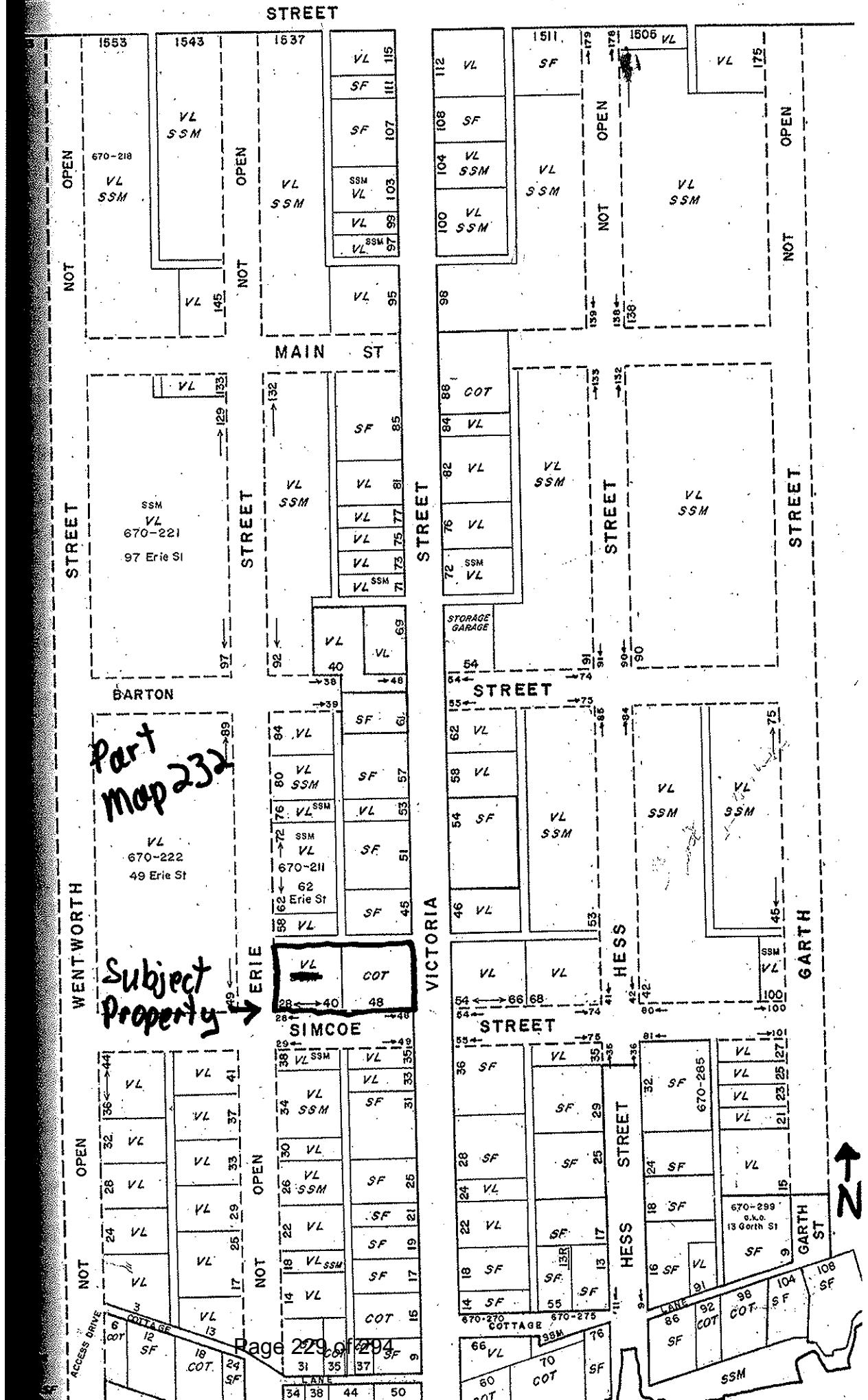
PASSED in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

da LEGAL\STAFF\BYLAWS\2014\2014-79 HAMILTON SUB DEEMING BY-LAW.DOC

Schedule "A"



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-81

TEMPORARY STREET CLOSING: (S4.1) A by-law to permit the temporary closing of Gore Street from Queen Street to Albert Street to facilitate proclamation of Police Week coinciding with the formal opening of the Neighbourhood Resource Centre.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. TEMPORARY STREET CLOSING OF GORE STREET

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of Gore Street from Queen Street to Albert Street from 9:45 a.m. to 10:45 a.m. on May 12, 2014 to facilitate proclamation of Police Week coinciding with the formal opening of the Neighbourhood Resource Centre.

2. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-82

AGREEMENT: (C2.12(2)) A by-law to authorize the execution of an agreement between the City and the Ontario Seniors' Secretariat for ongoing funding for the Steelton Senior Citizens' Centre (235 Wellington Street West) effective April 1, 2014 until terminated.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c.25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENTS**

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" attached hereto and dated the 14th day of April, 2014 and made between the City and the Ontario Seniors' Secretariat for ongoing funding for the Steelton Senior Citizens' Centre (235 Wellington Street West) effective April 1, 2014 until terminated.

2. **SCHEDULE "A"**

Schedule "A" attached 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 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

c:\LEGAL\STAFF\BYLAWS\2014\2014-82\Steelton centre agreement

Schedule "A"

Terms and Conditions of Receiving Funding under the *Elderly Persons Centres Act* (the "Agreement")

All Funds provided under the *Elderly Persons Centres Act* (EPCA) are governed by the terms and conditions set out below. By signing this Agreement the Elderly Persons Centre (EPC) is agreeing to be bound by these terms and conditions if such Funds are provided. In addition to these general terms and conditions, the Ontario Seniors Secretariat may specify other terms and conditions in subsequent correspondence with the EPC.

1. When used in this Agreement, the following terms will have the meanings ascribed to them below:
 - (a) "Budget" means the budget submitted by the EPC and approved in accordance with the EPCA;
 - (b) "Centre" means an "approved centre" as defined in section 1 of the EPCA;
 - (c) "EPC" or "Elderly Persons Centre" means an "approved corporation" as defined in section 1 of the EPCA;
 - (d) "EPCA" means *Elderly Persons Centres Act*, R.S.O. 1990, c. E.4, as amended;
 - (e) "Fiscal Year" means the period running from April 1 in one calendar year to, and including, March 31 in the next calendar year;
 - (f) "Funding Letter" means the letter(s) from the OSS to the EPC announcing the award of Funds to the EPC;
 - (g) "Funds" means the money provided to the EPC by the OSS under the EPCA, the Regulation and this Agreement;
 - (h) "OSS" or "Ontario Seniors Secretariat" means Her Majesty the Queen in Right of Ontario as represented by the Minister Responsible for Seniors Affairs;
 - (i) "Regulation" means EPCA, R.R.O. 1990, Regulation 314 as amended.
2. The term of the Agreement shall commence on April 1, 2014 and shall remain in effect for as long as the OSS continues to provide Funds to the EPC or until terminated in writing by the OSS.
3. The EPC represents, warrants and covenants that any information it provides to the OSS in support of its request for funds, including information relating to eligibility requirements, is true and complete at the time the EPC provided it, and shall continue to be true and complete for the Fiscal Year for which it was provided.
4. Subject to paragraph 5, the OSS shall provide Funds to the EPC in the amount indicated in the Funding Letter, at a time to be determined by the OSS, for the purpose of maintaining a Centre under the EPCA ("Operational Funding") and, if indicated in the Funding Letter, for any special one-time funding needs of the EPC that the OSS approved ("Special Funding").
5. If necessary for operational efficiency, the OSS may provide Operational Funding to the EPC based on the Budget for the preceding Fiscal Year until such time as the budget for the current Fiscal Year is approved in accordance with the EPCA, after which time the OSS reserves the right to:
 - (a) Adjust further instalments of Operational Funding to reflect the amount already provided; and/or
 - (b) Demand the repayment of any or all Operational Funding the OSS has provided.

6. The EPC shall:
 - (a) Comply with all applicable statutory requirements outlined in the EPCA and the Regulation;
 - (b) Maintain and operate its Centre, including performing its approved program of services, in compliance with all federal and provincial laws and regulation, all municipal by-laws, and any other orders, rules and by-laws related to any aspect of the EPC;
 - (c) Use Operational Funding only for the purpose of maintaining and operating the Centre;
 - (d) Use Special Funding only for the purpose for which the OSS provided it;
 - (e) Spend Funds only in accordance with the Budget;
 - (f) Complete the Fiscal Year End Reconciliation Form in the format provided by the OSS and in accordance with the timelines to be specified by the OSS; and
 - (g) Use the Funds in accordance with Generally Accepted Accounting Principles.
7. The EPC shall maintain and operate its centre without an actual, potential or perceived conflict of interest. The EPC shall disclose to the OSS, without delay, any situation that a reasonable person would interpret as an actual, potential or perceived conflict of interest and comply with any terms and conditions that the OSS may reasonably prescribe as a result of the disclosure.
8. The EPC acknowledges that the OSS is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the OSS in connection with the EPC, or otherwise in connection with the Funds, is subject to disclosure in accordance with that Act.
9. The EPC agrees to indemnify and hold harmless Her Majesty the Queen in right of Ontario, her Ministers, agents, appointees and employees (the "Indemnified Parties") from and against any and all liability, loss, costs, damages and expenses (including legal, expert and consultant fees), causes of action, actions, claims, demands, lawsuits or other proceedings, by whomever made, sustained, incurred, brought or prosecuted, in any way arising out of or in connection with the Funds or otherwise in connection with the Agreement, unless solely caused by the negligence or wilful misconduct of the Indemnified Parties.
10. The EPC is responsible for its own insurance and should carry all the necessary and appropriate insurance that a prudent person in the business of the EPC would maintain including but not limited to commercial general liability insurance. The EPC is not covered by the Province of Ontario's insurance program and no protection will be afforded to the EPC by the Government of Ontario for any claims that may arise out of the operation of the EPC.
11. A "Material Breach" is any of the following:
 - (a) The EPC does not comply with the requirements outlined in paragraph 6 above;
 - (b) In the opinion of the OSS, the EPC breaches any representation, warranty or covenant outlined in paragraph 3 above.
12. If a Material Breach occurs, the OSS may, at any time, give the EPC notice of the Material Breach and the opportunity to remedy the Material Breach. If the EPC does not remedy the Material Breach to the satisfaction of the OSS within the timelines that the OSS specifies, the OSS may take one or more of the following actions:
 - (a) Suspend the payment of any Funds not yet paid;
 - (b) Cancel the payment of any Funds not yet paid;
 - (c) Reduce the amount of the Funds;

- (d) Demand the repayment of any Funds remaining in the possession or under the control of the EPC; or
(e) Demand the repayment of an amount equal to any Funds the EPC used for purposes not in the approved Budget.
13. Without limiting any right of the OSS under paragraph 11 above, if at the end of the Fiscal Year the EPC has not spent all of the Funds allocated for the Fiscal Year as provided in the Budget, the OSS may:
(a) Demand the return of any unspent Funds; or
(b) Adjust the amount of any further instalments of Funds accordingly.
14. The EPC shall maintain confidential and secure against release, all material and information which is the property of the OSS and in the possession or under the control of the EPC pursuant to this Agreement.
15. Any correspondence in respect of a Funding Letter or this Agreement should be addressed as follows:
- Ontario Seniors' Secretariat
777 Bay Street, Suite 601C
Toronto, ON M7A 2J4
- Attention: Megan Gariepy, Implementation Consultant
Fax: (416) 326-7078
16. Nothing in the Funding Letter or this Agreement obligates the OSS to provide any other funding to the EPC.
17. The OSS may amend this Agreement by providing written notice to the EPC.
18. The OSS may terminate this Agreement at any time upon giving at least 30 days notice to the EPC.
19. Paragraphs 1, 8, 9, 11, 12, 13 and 14 shall survive the expiry or termination of this Agreement.

I/we agree with the terms and conditions of this Agreement as outlined above:

Mayor Debbie Amaroso
City of Sault Ste. Marie

Date

Malcolm White, City Clerk
City of Sault Ste. Marie

Date

EPC: Steelton Senior Citizens' Centre
235 Wellington Street West
Sault Ste. Marie, ON P6A 1H6

I/we have the authority to bind the EPC.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-84

TAXES: (T1.2) A by-law to adopt optional tools for the purposes of administering limits for the commercial, industrial and multi-residential Property Classes.

WHEREAS The Corporation of the City of Sault Ste. Marie (hereinafter referred to as "The Municipality" may, in accordance with Section 329.1 of the *Municipal Act, 2001*, S.O. 2001 c. 25, as amended (hereinafter referred to as "The Act") modify the provisions and limits set out in Section 329 of The Act, with respect of property in the commercial, industrial and multi-residential property class;

AND WHEREAS The Municipality must similarly modify the provisions and limits set out in Section 332 of The Act with respect to the "tenant cap" calculations;

AND WHEREAS this by-law shall only apply to properties in any of the commercial industrial and multi-residential property classes to which Part 1X of the Act applies;

AND WHEREAS "uncapped taxes" means, the taxes for municipal and school purposes that would be levied for the taxation year but for the application of Part 1X of The Act.

AND WHEREAS the Council may pass a by-law to apply any one or any combination of the following options:

- a. Increase the annual cap up to a maximum of 10% of last year's capped taxes; and/or
- b. Set an upper limit on annual increase at the greater of the amount calculated under (a) and up to 5% of the previous year's annualized CVA tax; and/or
- c. Up to a maximum \$250 threshold may be set for increasing properties, decreasing properties or both;

AND WHEREAS a by-law passed to adopt the provisions of Subsection 329.1 of the Act and hereby deems it necessary and appropriate to adopt optional tools for the purpose of administering limits for the commercial, industrial and multi-residential property classes;

NOW THEREFORE the Council of the Corporation of the City of Sault Ste. Marie hereby enacts as follows:

1. **THAT** paragraphs 1, 2 and 3 of Subsection 329.1 (1) of the Act shall apply to the commercial, industrial and multi-residential property classes for 2014.
2. In determining the amount of taxes for municipal and school purposes for the year under Subsection 329(1) and the amount of the tenants cap under Subsection 332(5), five per cent (5%) shall be used in:
 - (a) Determining the amount to be added under paragraph 2, Subsection 329 (1), and
 - (b) Increasing under paragraph 2 of Subsection 332 (5) the amount calculated under Paragraph 1 of that Subsection.
3. **EFFECTIVE DATE**

This by-law takes effect on the date of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

CITY CLERK-MALCOLM WHITE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-85

TAXES: (T1.2) A by-law to provide for the adoption of recovery percentage for the 2014 taxation year.

WHEREAS Section 330 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended provides that the Council of a local municipality may pass a by-law to establish recovery percentages for the 2014 Taxation Year;

THEREFORE the Council of the Corporation of the City of Sault Ste. Marie pursuant to the *Municipal Act*, as amended **ENACTS** as follows:

1. RECOVERY PERCENTAGES

The Municipal recovery percentages set out below are hereby adopted.

<u>Property Tax Class</u>	<u>Tax Recovery Percentage</u>	<u>Retained Percentage</u>
<u>Retained</u>		
Commercial	60.9496%	39.0504%
Industrial	55.5175%	44.4825%
Multi-Residential	33.3122%	66.6878%

2. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR - DEBBIE AMAROSO

CITY CLERK - MALCOLM WHITE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2014-86

TAXES: (T1.2(2)) A by-law to provide for 2014 final tax billing.

WHEREAS the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that the council of a local municipality, 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 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. 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.
3. The provisions of this by-law apply in the event that assessment is added for the year 2014 to the Tax Roll after the date this by-law is passed and the tax levy shall be imposed and collected.
4. 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 and one-quarter percent (1¼%) of the amount in default on the first day after the due date and the first day of each calendar month during which the default continues, but not after the end of 2014.
5. Following December 31, 2014, interest charges of one and one-quarter percent (1¼%) shall be imposed upon the amount in default on the first calendar day of each month during which the default continues.
6. The final tax levy imposed by this by-law shall be paid in two installments due on the following dates:
 - 6.1 One-half (1/2) thereof on the 7th day of July, 2014
 - 6.2 One-half (1/2) thereof on the 5th day of September, 2014.

7. 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.
8. 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.
9. 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 4 and 5 of this by-law in respect of non-payment or late payment of any taxes or any installment of taxes.
10. 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.
11. 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.

12. EFFECTIVE DATE

This by-law takes effect from the date of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR - DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

THE CORPORATION OF THE CITY OF SAULT STE MARIE

TAX RATE (LEVY) BY-LAW FOR 2014

BY-LAW 2014-87

TAXES: (T1.2) A by-law to provide for the adoption of property tax rates for 2014.

WHEREAS Section 312 of the *Municipal Act, 2001* provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class, and;

WHEREAS Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios, and;

WHEREAS the 2014 municipal tax levy for all purposes including debenture principal and interest payments has been set at \$ 99,720,851 comprised of \$ 95,931,961 for the overall (rural) area and an additional \$3,788,890 for the urban area only including debenture principal and interest payments specific to the special area;

NOW THEREFORE the Council of the Corporation of the City of Sault Ste. Marie hereby **ENACTS** the tax rates for municipal purposes as set out in Schedule "A" hereto annexed, and forming part of this by-law.

1. **SCHEDULE "A"**

Schedule "A" hereto forms part of this by-law.

2. **EFFECTIVE DATE**

This by-law takes effect on the date of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR - DEBBIE AMAROSO

CITY CLERK - MALCOLM WHITE

**CITY OF SAULT STE. MARIE
2014 PROPERTY TAX RATES**

**SCHEDULE A
Page 1**

URBAN AREA

Property Class	RTC/RTQ	Municipal
Residential	RT/RH	.01476425
Multi-Residential	MT	.01890970
Commercial-Occupied	CT/CH	.03091002
Commercial-New Construction	XT	.03091002
Commercial-New Construction-Excess Land	XU	.02163701
Commercial-Excess Land	CU	.02163701
Commercial-Vacant Land	CX/CJ	.02285273
General Rate Only (International Bridge)	CM	.03091002
Shopping Centres	ST	.03281300
Shopping-Excess Land	SU	.02296910
Office Buildings	DT	.04514558
Office Buildings-Excess Land	DU	.03160190
Parking Lots	GT	.02285273
Industrial-Occupied	IT/IH	.04200831
Industrial-New Construction	JT	.04200831
Industrial-New Construction-Excess Land	JU	.02730539
Industrial-Excess Land	IU	.02730539
Industrial-Vacant Land	IX/IJ	.02730539
Large Industrial-Occupied	LT	.07460783
Large Industrial-Excess Land	LU	.04849508
Pipeline	PT	.02838125
Farm	FT	.00369106
Managed Forests	TT	.00369106

**CITY OF SAULT STE. MARIE
2014 PROPERTY TAX RATES**

**SCHEDULE A
Page 2**

RURAL AREA

Property Class	RTC/RTQ	Municipal
Residential	RT/RH	.01414593
Multi-Residential	MT	.01811777
Commercial-Occupied	CT/CH	.02961552
Commercial-New Construction	XT	.02961552
Commercial-New Construction-Excess Land	XU	.02073086
Commercial-Excess Land	CU	.02073086
Commercial-Vacant Land	CX/CJ	.02189566
General Rate Only (International Bridge)	CM	.02961552
Shopping Centres	ST	.03143880
Shopping-Excess Land	SU	.02200716
Office Buildings	DT	.04325489
Office Buildings-Excess Land	DU	.03027842
Parking Lots	GT	.02189566
Industrial-Occupied	IT/IH	.04024901
Industrial-New Construction	JT	.04024901
Industrial-New Construction-Excess Land	JU	.02616185
Industrial-Excess Land	IU	.02616185
Industrial-Vacant Land	IX/IJ	.02616185
Large Industrial-Occupied	LT	.07148327
Large Industrial-Excess Land	LU	.04646412
Pipeline	PT	.02719265
Farm	FT	.00353648
Managed Forests	TT	.00353648

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-88

TAXES: (T1.2(1)) A by-law to provide for the adoption of taxation transition ratios.

WHEREAS Section 308 of the *Municipal Act*, 2001, as amended provides that the council of a local municipality shall pass a by-law to establish tax ratios for the 2014 Taxation Year.

Therefore **THE COUNCIL** of the Corporation of the City of Sault Ste. Marie pursuant to the *Municipal Act*, as amended **ENACTS** as follows:

1. TAXATION TRANSITION RATIOS

The Municipal Taxation Transition Ratios set out below are hereby adopted:

Residential & Farm	1.000000
Multi-Residential	1.280777
Commercial - Occupied	2.093572
Commercial - New Construction	2.093572
Commercial - Excess Land	1.465501
Shopping Centres	2.222463
Shopping - Excess Land	1.555724
Office Building	3.057763
Office Buildings - Excess Land	2.140434
Parking Lots & Commercial Vacant Land	1.547842
Industrial - Occupied	2.845272
Industrial - New Construction	2.845272
Industrial - Excess Land	1.849427
Industrial - Vacant Land	1.849427
Large Industrial	5.053276
Large Industrial - Excess Land	3.284629
Pipeline	1.922952
Farmland	0.250000
Managed Forests	0.250000

2. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

LEGAL\STAFF\BYLAWS\2014\2014-88 TRANSITION RATIOS.DOCX

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-90

AGREEMENT: (E2.2) A by-law to authorize execution of a contract between the City and Avery Construction Ltd. for the replacement of Base Line and Town Line bridges (Municipal Bridge Nos. 12, 13, 14 and 15. (Contract 2014-7E)

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. EXECUTION OF DOCUMENT

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to a contract in the form of Schedule "A" attached hereto, dated April 28, 2014 and made between the City and Avery Construction Ltd. for the replacement of Base Line and Town Line bridges (Municipal Bridge Nos. 12, 13, 14 and 15) (Contract 2014-7E).

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 28th day of April, 2014.

MAYOR - DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

CORPORATION OF THE CITY OF SAULT STE. MARIE

CONTRACT 2014-7E

FORM OF AGREEMENT

This Agreement made (in triplicate) this 28th day of April in the year 2014 by and between

Avery Construction Ltd.

hereinafter called the "Contractor"

AND

The Municipal Corporation of the City of Sault Ste. Marie, Ontario hereinafter called the "Corporation".

WITNESSETH: That the Contractor and the Corporation undertake and agree as follows:

1. The Contractor will provide all the materials and all the works shown and described in the contract documents entitled:

**CONTRACT 2014-7E REPLACEMENT OF BASE LINE AND TOWN LINE BRIDGES
(MUNICIPAL BRIDGE NO.S 12, 13, 14 AND 15)**

which have been signed in triplicate by both parties and which were prepared under the supervision Jerry Dolcetti, R.P.P., Commissioner of Engineering and Planning, acting as and herein entitled, the Engineer.

2. The Contractor will do and fulfill everything indicated by the Agreement, the General Conditions, the Specifications, the Special Provisions and the Drawings.
3. The Contractor will complete all the work to the entire satisfaction of the Engineer within the period of time specified.
4. The Corporation shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions as set forth in the General Conditions and the Special Provisions. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.
5. The Corporation shall pay the Contractor for work that is ordered in writing by the Engineer and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions.
6. The Contractor shall indemnify and save harmless the Corporation, its officers, employees and agents, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against the Corporation, its officers, employees and agents, by reason or in consequence of the execution and performance or maintenance of the work by the Contractor, its employees, agents or officers.

7. All communications in writing between the Corporation, the Contractor and the Engineer shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Corporation for whom they are intended or if sent by post or by facsimile as follows:

THE CORPORATION: The Corporation of the City of Sault Ste. Marie
P.O. Box 580
Civic Centre
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5N1

THE CONTRACTOR: Avery Construction Ltd.
940 Second Line West
Sault Ste. Marie, Ontario
P6C 2L3

THE ENGINEER: Mr. Jerry Dolcetti, R.P.P.
Commissioner
Engineering & Planning
P.O. Box 580
99 Foster Drive
Sault Ste. Marie, Ontario P6A 4N1
Facsimile (705) 541-7165

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR – DEBBIE AMAROSO

(seal)

CITY CLERK – MALCOLM WHITE

THE CONTRACTOR

COMPANY NAME

(seal)

SIGNATURE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-91

TEMPORARY STREET CLOSING: (S4.1) A by-law to permit the temporary closing of Municipal bridges Nos. 12 and 13 on Town Line and Municipal bridges Nos. 14 and 15 on Base Line as required over the next two years.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. TEMPORARY STREET CLOSING OF MUNICIPAL BRIDGES

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of Municipal bridges Nos. 12 and 13 on Town Line and Municipal bridges Nos. 14 and 15 on Base Line as required over the next two years.

2. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2014-92

AGREEMENT: (E2.2) A by-law to authorize execution of a contract between the City and Pioneer Construction Limited for Queen Street improvements from Pim Street to 250 meters east of Gravelle Street. (Contract 2014-5E)

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. EXECUTION OF DOCUMENT

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to a contract in the form of Schedule "A" attached hereto, dated April 28, 2014 and made between the City and Pioneer Construction Limited for Queen Street improvements from Pim Street to 250 meters east of Gravelle Street (Contract 2014-5E).

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 28th day of April, 2014.

MAYOR - DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

CORPORATION OF THE CITY OF SAULT STE. MARIE

**Contract No. 2014-5E
Queen Street Improvements
(Pim Street to 250 meters East of Gravelle Street)**

FORM OF AGREEMENT

This Agreement made (in triplicate) this 28th day of April in the year 2014 by and between

Pioneer Construction Inc. hereinafter called the "Contractor"

AND

The Municipal Corporation of the City of Sault Ste. Marie, Ontario hereinafter called the "Corporation".

WITNESSETH: That the Contractor and the Corporation undertake and agree as follows:

1. The Contractor will provide all the materials and complete all the works shown and described in the contract documents entitled:

**CONTRACT NO. 2014-5E
QUEEN STREET IMPROVEMENTS
(PIM STREET TO 250 METERS EAST OF GRAVELLE STREET)**

which have been signed in triplicate by both parties and which were prepared under the supervision of AECOM Canada Ltd., acting as agent and Contract Administrator and herein entitled, the Contract Administrator.

2. The Contractor will do and fulfill everything indicated by the "contract documents" including this Agreement, the General Conditions, Supplementary General Conditions, the Specifications, the Special Provisions, PUC Services Inc. Supplementary Specifications, Instructions to Tenderers, Form of Tender, Addenda, if any, and the Drawings.
3. The Contractor will complete all the work under the supervision and direction and to the entire satisfaction of the Contract Administrator within the period of time specified.

4. The Corporation shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions as set forth in the contract documents. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.
 5. The Corporation shall pay the Contractor for work that is ordered in writing by the Contract Administrator and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions.
 6. The Contractor shall indemnify and save harmless the Corporation, its officers, employees and agents, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against the Corporation, its officers, employees and agents, by reason or in consequence of the execution and performance or maintenance of the work by the Contractor, its employees, agents or officers.
 7. All communications in writing between the Corporation, the Contractor and the Contract Administrator shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Corporation for whom they are intended or if sent by post or by telegram addressed as follows:

The Corporation:
The Corporation of the City of
Sault Ste. Marie
P. O. Box 580
Civic Centre, 99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5N1

The Contractor: Pioneer Construction Inc.
845 Old Goulais Bay Road
Sault Ste. Marie, Ontario
P6A 0B5

The Contract Administrator: AECOM Canada Ltd.
523 Wellington Street East
Sault Ste. Marie, Ontario
P6A 2M4

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered

in the presence of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Mayor – Debbie Amaroso

(seal)

City Clerk – Malcolm White

THE CONTRACTOR

Pioneer Construction Inc.

Company Name

(seal)

Signature

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2014-93

TEMPORARY STREET CLOSING: (S4.1) A by-law to permit the temporary closing of Queen Street East (Riverview Avenue to Pine Street) from May 1, 2014 until August 1, 2014.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. TEMPORARY STREET CLOSING QUEEN STREET EAST

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of Queen Street East (Riverview Avenue to Pine Street) from May 1, 2014 until August 1, 2014.

2. EFFECTIVE DATE

This by-law takes effect on the day of its final passing.

PASSED in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

DEPUTY CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2014-83

LOCAL IMPROVEMENT: (L2.1) A by-law to authorize the construction of a concrete sidewalk on MacDonald Avenue from Civic 313 MacDonald Avenue to Pine Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works.

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. The Corporation shall construct the work described in Schedule "A" hereto as a local improvement under the said Act and in accordance with plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said work.
3. The construction and completion of the said work shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$27.00 per metre frontage shall be specially assessed upon the lots abutting directly on the said work according to the extent of their respective frontages thereon and the remainder of the cost of the work shall be borne by the Corporation.
6. The special assessments shall be paid in one payment by December 31st of the current year or in the alternative by ten equal annual installments.
7. The debentures to be issued for the loan to be effected to pay the cost of the work when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.
8. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
9. The said Schedule "A" forms a part of this by-law.
10. This by-law comes into force on the day of its final passing.

Read the **FIRST** and **SECOND** time in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

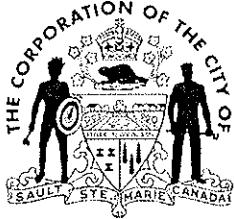
CITY CLERK – MALCOLM WHITE

FIRST reading: April 28, 2014

SECOND reading: April 28, 2014

THIRD reading:

da LEGAL\STAFF\BYLAWS\2014\2014-83 LOCAL IMPROVEMENT SIDEWALK MACDONALD AVE 1ST AND 2ND.DOCQueen St E



THE CORPORATION OF THE CITY OF SAULT STE. MARIE
Civic Centre
99 Foster Drive
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

LOCAL IMPROVEMENT CONSTRUCTION BY-LAW 2014-83 SECTION 3
REGULATION 586/06 MUNICIPAL ACT

ENGINEER'S REPORT

2014 04 28

Nature of Work	Construction of: On: From: To:	Construction of concrete sidewalk MacDonald Avenue Civic 313 MacDonald Avenue Pine Street
Estimated Cost of Work		\$42,000.00
Estimated Assessable Abutting Frontage		86.652m
Estimated Cost to be borne by Assessable Abutting Property		\$2,339.72
Estimated Cost to be borne by The Corporation		\$39,660.28
Special Rate per Metre Frontage		\$27.00
Estimated Interest Rate Term		3% 10 years
Estimated Annual Rate per Metre Frontage		\$3.17
Estimated Lifetime of the Work		20 years
Respectfully submitted,		Recommended for approval,

Carl Rumiel, P. Eng.
Design & Construction Engineer

Jerry D. Dolcetti, RPP
Commissioner of Engineering & Planning

CR/al
attachment

CORPORATION OF THE CITY OF SAULT STE. MARIE
CONCRETE SIDEWALK - SECTION 3

SCHEDULE "A"

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>SIDE</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-14-9-02	MacDonald Avenue	Civic 313 MacDonald Avenue	Pine Street	90m	1.5m	South	86.652m	\$42,000.00

BY-LAW 2014-83

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2014-36

LOCAL IMPROVEMENT: (L2.1) A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" Pavement on Simpson Street from Forest Avenue to Wellington Street East under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

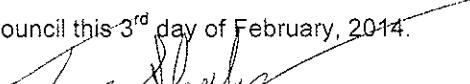
WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works;

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie ENACTS as follows:

1. The Corporation shall construct the works described in Schedules "A" and "B" hereto as local improvements under the said Act and in accordance with Plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said works.
3. The construction and completion of the said works shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31st of the current year or in the alternative by ten equal annual instalments.
8. The debentures to be issued for the loan to be effected to pay the cost of the works when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
10. The said Schedules "A" and "B" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the FIRST and SECOND time in open Council this 3rd day of February, 2014.


MAYOR – DEBBIE AMAROSO


CITY CLERK- MALCOLM WHITE

FIRST reading: February 3, 2014

SECOND reading: February 3, 2014

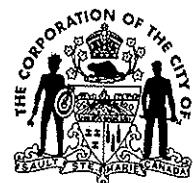
THIRD reading: April 28, 2014

Page 258 of 294
cf LEGALISTAFF\BYLAWS\2014\2014-36 LOCAL IMPROVEMENTS Simpson Street

Read the THIRD time and finally passed in open Council this 28th day of April, 2014.

MAYOR – DEBBIE AMAROSO

CITY CLERK- MALCOLM WHITE



THE CORPORATION OF THE
CITY OF SAULT STE. MARIE

JAN 27 2014

LEGAL DEPARTMENT

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Civic Centre
99 Foster Drive
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

**LOCAL IMPROVEMENT CONSTRUCTION BY-LAW 2014-36, SECTION 3
REGULATION 586/06 MUNICIPAL ACT**

ENGINEER'S REPORT

2014 02 03

Nature of Work	Construction of:	Construction of sanitary sewer, private drain connection and Class "A" pavement
	On:	Simpson Street
	From:	Forest Avenue
	To:	Wellington Street East

Estimated Cost of Work	\$287,000.00
Estimated Assessable Abutting Frontage	30.8m (Sanitary sewer) 82.3m (Class "A" pavement)
Estimated Cost to be Borne by Assessable Abutting Property	\$1,233.64 (Sanitary sewer) \$6,543.73 (Class "A" pavement)
Estimated Cost to be Borne by The Corporation	\$279,222.63
Special Rate per Metre Frontage	\$30.50 (Sanitary sewer) \$79.50 (Class "A" pavement)
Special Rate per Private Drain Connection	\$304.00
Estimated Interest Rate Term	3% 10 years
Estimated Annual Rate per Metre Frontage	\$3.58 (Sanitary sewer) \$9.32 (Class "A" pavement)
Estimated Annual Rate per Private Drain Connection	\$35.64
Estimated Lifetime of the Work	20 years

Respectfully submitted,

Carl Rumiell, P. Eng.
Design & Construction Engineer

CR/al
attachments

Recommended for approval,

Jerry D. Dolcetti, RPP
Commissioner of Engineering & Planning

CORPORATION OF THE CITY OF SAULT STE. MARIE
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS- SECTION 3

SCHEDULE "A"

BY-LAW 2014-36

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>SIZE</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2014-5-02	Simpson Street	Forest Avenue	Wellington Street	82m	250mm	2	30.8m	\$1,233.64
		East						

CR/al
2014 02 03

CORPORATION OF THE CITY OF SAULT STE. MARIE
CLASS "A" PAVEMENT - SECTION 3

SCHEDULE "B"

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2014-7-02	Simpson Street	Forest Avenue	Wellington Street East	82m	10.0m	n/a	82.3m	\$6,543.73

BY-LAW 2014-36

CR/al
2014 02 03

CITY OF SAULT STE MARIE

CORPORATE STRATEGIC PLAN

2011-2014

As at March 31, 2013

Dated April 28, 2014



Message from Mayor Debbie Amaro



Thank you for taking the time to review the City of Sault Ste. Marie 2011-2014 Strategic Plan. This plan captures the priorities of City Council and charts the course of the Corporation over our current Council term.

City Council continues to work diligently to develop solutions and pursue opportunities to make our community a place of respect, dignity and integrity. We are committed to working in harmony with all levels of government, local businesses, and residents to ensure the provision of efficient, affordable and quality municipal services supporting a progressive and sustainable community.

City Council recognizes the importance of a caring and inclusive community. Our Strategic Plan aims to capitalize on opportunities that will develop solid infrastructure, deliver excellent services and, above all, ensure a sustainable quality of life for all citizens now and in the years to come.

As our community grows, we too will continue to develop, strengthen and positively adapt in order to address the needs of our community. This Strategic Plan is a testament to both Council's and City staff's dedication to providing the citizens of Sault Ste. Marie with an exceptional quality of life.

Message from CAO Joe Fratesi



I am pleased to present this update of the City of Sault Ste. Marie's 2011-2014 Corporate Strategic Plan. The Plan guides the activities of the nine departments reporting to City Council through the Chief Administrative Officer.

It is the foundation of the organization's planning process, setting out strategic directions and articulating specific activities under each direction.

The City of Sault Ste. Marie is built on strong values and commitment to its citizens. Each employee contributes to achieving our mission to provide quality and cost-effective services in a responsible and supportive manner.

The work we all do each day makes a difference! Thank you to our dedicated staff, City Council and the citizens of Sault Ste. Marie for working collaboratively to achieve our goals.

Mayor and City Council



Debbie Amaro

Mayor

mayor.amaro@cityssm.on.ca

(705) 759-5344



Stephen Butland

Ward 1 Councillor

s.butland@cityssm.on.ca

(705) 542-0546

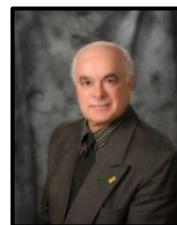


Pat Mick

Ward 3 Councillor

p.mick@cityssm.on.ca

(705) 254-6914



Frank Fata

Ward 5 Councillor

f.fata@cityssm.on.ca

(705) 942-6630



Paul Christian

Ward 1 Councillor

p.christian@cityssm.on.ca

(705) 989-7173



Brian Watkins

Ward 3 Councillor

b.watkins@cityssm.on.ca

(705) 941-0887



Marchy Bruni

Ward 5 Councillor

m.bruni@cityssm.on.ca

(705) 949-9187



Susan Myers

Ward 2 Councillor

s.myers@cityssm.on.ca

(705) 256-6128



Lou Turco

Ward 4 Councillor

l.turco@cityssm.on.ca

(705) 253-4070



Joe Krmpotich

Ward 6 Councillor

j.krmpotich@cityssm.on.ca

(705) 949-1321



Terry Sheehan

Ward 2 Councillor

t.sheehan@cityssm.on.ca

(705) 949-1130



Rick Niro

Ward 4 Councillor

r.niro@cityssm.on.ca

(705) 949-7750



Frank Manzo

Ward 6 Councillor

(705) 945-9971



The City of Sault Ste. Marie

As the third largest city in Northern Ontario, Sault Ste. Marie is strategically located at the heart of the Great Lakes, on the U.S. border and at the centre of Canada.

From its pristine waterfront to its bustling arts community, Sault Ste. Marie has a high quality of life that's second to none. With a diverse population of approximately 75,000, the community is a four-season wonderland, offering a vibrant and healthy lifestyle for everyone. All the amenities of a large urban centre in a safe and clean environment, Sault Ste. Marie is home to excellent schools, malls, stores, restaurants, cinemas, galleries, museums, sports facilities, and sites of interest. Serving as an international port of entry to the United States, the city has recently experienced unprecedented growth economically and culturally.

From its rich history and quality-of-life benefits, to its growing economy and competitive advantages for businesses, Sault Ste. Marie is a great place to live, learn, work and play.

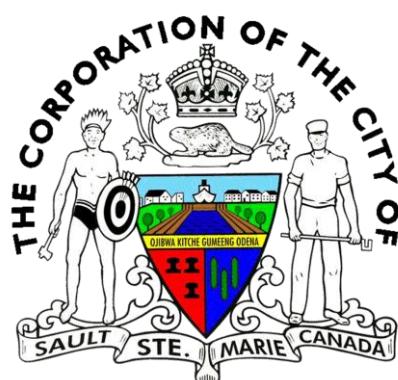


VISION

“The Corporation will be a leader in the provision of efficient, affordable, and quality services supporting a progressive and sustainable community”

MISSION

“To provide quality and cost-effective municipal services in a responsible and supportive manner”



CORPORATE VALUES

Integrity and honesty

We will demonstrate honesty, sincerity and fairness in carrying out our responsibilities.

Accountability and transparency

We will be accountable to our citizens and transparent in our decision-making processes.

Commitment to citizens and the community

Putting people first is a hallmark of success. We are committed to working together to provide inclusive and accessible services to protect, support and enrich quality of life in our community.

Respect and appreciation of employees

We will strive to create an environment where all employees share a common purpose and direction. We value energized and enthusiastic employees who make the most effective use of available physical and financial resources to deliver the best possible service.

Fiscal responsibility

We will manage municipal finances in a responsible and prudent manner to provide quality and affordable services. We pursue best practices to lower costs and ensure best value in service delivery.

Environmental stewardship

We will use resources wisely to maintain and create a livable city for future generations, minimizing the footprint of our activities on the environment.

Strategic Plan Framework

STRATEGIC FOCUS AREAS

1 **Developing Solid
Infrastructure**

2 **Delivering Excellent
Services**

3 **Enhancing Quality
of Life**

STRATEGIC DIRECTIONS

1.A. Environmental Leadership

2.A. Communications

3.A. Recreational/Cultural Infrastructure

1.B. Transportation Network Improvements

2.B. Process Improvement

3.B. Planning for the Future

1.C. Property Management and Development

2.C. Leadership and Staff Development

2.D. Technological Innovation

Strategic Direction 1: Developing Solid Infrastructure

Objective 1A – Environmental Leadership

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Solid waste management <ul style="list-style-type: none">• Bio-solids management study• Implementation of bio-solids facility Design Construction• EA for solid waste disposal	2007 2006	Underway 2014 2014 2014	Reduction in waste/refuse Increased capacity	D. Elliott	Engineering PUC PWT Consultants	\$65,000 \$12 m \$975,000	\$65,000 \$12 m \$975,000	Sewer Surcharge Operations Budget + Sewer Surcharge Capital Budget Waste Disposal Site Reserve	Approved Approved	2010-2011 2005 to unknown	Study scheduled for completion fall 2014 Scheduled for completion in 2014
Wastewater Infrastructure West End Sewer Investigative Study <ul style="list-style-type: none">• Upgrades to west end sewage plant• Infiltration reduction projects• Major pump stations Clark Creek Pump Station – valves and sluice gates	2010 2012	2014 2014	Study to guide improved wastewater quality and operations Reduce costs, reduce by-passes and overflows to river (\$100,000 annually) Replace aging equipment	D. Elliott D. Elliott	Engineering PUC PWT Consultants Engineering, Consultants	\$120,000 TBD \$400,000	\$120,000 TBD \$400,000	Sewer Surcharge Capital Budget Sewer Surcharge Capital Budget Sewer Surcharge	Approved Approved Approved	2009 2011-2014 2012-2013	Completed Feb. 2014 Ongoing initiative Underway – anticipated completion s 2014
Rehabilitation of aqueducts / open channels <ul style="list-style-type: none">• Fort Creek• Central Creek• Review sanitary sewer construction – sewers not associated with roadways	2012 2012 2006	2021 2018 Ongoing	Improved storm water management and flood protection; extend life of flood control facilities \$100,000 annually	D. Elliott D. Elliott	Engineering, PUC, PWT, Consultants, Conservation Authority Engineering	\$13.6 m \$7 m \$400,000	\$13.6 m \$7 m \$400,000	Capital Works (Urban Only) Budget Sewer Surcharge Capital Budget			Phase 1 construction underway Phase 1 construction underway

Strategic Direction 1: Developing Solid Infrastructure
 Objective 1A – Environmental Leadership

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Reconstruction of small pumping stations <ul style="list-style-type: none"> • Fort Creek • Tallack Boulevard • Pine Street • Muriel Drive 	2012 2012 2012 2012	2014 2014 2014 2014	Upgrade/replace aging sanitary pump stations Reduce overflows	D. Elliott	Engineering PWT Consultants	\$650,000	\$650,000	Sewer Surcharge			Contract awarded – construction underway – Completion 2014
Underground fuel tank replacement <ul style="list-style-type: none"> • PWT (Sackville) – new above ground tanks and new fuel management system 	2012	2014	Reduce liability	L. Girardi	PWT	\$221,750	\$250,000	Capital from Current	Approved		Scheduled for completion spring 2014

Strategic Direction 1: Developing Solid Infrastructure
 Objective 1B – Transportation Network Improvements

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Long Range Capital Road Construction Environmental Assessments for <ul style="list-style-type: none"> • Third Line East and Black Road – hospital to Second Line • Black Road widening – Second Line to McNabb • Northern Avenue extension Connecting link reconstruction <ul style="list-style-type: none"> • Miscellaneous resurfacing <ul style="list-style-type: none"> ◦ Second Line – Old Garden River Rd to Gt. Northern and Great Northern – Second Line to Third Line ◦ Second Line Phase II – Pine to Strathclair ◦ Second Line Phase III – Strathclair to Black 	2010 2013 2015 2013 2013 2014 2015	2014 2014 2016 2013 2013 2014 2015	Improved pedestrian and vehicular traffic flow Improved pavement surface Extend longevity	D. Elliott D. Elliott	Engineering Consultants Engineering Consultants	\$55,000 \$50,000 \$50,000 \$980,000 \$1.02 m \$930,000	\$55,000 \$50,000 \$50,000 \$6m \$2.4 m \$3.15 m \$3.25 m	Miscellaneous Construction Budget Capital Works budget + connecting link funding	Approved	2010-2011 2013-2014	To be completed 2014 (blended both into one EA) Future initiative Provincial program cancelled in early 2013 Submitted letter through Mayor's office to Transportation Minister for consideration of funding assistance. Phase II is now funded – completion in 2015
Capital Works Road Reconstruction • Queen Street – Pine to Gravelle • Forest Ave – Putney to Upton • St. Andrew's Terrace – John to North Street • London St – North to Tancred • March – Queen to Wellington	2014 2014 2014 2014 2014	2014 2015 2014 2014 2014	Improved longevity of infrastructure	D. Elliott	Engineering Consultants	\$7.9m \$11.6m \$11.6 m	\$16.8m \$11.6 m \$11.6m	Capital Works Budget; Federal gas tax; sewer surcharge urban capital			Completion – fall 2014 Resurfacing – 2014 Completion – fall 2015 Completion – fall 2015 Completion – fall 2015 Completion – fall 2015

Strategic Direction 1: Developing Solid Infrastructure
 Objective 1B – Transportation Network Improvements

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Bridge improvements (all shared with Prince Township) <ul style="list-style-type: none"> • Base Line #14 and #15 • Town Line #12 and #13 Preliminary design Construction	2011	2013 2015	Improved longevity Removal of load restrictions Contingent upon Prince obtaining funding	D. Elliott	Engineering Consultants Prince Twp.	\$72,000 \$2m	\$144,000 \$4 m	Misc. construction; 50% cost share with Prince Capital Works Budget, MIII \$\$ & Prince Twp.	Approved	2012	MIII funding approved. Completion 2015
Improved transportation systems – assume lead role as transportation hub for Northern Ontario (Northern Ontario Growth Plan) <ul style="list-style-type: none"> • Rail – Huron Central • Rail – Algoma Central • Harbour – Implementation and funding for expansion / construction 	2011 2014 2011 2011	2014 2014	Monitor finalization of capital improvement approved in 2010 Secure 1 year extension; work with other stakeholders to review & suggest alternatives that would see service become viable Shipping access to expedite ingress of raw materials and egress of finished products (SSM and Northern Ontario)	J. Fratesi J Fratesi Transportation Committee	EDC Consultants Essar Ports	TBD	\$121 m	Funding from federal, provincial and private industry			Underway Study for business case complete. Co-ordinate with Essar priorities for capital expansion. Design and implement Project Management framework

Strategic Direction 1: Developing Solid Infrastructure
 Objective 1B – Transportation Network Improvements

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
• Air			Improve air service	Air Services Committee							Facilitate funding applications Ongoing efforts with Airport Development Corporation
Transportation master plan update	2012	2014	Transportation master plan for capital forecasting	D. Elliott	Engineering Consultants PWT	\$200,000	\$200,000	Capital Works Budget	Approved	2012	Underway – completion – spring 2014

Strategic Direction 1: Developing Solid Infrastructure
 Objective 1C – Property Management and Development

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Development of Asset Management Plan • Report	2012 2013	2014 2013	Financial plan to maintain municipal assets	B. Freiburger J. Dolcetti J. Bruzas D. Elliott		\$250,000	\$250,000	Facility Reserve	Approved Report	2012-2014	Facility assessment report complete. Further reports forthcoming, followed by funding options.
PWT Equipment Program Review • Adding public works, landfill and cemetery equipment to 10 year capital plan • Review credit system	2010	2014	Report with recommendations for financing equipment renewal /replacement	S. Schell	L. Girardi M. Blanchard M. Pinder J. King J. Bruzas				Report only		To be completed in 2014
PWT – Traffic • Uninterrupted traffic signal power supply						\$82,000	\$82,000	Capital from Current	Approved		Ongoing and subject to funding by 2020
PWT – Buildings • Cold storage building • Sand storage • Enhance internal communications • Separate welding shop • Demolish pipe plant • Re-roof north garage	2013 2014	2013 2014	Equipment storage	L. Girardi M. Blanchard		\$250,000 \$550,000 \$50,000 \$140,000 \$230,000 \$300,000	\$250,000 \$550,000 \$50,000 \$140,000 \$230,000 \$300,000	Equipment Reserve Capital from Current	Approved Approved	2013	Completion -- 2014 Subject to funding Completion by 2014-15 Completion spring 2014 Subject to funding Completion by 2014
Fire – Vehicle replacement • 55' Quint (pumper/aerial apparatus) • Pumper 1 Replacement	2013 2014	2014 2015	Replace 15-year-old apparatus Replace 15-year-old apparatus	M. Provenzano F. Brescacin J. St. Jules	J. St. Jules F. Brescacin F. Brescacin J. St. Jules	\$812,000 \$585,500	\$812,000 \$585,500	Fire Capital Equipment Reserve	Pending Pending	2013-2014 2015	Apparatus ordered with completion – Nov. 2014 Planning phase
Transit • Replace roof – vehicle storage building (Huron Street)	2013	2014	Maintain building integrity	D. Scott	Transit	\$550,000	\$550,000	Capital from Current			Subject to funding
Waste management – surface treatment of landfill roadways	2013	2014				\$40,000	\$40,000	Landfill Reserve	Approved		Completion by 2014

Strategic Direction 1: Developing Solid Infrastructure
 Objective 1C – Property Management and Development

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Civic Centre <ul style="list-style-type: none"> • Flooring upgrade • Council Chambers refresh (A/V etc.) • Service elevator upgrade • Asbestos abatement • Window replacement 	Underway Underway 2014 2013 2014 2013 2015	2014 2013 2015 2014 2015	Building upgrades to maintain integrity \$50,000/year from 2011-2013	J. Dolcetti R. Caron	Engineering Clerk's	\$150,000 \$50,000 \$225,000 \$25,000 \$25,000	\$150,000 \$50,000 \$225,000 \$25,000 \$25,000	Capital from Current Capital from Current	Approved Approved	2011-2013 2013 2014 2013 2015	Co-ordinating with other renovations Complete. Scheduled for 2014 Scheduled for 2014 Scheduled for 2015
Fire <ul style="list-style-type: none"> • Resurface parking lot Station 1 • Electronic fuel card lock dispensing system • Energy upgrades 	2014 2014 2014	2014 2014 2014	Enhanced tracking system Reduce carbon footprint and costs	M. Provenzano J. St. Jules J. St. Jules	J. St. Jules	\$250,000 \$50,000 \$10,550	\$250,000 \$50,000 \$10,550				2014 budget request 2014 budget request 2014 budget request
Fish Hatchery Building demolition				N. Apostle		\$114,000	\$114,000				Riversedge Development taking over this building on an interim basis to be used as a Farmers' Market
Downtown development initiative <ul style="list-style-type: none"> • Part 2 	2013	2015	Revitalization of downtown area	D. McConnell S. Turco	Planning Downtown Association	\$300,000	\$2,535,000	FedNor, NOHFC		2014-2016	Approved by Council Feb 3, 2014. FedNor and NOHFC funding requested.
Rooftop Solar photovoltaic systems	2009	2014 2014	Review feasibility West End Community Centre for SmallFIT solar project Review feasibility – municipal facilities for MicroFIT systems (10 kW)	M. Zuppa	Engineering CSD Legal Finance	\$21,000		Capital			Lease agreement with PUC – WECC 2012 Application to OPA January 2013 denied – reapplied Consultation underway for potential FIT 4.0 locations

Strategic Direction 2: Delivering Excellent Services

Objective 2A – Communications

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
External corporate communications strategy • Citizen satisfaction survey and other methods to receive client/stakeholder input i.e. Internet surveys, feedback forms • Community engagement	2012	2014	Integrate with website refresh	M. White	Clerk's IT						
Refresh website • Determine if existing hardware/software suitable • Design, including mobile site • Expand use of My Sault Ste. Marie	2013	2013 2014		IT Clerk's							Underway – scheduled to go live June 2014
Improved communications/relationships with employees • Communication of policies and procedures to staff	Underway	2013	Posting of human resources policies on corporate intranet	F. Coccimiglio P. Niro	Clerk's IT Human Resources						Policies, procedures updated – proceeding to SMT for review in 4 th Q4. Policies are available on intranet.
Accredited municipal coat of arms	2012	2014	Development of a municipal coat of arms accredited by the Canadian Heraldic Authority	Clerk's							Preliminary artwork approved.

Strategic Direction 2: Delivering Excellent Services

Objective 2B – Process Management

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Review of corporate programs and services on a departmental basis to ensure effective and efficient delivery	Underway	2014	Improved efficiencies Cost savings	B. Freiburger J. Fratesi	Finance Committee						All Departments report as to cost reductions and cost avoidance
Customer service/Best Practices • Pilot projects to be undertaken by each department annually to improve service	Ongoing	2014	Improved customer service; adoption of best practices	J. Fratesi	All Depts.			Costs absorbed in existing operational budgets			
Presentations to Council Clerk's: Accessible elections; Social media, Twitter CSD: Day care (curriculum); Community Centres digital information system; online swimming registration; Best for Kids pilot summer program; Clean Marine, Recreation & Culture program update (ultimate Frisbee; cricket and pickle ball) Engineering: Environmental Initiatives Map; Building permit tracking system developed in-house with IT; purchase of recycled Police Service vehicles for use by building inspectors and by-law enforcement officer Finance: On-line tax inquiry system. IT assisted other departments with automation best practices. Fire: Smoke Alarm; IV Therapy programs; revised fire suppression deployment strategy HR: Corporate training calendar; Employee life insurance beneficiary re-enrolment Legal: Flyers explaining routine legal processes (lane closures, Freedom of Information requests); Early Resolutions initiative; Remote Interpretations PWT: Traffic calming; inventory control; pothole repair process; compost production; defensive driving Social Services: Cultural sensitivity training											
Corporate records management • Updated records retention by-law • Document management system ○ Phase 1 Building Division	2012 2013	2014 2014	Revision of by-law, review of records management issues. Precise identification of records; who holds actual corporate record.	M. White F. Coccimiglio	All Depts.	\$100,000	\$100,000	n/a Building Permit Reserve	Approved	2013	In progress – RFP to be released and awarded mid-2014

Strategic Direction 2: Delivering Excellent Services
 Objective 2C – Leadership and Staff Development

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Succession planning		2013	Updated annual report to Council	P. Niro					Report only		Draft prepared – implementation by fall 2014
Staff training plans to address specific training needs on a departmental basis			Analysis of individual training needs	All Depts.	Human Resources						Ongoing
CSD: Providing training required by legislation											
Engineering: Spills response training provided by Pinchin Environmental Ltd.											
Fire: Training is ongoing and regularly monitored and reviewed; swift water rescue training to enhance response capabilities during heavy rainfall incidents is in planning phase											
Social Services: Training sessions developed. Standardized orientation for new staff. Mental Health and Addiction training											
Develop and implement annual employee and management development training to include: <ul style="list-style-type: none">• Customer service excellence• AMCTO workshops• Excellence Canada (NQI)• In-house policy/procedure training• Leadership Development• Attendance Management and Accommodation orientation• Orientation – Employee Assistance Plan• Legal issues (facility liability, risk management, etc.)• Workshops to update staff after collective agreements ratified• Use of video-conferencing; “virtual” classroom – webinars	2012 As available	2013	Corporate-wide training Departmental training absorbed through existing operational budgets	P. Niro							Clerks delivering Municipal Administration Program Draft complete – rollout in 2014 Group 1 complete. Group 2 – fall 2013 Scheduled for completion in fall 2014 Complete
Wellness program	Ongoing		Health promotion; disease prevention/ management	P.Niro	SMT A. Iacoe L. Bell			Absorbed through HR training budget			Ongoing

Strategic Direction 2: Delivering Excellent Services
 Objective 2C – Leadership and Staff Development

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Healthy Workplace Initiatives (NQI) <ul style="list-style-type: none"> • Physical exercise options available to staff • Employee recognition program e.g. perfect attendance • Inspire camaraderie 	2011	Ongoing		P. Niro	SMT A. Iacoe						Fitness classes, walking challenge, etc. Scheduled for completion fall 2014

Strategic Direction 2: Delivering Excellent Services

Objective 2D – Technological Innovation

Activity	Start Date	Completi-on Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Council administration software • Phase 1 – electronic agenda • Software • Hardware • Phase 2 – webstreaming Council meetings	2013	2013 2014	Increased accessibility to staff and public Better archiving capabilities	M. White R. Tyczinski	IT Clerk's Legal	\$15,000 \$15,000 \$15,000 \$75,000	\$15,000 \$15,000 \$15,000 \$75,000	Cost savings offset initial cost General levy	Approved	2013 2014	Implementation underway Subject to budget approval
Election technology review – Election 2014	2013	2014	To ensure most efficient and appropriate use of technology	M. White	IT Clerk's				Report only		Scheduled for completion in 2014
Electronic filing; e-commerce	2012	ongoing	Enhanced capabilities (e-commerce, virtual City hall), including credit card interface Report to Council re: extent of improvements and costing	F. Coccimiglio L. Ballstadt	IT Clerk's	\$15,000	\$15,000	General Levy			Underway – RFP to be released and awarded mid-2014
Phone system upgrade, VOIP – investigate VOIP technology as alternative to traditional phone system	Underway	June 2014	Ensure most cost effective and up-to-date technology with minimal capital cost	R. Caron F. Coccimiglio					Report only		Assessment report for 2014 Budget to follow

Strategic Direction 3: Enhancing Quality of Life
 Objective 3A – Recreational/Cultural Infrastructure

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
West End (Northern) Community Centre <ul style="list-style-type: none"> • Phases 1 and 2 enhancements • Phase 3 – Review – rehabilitation/ reconstruction of McMeeken Centre 	2013	2014 2016	Portable floor, fencing, canopy, marquee sign Arena and ice surface	N. Apostle N. Apostle		\$300,000 \$4 m	\$12 m	Invest Ontario grant + debt issue + NOHFC Senior levels of government	Report only	2011-2012	CIIF (FedNor) appl'n submitted Design development drawings completed Currently no funding programs available
McMeeken Centre score clock replacement				N. Fera		\$18,000	\$18,000				Subject to budget approval
Essar Centre <ul style="list-style-type: none"> • Fire-rated blackout panels • Electrical surge protection 	2013 2013	2014 2014		N. Fera		\$20,000 \$18,000	\$20,000 \$18,000	Capital from Current	Approved Approved		Surge protectors ordered. Blackout fabric to be completed – spring 2014
John Rhodes Community Centre upgrades – condensor replacement and controls	2013	2014		N. Fera		\$175,000	\$175,000	Capital from Current	Approved		Purchase order issued. Completion – June 2014
Ermatinger•Clergue National Historic Site – Heritage Discovery Centre	2013	2014	Visitor Centre, summer kitchen redesign, site accessibility improvements	Historic Sites Board N. Apostle	B. Freiburger Historic Sites Board K. Fisher	\$850,000	\$4m	NOHFC \$1m; Cultural Spaces \$1.779m 1812 \$140,000			Substantially complete. Facility to open June 2014.
Bellevue Park locomotive – site upgrade				J. Cain		\$50,000	\$50,000				Subject to budget approval.
Waterfront Walkway decking replacement	Ongoing			PWT							Subject to funding. Ongoing
Bicycle Pump Park at Esposito Park			Report confirming scope of project	N. Apostle					Report only		Kresin Engineering engaged. Continuing to scope funding.
Hub trail construction (as part of future construction)			25 km multi-use trail	D. McConnell	Planning & Engineering	\$50,000	\$50,000				Design work currently underway

Strategic Direction 3: Enhancing Quality of Life
 Objective 3A – Recreational/Cultural Infrastructure

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
<ul style="list-style-type: none"> Queen Street – Simpson to Churchill Blvd Finnish Rest Home connection – Fort Creek extension Strathclair connection – Second Line crossing International Bridge area – Albert to Huron Street section 	2013 2013 2013 2014	2014 2015 2016 2015	Cost is \$1m but not noted as a net cost in this activity as the work takes place as part of other construction	D. Elliott S. Turco	PWT STAC					2013-2016	Under construction Design work complete Review in 2014 Part of International Bridge reconstruction
Implement cycling master plan	2013		Design in tandem with hub trail funding	D. McConnell D. Elliott S. Turco	Engineering & Planning PWT STAC				Design approved	2013	Preliminary design work completed.
<ul style="list-style-type: none"> Completion of Hub Trail to Hwy 17 E; Hub Trail to Hwy 17 N; Hub Trail to West End Community Centre – design phase 											
Parks upgrades <ul style="list-style-type: none"> Queen Elizabeth "A" field – bleachers Pointe des Chenes 				T. Reid		\$25,000	\$25,000	Subdividers' Reserve	Report		Completion 2014 Ongoing
Strathclair field lighting	2012	2013	Lighting of slo-pitch field "A"	N. Apostle	J. Cain T. Reid/Parks	\$90,000	\$240,000	Capital from Current 5% subdivider fees, user groups			No new funding has been identified. Actively seeking funding opportunities.
Bellevue Park duck pond engineering study	2012	2014	Proper water circulation	C. Taddo	S. Hamilton Beach	\$\$20,000	\$\$20,000	Capital from Current	Approved	2012	Funding for engineered study approved in 2012 budget. Completed second year of monitoring.
Adult-oriented fitness equipment in parks	2012	2013	Report identifying cost/location of equipment	J. Cain	V. McLeod PRAC	\$37,500	\$37,500	Capital from Current			Report submitted December 2013. Referred to 2014 budget.
MacDonald Park upgrades	2013		Playground equipment	N. Apostle PRAC		\$15,000	\$20,000	Funds from private donor			Equipment received – to be installed spring 2014

Strategic Direction 3: Enhancing Quality of Life
 Objective 3B – Planning for the Future

Activity	Start Date	Completi- on Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Master Strategy Plan – Parks, Recreation and Culture	2011	2013	Replace 1986 plan	N. Apostle	J. Cain; PRAC; Cultural Advisory Bd	\$25,000	\$25,000	5% subdividers reserve account	Approved	2012	Proceeding with short-term objectives.
Environmental awareness – reduction in CO2 emissions <ul style="list-style-type: none"> • No idling policy – staff/public education/awareness • Energy audits to identify efficiencies • Comprehensive property management plan linked to energy audits to identify efficiencies • Corporate energy management plan (as mandated by Ontario Regulation 397/11) • Report facility energy consumption • Develop five year conservation plan • Energy management software 	2011 2011 2011 2011 2012 2011 2011	2014 2013 2014 2013 2014 2014 2014	Action plans and strategies for improved environmental leadership Establish targets \$15,000/audit – target 1 to 2 buildings/year	M. Zuppa J. Dolcetti All Depts All Depts M. Zuppa Facility managers, PUC	Green Committee Engineering PWT, Fire, Finance Facility managers, PUC	\$6,732	\$21,720	Ontario Power Authority, Union Gas, Environmental Initiatives project budget Environmental Initiatives Consultants Budget	Approved Report	2011-2014 2014	Ongoing Bellevue Park – complete Completed template provided to province Scheduled for completion in 2014 Consultation underway
Cultural attractions and activities; tourist attractions (Gateway)	2000	2014	Feasible development opportunities	Gateway Steering Committee	Engineering & Planning, Legal, Council	\$21,000		\$5m NOHFC grant, balance unknown, City to recover \$2m	Report only		.
Update industrial land strategy	2013	2014	Review industrial land strategy to ensure adequate supply for future development	D. McConnell EDC	Engineering & Planning Legal, EDC				Report only		

Strategic Direction 3: Enhancing Quality of Life
 Objective 3B – Planning for the Future

Activity	Start Date	Completi- on Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Long term municipal housing plan (DSSAB responsibility)	2011	2014	Housing plan per MMAH legislation	M Nadeau	R. Cobean D. McConnell			DSSAB			Draft plan completed. And submitted to MMAH
Local immigration partnership plans (including: encouraging racial/ethnic tolerance, developing a welcoming community)	2012	2014	Community partnership to develop range of services to attract and retain new immigrants \$150,000/annually	D. Krmpotich	IT Social Services	\$0	\$600,000	Federally funded	Approved		Developing new strategies, regional model implemented in September 2013.
Official Plan – 5 year comprehensive review	2011	2014	Official Plan that reflects provincial and local trends	D. McConnell P. Tonazzo		n/a	n/a			n/a	Final approval – summer 2014
Comprehensive signs By-law	2012	2014	Simplified by-law balancing various community needs	D. McConnell P. Tonazzo		\$45,000	\$45,000		Approved	2013	Underway. Anticipated completion June 2014
Canal District Master Plan	2013	2014	Comprehensive public realm plan for Gateway/St. Mary's Paper, Gore Street area	D. McConnell S. Turco	EDC	\$40,000	\$40,000		Approved	2013	Underway – anticipated completion – April 2014
OLG Modernization			Continuation of meaningful OLG head office presence postmodernization. Ensure any private sector spin-offs of OLG activities and accompanying employment remains/grows in SSM	J. Fratesi EDC							

Strategic Direction 3: Enhancing Quality of Life
 Objective 3B – Planning for the Future

Activity	Start Date	Comple-tion Date	Results	Lead Role	Resources	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year(s)	Progress to March 31, 2014
Northern Ontario Growth Plan	2012	Ongoing	Ensure that Sault Ste. Marie (and other 4 major N. Ontario cities) is as prominent in implementation as in the base growth plan document	J. Fratesi							Northern Mayors and CAOs are collaborating.
Age-Friendly Community <ul style="list-style-type: none"> • Attaining World Health Organization designation 		2014	Report outlining next steps required to obtain designation	Mayor's Office							Phase 4 – report to Council spring 2014 Final report to WHO spring 2014

CELEBRATING OUR SUCCESSES!

COMPLETED PROJECTS/ACTIVITIES

Completed Activities – December 2013

Strategic Direction	Activity	Results	Lead Role
Developing Solid Infrastructure	Wastewater Infrastructure Implement SCADA system to monitor operations of waste water facilities <ul style="list-style-type: none"> • System construction / installation / commissioning • System improvements (check valves, removal of overflows) Reconstruction of small pumping stations <ul style="list-style-type: none"> • Lake Street • McGregor Avenue Underground Fuel Tank Replacements <ul style="list-style-type: none"> • Fire –#1 Station • Cemetery 	Improved operations and communications Upgrade/replace aging sanitary pump stations Reduce overflows	D. Elliott D. Elliott J. St. Jules S. Hamilton Beach/J. King
Transportation Network Improvements	Long Range Capital Road Construction Environmental Assessments <ul style="list-style-type: none"> • Great Northern Road – Second Line/Third Line • Second Line – Old Garden River Road to Black Road Pine Street extension – Northern Ave to Second Line (Phase 1 & 2) Connecting link reconstruction <ul style="list-style-type: none"> • Miscellaneous resurfacing: Second Line – Great Northern Road to Pine • Root River bridges McNabb/South Market connection Third Line extension Capital Works Road Reconstruction <ul style="list-style-type: none"> • John Street – Wellington to Elm • Queen Street – Pim to Simpson • Queen Street – Simpson to Pine • Euclid Road – Wemyss to Pim • Glenholme Drive/Arthur Street • White Oak Drive – North to John St. • People's Road – Everett to Third Line (resurfacing) 	Improved pedestrian and vehicular traffic flow Improved traffic flow Improved traffic flow at McNabb/Boundary/Adeline Improved traffic flow Improved longevity	D. Elliott D. Elliott D. Elliott D. Elliott

Completed Activities – December 2013

Strategic Direction	Activity	Results	Lead Role
	<ul style="list-style-type: none"> Maretta – Wallace Terrace to Henrietta Kohler – Queen to Wellington 		
Property Management and Development	Transit – 40-foot transit buses (four)		L. Girardi
	Corporate fuel adjustment	Mitigate volatile fuel prices	S. Schell
	Fire <ul style="list-style-type: none"> roof replacement – Station 4 Lighting fixture upgrades – Stations 1, 2, 3 Direct capture exhaust systems – Stations 2, 3 Office reconfiguration – Station 1 Energy upgrades – Station 1 stall heating system (Design) Security fencing Platoon Chief's vehicle 	Eliminate leaks Cost saving, reduce carbon footprint Improved health and safety Optimize efficiency Security for staff vehicles	M. Provenzano
	PWT <ul style="list-style-type: none"> Admin building energy retrofit HVAC Admin building window replacement Lighting retrofit Shop exhaust Replace overhead doors (26) New gate operators Nitrogen monoxide sensors Separate welding shop rom mechanic shop Power washer equipment cleaner Traffic light LED installations 	Improved energy conservation Health and safety	L. Girardi Green Committee
	Jessie Irving roof replacement		C. Ferguson
	Ontario Works building Carpet replacement		R. Caron
	Transit <ul style="list-style-type: none"> Replace one parabus One 40-foot bus 	Transit vehicles replaced on a managed timeline	
	Cemetery – Mausoleum Phase XIII	Increased capacity	J. King
	PWT – parts for vehicles – transit addition	Budget for increasing costs of replacement	B. Freiburger

Completed Activities – December 2013

Strategic Direction	Activity	Results	Lead Role
Community Development	Downtown Development initiative	Revitalization of downtown area	D. McConnell
	Parking lot reconstruction – Jessie Irving Centre		
	Civic Centre – accessible doors		
Communications			
	Council-to-Council communications (blogs, etc.) External communications – Twitter Electronic message board for employees Video screens for Council Chambers	Review of technology and report Social media presence to disseminate information	M. White L. Ballstadt F. Coccimiglio
	911 Central Emergency Reporting Bureau Infrastructure Upgrade		
Process Management	Transit operational review	Improved efficiencies	B. Freiburger
Leadership and Staff Development	Customer service/Best Practices	Ongoing	J. Fratesi
	Succession planning – 2012 report		J. Luszka
	Wellness program		J. Luszka
Technological Innovation	Healthy Workplace initiatives		J. Luszka
	Electronic commerce – online swimming registrations; online process for issuing open air burning permits	Improved customer service	F. Coccimiglio
Recreational/Cultural Infrastructure	West End Community centre – Phase 1	Indoor turf, library	N. Apostle
	Hub trail construction		S. Turco
	Roberta Bondar pavilion – exterior fabric replacement		
	Pools		
	• Greco Pool mechanical		
	• Manzo Pool mechanical		
	• Manzo Pool roof replacement		
	Celebrate 100! Anniversary celebrations		
	Pilot Project Children's Recreation Programming at Greco Pool/Etienne Brule Playground		
	Bellevue Marina – building and landscape upgrade		J. Cain
	Community improvement plan to create new rental housing	Incentives to encourage new rental housing	D. McConnell
			D. McConnell

Completed Activities – December 2013

Strategic Direction	Activity	Results	Lead Role
<i>Planning for the Future</i>	Implement plan for Community Archaeological Assessment		D. McConnell
	Environmental awareness – reduction in CO2 emissions • Green fleet plan – report • Comprehensive property management plan linked to energy audits		
	Digital signage section of signs by-law		D. McConnell
	Extensive review of the City By-laws regulating Minimum Standards for buildings and Property Standards for yards		
	Rooftop solar – West End Community Centre		