



**The Corporation of the City of Sault Ste. Marie  
Regular Meeting of City Council  
Revised Agenda**

Monday, October 24, 2016

4:30 pm

Council Chambers  
Civic Centre

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|  | Pages          |
|--|----------------|
| <b>1. ADOPTION OF MINUTES</b>  | <b>12 - 25</b> |
| Mover Councillor L. Turco<br>Seconder Councillor M. Shoemaker                                  |                |
| Resolved that the Minutes of the Regular Council Meeting of 2016 10 11 be approved.            |                |
| <b>2. QUESTIONS AND INFORMATION ARISING OUT OF THE MINUTES AND NOT OTHERWISE ON THE AGENDA</b> |                |
| <b>3. DECLARATION OF PECUNIARY INTEREST</b>  |                |
| <b>4. APPROVE AGENDA AS PRESENTED</b>  |                |
| Mover Councillor R. Niro<br>Seconder Councillor J. Hupponen                                    |                |
| Resolved that the Agenda for 2016 10 24 City Council Meeting as presented be approved.         |                |
| <b>5. PROCLAMATIONS/DELEGATIONS</b>  |                |
| <b>5.1 Community Recognition Award</b>   |                |
| Chris Rous, Chair – Cultural Advisory Board  |                |
| Recipients: Kathryn McAuley Yukich and Wendy A. Hamilton                                       |                |
| <b>5.2 Fringe North Festival</b>   | <b>26 - 32</b> |

Tova Arbus, President – Fringe North International Theatre Festival

**6. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES – CONSENT AGENDA**

Mover Councillor L. Turco  
Seconder Councillor J. Huppenen

Resolved that all the items listed under date 2016 10 24 – Agenda item 6 – Consent Agenda be approved as recommended.

**6.1 Correspondence**

|  |  |         |
|--|--|---------|
| <b>6.1.1</b>   | <b>Northern Ontario Large Urban Municipalities (NOLUM)</b> | 33 - 39 |
| Correspondence from the NOLUM Mayors to the Federal Liberal Northern Ontario Caucus regarding FedNor |  |         |

|                           |   |         |
|---------------------------|---|---------|
| <b>6.1.2</b>              | <b>Convergent Energy and Power Inc.</b> | 40 - 41 |
| Invitation from the Mayor |   |         |

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| <b>6.1.3</b>                  | <b>Minister of Innovation, Science and Economic Development</b> | 42 - 42 |
| Correspondence from the Mayor |   |         |

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|---|--|---------|
| <b>6.2</b>  | <b>Street Closure – 2016 Rotary Santa Claus Parade</b> | 43 - 51 |
| A letter of request for a temporary street closing in conjunction with 2016 Rotary Santa Claus Parade – November 19, 2016 is attached for the consideration of Council. |  |         |

- Bay Street from Elgin Street to Pim Street – from 5:00 p.m. to 6:30 p.m.
- Pim Street from Bay Street to Queen Street East – from 5:00 p.m. to 6:30 p.m.
- Queen Street East to Gore Street – from 5:30 p.m. to 7:30 p.m.

The relevant By-law 2016-178 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

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| <b>6.3</b>   | <b>Royal Canadian Legion Branch 25 Tax Exemption</b> | 52 - 53 |
| A report of the City Tax Collector is attached for the consideration of Council. |  |         |

The relevant By-law 2016-171 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

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| <b>6.4</b>  | <b>2016 City of Sault Ste Marie Credit Rating</b> | 54 - 67 |
| A report of the Chief Financial Officer/Treasurer is attached for the consideration of Council. |   |         |

Mover Councillor L. Turco  
Seconder Councillor M. Shoemaker

Resolved that the report of the Chief Financial Officer/Treasurer dated 2016 10 24 concerning the 2016 City of Sault Ste Marie Credit Rating be received as information.

**6.5 Information Flow Policy** 68 - 75

A report of the Deputy CAO / City Clerk – Corporate Services is attached for the consideration of Council.

Mover Councillor R. Niro  
Seconder Councillor M. Shoemaker

Resolved that the report of the Deputy CAO / City Clerk – Corporate Services dated 2016 10 24 concerning Information Flow Policy be received and the Information Flow Policy be approved.

**6.6 Downtown Business Improvement Area Board of Directors** 76 - 77

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

Mover Councillor R. Niro  
Seconder Councillor J. Hupponen

Resolved that the report of the Deputy City Clerk dated 2016 10 24 concerning Downtown Business Improvement Area Board of Directors be received and that Councillor R. Romano and Joseph A. Bisceglia, Kristi Cistaro, Frank Gaccione, Bryan Hayes, Rory Ring, Angela Romano, Paul Scornaienchi and Grace Tridico be appointed to the Downtown Business Improvement Area board of directors to hold office until December 1, 2018.

**6.7 Potential Sale of City Owned Property** 78 - 79

A report of the Deputy CAO, Public Works and Engineering Services is attached for the consideration of Council.

Mover Councillor L. Turco  
Seconder Councillor M. Shoemaker

Resolved that the report of the Deputy CAO, Public Works and Engineering Services dated 2016 10 24 be received and that Council direct the Legal Department to create the necessary bylaw to declare the property at 13 Salisbury Avenue as surplus, and further to authorize disposition of said property.

**6.8 Risk and Liability Regarding Water Fountain – Goulais Avenue and Second Line West** 80 - 84

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

Mover Councillor L. Turco

Seconder Councillor M. Shoemaker

Resolved that the report of the Risk Manager dated 2016 10 24 concerning Risk and Liability Regarding Water Fountain – Goulais Avenue Second Line West be received and the Public Utilities Commission of the City of Sault Ste. Marie be directed to cap off and permanently stop the flow of water at the fountain located at Goulais Avenue and Second Line West.

**6.9 Pigeon By-law Amendment** 85 - 87

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

Mover Councillor R. Niro  
Seconder Councillor J. Hupponen

Resolved that the report of the City Solicitor dated 2016 10 24 concerning Pigeon By-law Amendment be and received and that Council take no action.

**7. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES**

**7.1 ADMINISTRATION**

**7.1.1 2017 Capital Budget** 88 - 102

A report of the Chief Financial Officer/Treasurer is attached for the consideration of Council.

Mover Councillor L. Turco  
Seconder Councillor J. Hupponen

Resolved that the report of the Chief Financial Officer/Treasurer dated 2016 10 24 concerning the 2017–2019 Capital Budget and Forecast be received and that the 2017 Capital Budget and Financing Sources as set out in Appendix B and Capital from Current allocation and projects in Appendix D be approved.

**7.1.1.1 2017 Capital Budget Presentation** 103 - 106

**7.2 COMMUNITY SERVICES DEPARTMENT**

**7.3 ENGINEERING**

**7.4 FIRE**

**7.5 LEGAL**

**7.6 PLANNING**

**7.6.1 A-11-16-Z – 899 Second Line West (3)** 107 - 125

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

Mover Councillor R. Niro  
Seconder Councillor M. Shoemaker

Resolved that the report of the Senior Planner dated 2016 10 24 concerning A-11-16-Z – 899 Second Line West (3) be received and that Council deny the applicant's request to rezone the northern 21.3m (70') of the subject property from "C.4" (General Commercial Zone) to "C.4.S" (General Commercial Zone with a Special Exception) to permit dwelling units to be located on the ground floor.

That Council rezone the northern 21.3m (70') of the subject property from "C.4" (General Commercial Zone) to "R.2.S" (Single Detached Residential Zone with a Special Exception) with the following provisions:

- To permit two (2) single detached dwelling units on the subject property;
- To reduce the exterior side yard setback requirement for the western dwelling unit from 4m (13.1') to 2m (6.6'); and
- To require the applicant to purchase and attach 3m (10') of the adjacent North Eden Street Right Of Way, to the subject property, prior to the passing the implementing zoning by-laws

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

#### 7.6.2 A-15-16-Z – 188 Kohler Street

126 - 144

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

Mover Councillor R. Niro  
Seconder Councillor J. Hupponen

Resolved that the Report of the Senior Planner dated 2016 10 24 concerning Application A-15-16-Z – 188 Kohler Street be received and that Council rezones the eastern half of the subject property from "R.2" (Single Detached Residential Zone) to "R3.S" (Low Density Residential Zone with a Special Exception) to:

1. Permit two (2) multiple attached dwellings and one (1) semi-detached dwelling to be constructed on the same lot;
2. To reduce the frontage requirement from 18m (59') to 17m (55.7') for the parcel which is proposed to be occupied by a semi-detached dwelling; and
3. To reduce the north interior side yard requirement for the 'middle triplex' and semi-detached dwelling from 3m to 2.1m.
4. That through the Site Plan Control Agreement, a 5m Easement, in favour of PUC Services Inc. be registered along the north lot line of the subject property;

further that the eastern half of the subject property be deemed subject to Site Plan Control

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

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| <b>7.6.2.1</b> | <i>Correspondence</i> | 145 - 151 |
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| <b>7.6.2.2</b> | <i>Additional Information</i> | 152 - 156 |
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At the request of Councillor S. Myers, resolution of February 9, 2015 and Planning Report of November 23, 2015 are attached.

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| <b>7.7</b> | <b>PUBLIC WORKS AND TRANSPORTATION</b> |
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| <b>7.8</b> | <b>BOARDS AND COMMITTEES</b> |
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| <b>7.8.1</b> | <b>Sault Ste. Marie Public Library</b> | 157 - 168 |
|--------------|--|-----------|

A report of the Sault Ste. Marie Public Library Board is attached for the consideration of Council.

Mover Councillor L. Turco  
Seconder Councillor J. Hupponen

Resolved that the report of the Sault Ste. Marie Public Library Board dated 24 10 2016 be received and that the recommendation of the Board to close the Churchill Branch Library with the intention of pursuing a public library location at the Alexander Henry school site with the establishment at that location of fully accessible and consolidated archives be approved.

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| <b>7.8.1.1</b> | <b>Library Community Plan/Steelton Seniors Centre</b> | 169 - 172 |
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A report of the Manager of Recreation and Culture is attached for the consideration of Council.

Mover Councillor L. Turco  
Seconder Councillor J. Hupponen

Resolved that the report of the Manager of Recreation and Culture dated 2016 10 24 concerning the Library Community Plan/Steelton Seniors Centre be received as information.

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| <b>8.</b> | <b>UNFINISHED BUSINESS, NOTICE OF MOTIONS AND RESOLUTIONS PLACED ON AGENDA BY MEMBERS OF COUNCIL</b> |
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| <b>8.1</b> | <b>Lottery and Gaming Pursuit Team</b> |
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Mover Councillor P. Christian  
Seconder Councillor M. Bruni

Whereas the Sault Ste. Marie Lottery and Gaming Pursuit Team was formed in large part to deal with the impending modernization of Ontario Lottery and

Gaming (OLG) located in Sault Ste. Marie; and

Where City Council approved \$750,000 of EDF funding to support the efforts of this group over a three-year period; and

Whereas the Sault Ste. Marie Lottery and Gaming Pursuit Team has identified a broad range of initiatives relating the OLG's modernization and the lottery industry in general; and

Whereas OLG recently announced that their plans to pursue modernization, as previously announced, is no longer being considered,

Now Therefore Be It Resolved that Council request that the Sault Ste. Marie Lottery and Gaming Pursuit Team provide a status update at the first Council meeting in November. The update should focus on the plans being pursued and explain how the recent OLG announcement impacts the group's scope of work and ultimate goals over the next few years.

## 8.2

### Updates to Council

Mover Councillor S. Butland

Seconder Councillor P. Christian

Be It Resolved that Council introduce the practice of allocating 5 to 10 minutes at each Council meeting to provide updates to Council and more importantly, the community at large on initiatives that are pending, ongoing, prospective and new as being considered by staff, EDC, Innovation Centre, private enterprise.

Some possible presentations:

1. Status of Sault Ste. Marie Lottery and Gaming Initiative
  - a) Lottery and Gaming Pursuit Team
  - b) Data Centre
2. Small Business Development
3. Enrolment and future plans for Sault College and Algoma University
4. Progress of casino privatization – permanent structure
5. The Tech
6. Call Centres – present situation, future plans, staffing issues
7. Airport Development Corporation
8. S.I.S. Manufacturing Corporation
9. Searchmont
10. Tenaris – present situation and future?
11. Energy storage

12. Environmental Waste International
13. Tourism
14. Community Energy Strategy
15. Community Adjustment Committee
16. City Staff – housing, construction activity etc.
17. Potential economic initiatives through City/First Nation Chiefs
18. Any others deemed pertinent and appropriate by  
staff, EDC,SMIC, Council

#### **8.3**

#### **Freezing Non-Union Salaries**

Mover Councillor M. Shoemaker  
Seconder Councillor F. Fata

Whereas the City faces annual increases in staff salary costs; and

Whereas the Council of the City of Sault Ste. Marie is committed to finding cost savings in these difficult economic times; and

Whereas the Corporation of the City of Sault Ste. Marie is anticipating a budget deficit in 2016 and a significant budget shortfall in 2017.

Now Therefore Be It Resolved that staff be requested to prepare an amendment to By-law 2000-147 (non-union salary administration by-law) which would have the effect of freezing annual non-union general economic salary increases until January 1, 2018.

#### **8.4**

#### **Public Works Third Party Review**

Mover Councillor M. Shoemaker  
Seconder Councillor F. Fata

Whereas Public Works represents a quarter of the City's entire budget; and

Whereas the Council of the City of Sault Ste. Marie must determine how to most effectively deliver services; and

Whereas the Council of the City of Sault Ste. Marie is committed to finding cost savings in the delivery of services in order to maintain a level of service that residents deem appropriate; and

Whereas the recently adopted vision for the Corporation of the City of Sault Ste. Marie is 'To be the leading innovative, dynamic and efficient municipal corporation in the Province of Ontario',

Now Therefore Be It Resolved that the Public Works Department be directed to hire an independent consultant to report to Council on potential savings in the Public Works department before deliberations for the 2018 budget to ensure that Sault Ste. Marie taxpayer dollars are being maximized by making

the City a leader in the delivery of municipal services, with funding to be sourced from the existing Public Works budget.

**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 R. Niro  
Seconder Councillor J. Hupponen

Resolved that all By-laws under item 11 of the Agenda under date 2016 10 24 be approved.

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

**11.1.1 By-law 2016-158 (Street Assumption) Various 173 - 174**

Mover Councillor R. Niro  
Seconder Councillor J. Hupponen

Resolved that By-law 2016-158 being a by-law to assume for public use and establish as public streets various parcels of land conveyed to the City be passed in open Council this 24th day of October, 2016.

**11.1.2 By-law 2016-170 (Street Assumption) Amend By-law 2016-110 175 - 175**

Mover Councillor R. Niro  
Seconder Councillor J. Hupponen

Resolved that By-law 2016-170 being a by-law to amend Schedule "A" to Street Assumption By-law 2016-110 be passed in open Council this 24th day of October, 2016.

**11.1.3 By-law 2016-171 (Taxes) Royal Canadian Legion Branch 25 176 - 176**

A report from the City Tax Collector is on the Agenda.

Mover Councillor R. Niro  
Seconder Councillor J. Hupponen

Resolved that By-law 2016-171 being a by-law to exempt from taxation, except for local improvement rates, property of the Royal Canadian Legion, Branch 25 be passed in open Council this 24th day of October, 2016.

**11.1.4 2016-176 (Official Plan Amendment) 267 Cathcart Street 177 - 179**

Council report was passed by Council resolution on October 11, 2016.

Mover Councillor L. Turco

Seconder Councillor J. Hupponen

Resolved that By-law 2016-176 being a by-law to adopt Amendment No.217 to the Official Plan for the City of Sault Ste. Marie be passed in open Council this 24th day of October, 2016.

- 11.1.5 **2016-177 (Zoning) 267 Cathcart Street** 180 - 182

Council report was passed by Council resolution on October 11, 2016.

Mover Councillor L. Turco  
Seconder Councillor J. Hupponen

Resolved that By-law 2016-177 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 267 Cathcart Street be passed in open Council this 24th day of October, 2016.

- 11.1.6 **By-law 2016-178 (Temporary Street Closing) Rotary Santa Claus parade** 183 - 183

Mover Councillor R. Niro  
Seconder Councillor J. Hupponen

Resolved that By-law 2016-178 being a by-law to permit the temporary closing of various streets to facilitate the annual Rotary Santa Claus parade on November 19, 2016 be passed in open Council this 24th day of October, 2016.

- 11.1.7 **By-law 2016-179 (Regulations) Exemption from Noise By-law and Firearms By-law** 184 - 184

Mover Councillor R. Niro  
Seconder Councillor J. Hupponen

Resolved that By-law 2016-179 being a by-law to exempt the 49th (SSM) Field Regiment Royal Canadian Artillery, while using the Roberta Bondar property in the vicinity of the former tour boat mooring site, from By-law 2008-168 being a firearms by-law to prohibit the discharge of firearms in the municipality and from By-law 80-200 being a by-law respecting noises in the City of Sault Ste. Marie be passed in open Council this 24th day of October, 2016.

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

- 11.2.1 **2016-172 (Local Improvement) Franklin Street** 185 - 189

A report from the Design & Construction Engineer is on the Agenda.

Mover Councillor L. Turco  
Seconder Councillor J. Hupponen

Resolved that By-law 2016-172 being a by-law to authorize the construction

of sanitary sewer, private drain connection and Class "A" pavement on Franklin Street from Henrietta Avenue to Laura Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be passed in open Council this 24th day of October, 2016.

- 11.2.2 **2016-173 (Local Improvement) Grace Street** 190 - 194

A report from the Design & Construction Engineer is on the Agenda.

Mover Councillor L. Turco  
Seconder Councillor J. Hupponen

Resolved that By-law 2016-173 being a by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" pavement on Grace Street from Bruce Street to Elgin Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be passed in open Council this 24th day of October, 2016.

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

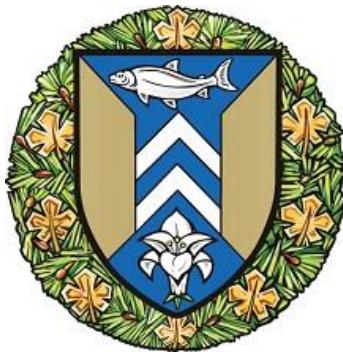
12. **QUESTIONS BY, NEW BUSINESS FROM, OR ADDRESSES BY MEMBERS OF COUNCIL CONCERNING MATTERS NOT OTHERWISE ON THE AGENDA**

13. **CLOSED SESSION**

14. **ADJOURNMENT**

Mover Councillor R. Niro  
Seconder Councillor M. Shoemaker

Resolved that this Council now adjourn.



## **REGULAR MEETING OF CITY COUNCIL MINUTES**

Tuesday, October 11, 2016

4:30 p.m.

Council Chambers  
Civic Centre

Present:

Mayor C. Provenzano, Councillor S. Butland, Councillor P. Christian, Councillor S. Myers, Councillor S. Hollingsworth, Councillor J. Huppenen, Councillor L. Turco, Councillor M. Shoemaker, Councillor R. Niro, Councillor M. Bruni, Councillor F. Fata, Councillor J. Krmpotich, Councillor R. Romano

Officials:

A. Horsman, M. White, N. Kenny, L. Girardi, T. Vair, S. Schell, M. Figliola, D. Elliott, F. Coccimiglio, P. Tonazzo, D. Scott, V. McLeod

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### **1. ADOPTION OF MINUTES**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that the Minutes of the Regular Council Meeting of 2016 09 26 be approved.

Carried

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

### **3. DECLARATION OF PECUNIARY INTEREST**

#### **3.1 Councillor M. Shoemaker – A-14-16-Z – 267 Cathcart Street**

Applicant is a client of law firm.

- 3.2 Councillor J. Kmrpotich – By-laws 2016-166 and 2016-167 – 475 Airport Road**  
Owns property in the notice area
- 3.3 Councillor M. Shoemaker** had declared a conflict of interest regarding closed session item of September 26, 2016 – an issue under the *Companies Creditors Arrangement Act* – A party to the proceedings is a client of law firm – and left the room.
- 3.4 Councillor P. Christian and Councillor R. Niro** had declared conflicts of interest regarding closed session item of September 26, 2016 – legal matter – family members are part of the executive of one of the parties. – and left the room.

#### **4. APPROVE AGENDA AS PRESENTED**

Moved by: Councillor R. Niro  
Seconded by: Councillor J. Hupponen

Resolved that the Agenda and Addendum for 2016 10 11 City Council Meeting as presented be approved.

Carried

#### **5. PROCLAMATIONS/DELEGATIONS**

##### **5.1 United Way**

Kathleen McFadden, 2016 Campaign Chair was in attendance.

##### **5.2 Small Business Week**

Angela Bruni, Economic Development Officer, Sault Ste. Marie Economic Development Corporation was in attendance.

##### **5.3 Pregnancy and Infant Loss Remembrance Day**

Melissa Frech and Miranda Moffatt were in attendance.

##### **5.4 Waste Reduction Week**

Corrina Barrett, Environmental Initiatives Co-ordinator was in attendance.

#### **6. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES – CONSENT AGENDA**

Moved by: Councillor L. Turco  
Seconded by: Councillor M. Shoemaker

Resolved that all the items listed under date 2016 10 11 – Agenda item 6 – Consent Agenda be approved as recommended, save and except item 6.12.

Carried

**6.1 Physician Recruitment Committee – Revised Operating Service Agreement**

The report of the CAO was received by Council.

The relevant By-law 2016-169 is listed under item 11 on the Minutes.

**6.2 Update on Surplus Policy**

The report of the Chief Financial Officer and Treasurer was received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor M. Shoemaker

Resolved that the report of the Chief Financial Officer and Treasurer dated 2016 10 11 concerning an update on the Surplus Policy be received and the following recommendations be approved:

1. A Surplus Policy be deferred until 2017 when the outcome and impact of the *Companies' Creditor Arrangement Act* for one of the City's major employers is known.
2. 2016 surplus, if any, will be used to enhance the contingency reserve.

Carried

**6.3 Infrastructure Task Force**

The report of the Deputy CAO / City Clerk – Corporate Services was received by Council.

Moved by: Councillor R. Niro

Seconded by: Councillor M. Shoemaker

Resolved that the report of the Deputy CAO / City Clerk – Corporate Services dated 2016 10 11 concerning Transportation/Infrastructure Task Force be received and the recommendation to reclassify the Transportation/Infrastructure Committee as a task force reporting to the Chief Administrative Officer and adopt a revised terms of reference be approved.

Carried

**6.4 2018 Community Heritage Ontario Conference**

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

Moved by: Councillor L. Turco

Seconded by: Councillor J. Hupponen

Resolved that the report of the Manager of Recreation and Culture dated 2016 10 11 concerning the 2018 Community Heritage Ontario Conference be received and further that Council authorize City staff to proceed with a formal application to host the 2018 conference.

Carried

**6.5 Clean Water and Wastewater Fund Candidate Project**

The report of the Director of Engineering was received by Council.

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that the report of the Director of Engineering dated 2016 10 11 concerning the Clean Water and Wastewater Fund be received, and the recommendation that the storm sewer from McNabb Street to Pim Street be designated as the candidate project for CWWF funding; further that in accordance with the procurement by-law a request for proposals be issued to vendors of record for professional engineering services.

Carried

**6.6 Wastewater Advisory Services Amendment**

The report of the Land Development and Environmental Engineer was received by Council.

The relevant By-law 2016-159 is listed under item 11 on the Minutes.

**6.7 Temporary Site Access Agreement with Great Lakes Power Limited**

The report of the Municipal Services Engineer was received by Council.

The relevant By-law 2016-168 is listed under item 11 on the Minutes.

**6.8 Ontario Community Infrastructure Fund Agreement**

The report of the Director of Engineering was received by Council.

The relevant By-law 2016-160 is listed under item 11 of the Minutes.

**6.9 Pim Street Pump Station Sluice Gate Replacement**

The report of the Land Development and Environmental Engineer was received by Council.

The relevant By-law 2016-164 is listed under item 11 on the Minutes.

**6.10 Request for Lane Closing – Patricia Park Subdivision and Street Closing – Wilding Park Subdivision (Part McFadden Avenue)**

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

The relevant By-laws 2016-161, 2016-162, 2016-163 and 2016-165 are listed under item 11 of the Minutes.

**6.11 Penhorwood Park – Disc Golf Equipment – Financial Donation**

The report of the City Solicitor was received by Council.

The relevant By-law 2016-156 is listed under item 11 of the Minutes.

## **6.12 Public Transit Infrastructure Fund – Phase 1**

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

Moved by: Councillor L. Turco

Seconded by: Councillor J. Hupponen

Resolved that the report of the Manager of Transit dated 2016 10 11 be received as information; further that the allotment of \$300,000 from the Transit Reserve fund be approved to be used to match PTIF – Phase One funds; further that staff be authorized to prepare the application based on the projects listed to meet the October 18, 2016 deadline.

Carried

## **7. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES**

### **7.1 ADMINISTRATION**

### **7.2 COMMUNITY SERVICES DEPARTMENT**

### **7.3 ENGINEERING**

#### **7.3.1 Rodent Abatement Program**

The report of the Deputy CAO of Public Works and Engineering was received by Council

Moved by: Councillor L. Turco

Seconded by: Councillor J. Hupponen

Resolved that the report of the Deputy CAO of Public Works and Engineering Services dated 2016 10 11 concerning the Rodent Abatement Program be received and that Council direct staff to discontinue the rodent abatement program as a whole; further that staff co-ordinate the services of the City's Building Division, Sault Ste. Marie Innovation Centre, and Algoma Public Health to explore the implementation of a program as proposed by SSMIC in assessing and tracking "hotspots".

Carried

#### **Amendment:**

Moved by: Councillor R. Niro

Seconded by: Councillor M. Bruni

Resolved that the main motion be amended as follows:

DELETE the words:

"to discontinue the rodent abatement program as a whole"

and to REPLACE with the following:

## October 11, 2016 Minutes

- to continue to provide rodent abatement services to private residential properties;
- to approve the RFP of Abell Pest Control for the period October 1, 2016 to September 30, 2017 with option to renew

with funding to provide the service for the balance of 2016 (\$9,116) to come from the unforeseen contingency fund) and funding for 2017 (\$36,601) to come from the general levy (\$7,601 increase over 2016 if the contract is renewed in October 2017).

Carried

| <b>Recorded (Voted)</b>     | <b>For</b> | <b>Against</b> |
|-----------------------------|------------|----------------|
| Mayor C. Provenzano         |            | X              |
| Councillor S. Butland       | X          |                |
| Councillor P. Christian     |            | X              |
| Councillor S. Myers         | X          |                |
| Councillor S. Hollingsworth |            | X              |
| Councillor J. Hupponen      | X          |                |
| Councillor L. Turco         | X          |                |
| Councillor M. Shoemaker     |            | X              |
| Councillor R. Niro          | X          |                |
| Councillor M. Bruni         | X          |                |
| Councillor F. Fata          |            | X              |
| Councillor J. Krmpotich     | X          |                |
| Councillor R. Romano        |            | X              |
| <b>Results</b>              | <b>7</b>   | <b>6</b>       |

Carried

### 7.4 FIRE

### 7.5 LEGAL

### 7.6 PLANNING

#### 7.6.1 A-14-16-Z – 267 Cathcart Street

Councillor M. Shoemaker declared a conflict on this item.

The report of the Senior Planner was received by Council.

Moved by: Councillor L. Turco

Seconded by: Councillor J. Hupponen

Resolved that the report of the Senior Planner dated 2016 10 11 concerning Application A-14-16-Z.OP be received and that Official Plan Amendment No. 217 by way of a notwithstanding clause to the Residential Policies within the Official Plan be approved; further that the subject property be rezoned from "R.3" (Low Density Residential Zone) to "R3.S" (Low Density Residential Zone with a Special Exception) to:

1. Permit not more than sixteen (16) dwelling units to locate within the existing building;
2. Permit the ground floor of the existing building to be utilized for commercial purposes, more specifically, as a 'Social Innovation Hub', which for the purposes of this by-law is defined as:
  - a. A business incubator to support a number of small start-up businesses in a collaborative environment with on-site support services;
3. That there is no outdoor storage associated with the ground floor commercial uses;
4. That where commercial uses occupy the ground floor, the required parking be reduced from 37 spaces to 21 spaces.

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

Carried

## **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 Sunday Bus Service**

Moved by: Councillor S. Butland

Seconded by: Councillor P. Christian

Whereas the decision to reduce Sunday bus service from 18 to 12 hours has negatively impacted those whose work schedule necessitates bus service to ensure job security and financial stability; and

Whereas owners, operators, supervisors of 24 hour operations at gas stations, call centres, convenience stores, coffee shops, restaurants, grocery stores have indicated impacts on scheduling, worker retention.

Whereas the funding allocated by the federal government may provide the opportunity to either reconsider the decision to reduce Sunday service (see memo of 2015 12 14) or rework present routes to accommodate those negatively impacted or introduce an alternative transportation option to address the issue,

Therefore be it resolved that staff review the petitions and information collected by community members and report back to Council.

Carried

## **8.2 Closed Captioning**

Moved by: Councillor S. Butland

Seconded by: Councillor L. Turco

Be It Resolved that appropriate staff liaise with the Canadian Hearing Society, Shaw Cable, Sault Ste. Marie Accessibility Committee and the cities of Hamilton and Ottawa in order to provide for Council's information the process required to introduce "Closed Captioning" to City Council meetings for the hearing impaired of our community.

Carried

## **8.3 Board and Committee Appointments Process**

Moved by: Councillor S. Myers

Seconded by: Councillor P. Christian

Whereas the City of Sault Ste. Marie City Council makes appointments to more than 40 boards and committees; and

Whereas the majority of the appointments are volunteer positions; and

Whereas boards and committees are very important to our community and its development; and

Whereas it is very important that appointments are skill-based and that we ensure that the volunteers appointed to boards & committees have the right skills and abilities needed by the respective board or committee; and

Whereas the City of Sault Ste. Marie City Council wants to ensure that it is making the best appointments possible and using the best process available to it to make those appointments;

Now Therefore Be It Resolved that the City Clerk's Office be requested to report on or before the first meeting in November providing its best advice on how City Council should hereafter make its board & committee appointments.

Carried

#### **8.4 Continuous Improvement Fund**

Moved by: Councillor R. Romano

Seconded by: Councillor S. Hollingsworth

Whereas it is important that the Corporation strive for and seek out efficiencies; to reduce the cost of operations (the levy); and

Whereas we as a Council want to foster an environment of continuous improvement, whereby we encourage staff at all levels of the Corporation to advance ideas and proposals that have the opportunity of saving money to the Corporation; and

Whereas a Continuous Improvement Fund should be created as a fund that utilizes financing options as investment capital to fund continuous improvement projects that will provide a greater return on investment than the cost of borrowing.

Now Therefore Be It Resolved that this Council direct staff to prepare a report to Council outlining the financing options available to serve as capital for the Continuous Improvement Fund; and

Further that staff provide a framework for an application process to the fund; and

Further that staff provide specific consideration as to the Corporations ability to direct ANY savings realized from the fund to offset or otherwise reduce the business/commercial property tax levy.

Carried

Moved by: Councillor S. Myers

Seconded by: Councillor M. Shoemaker

Resolved that agenda item 8.4 – Continuous Improvement Fund be postponed to a future meeting of Council.

Defeated

#### **8.5 Notice of Motion**

Moved by: Councillor S. Butland

Seconded by: Councillor S. Hollingsworth

Be It Resolved that Council introduce the practice of allocating 5-10 minutes of each council meeting to provide updates to Council and more importantly, the community at large on initiatives that are pending, ongoing, prospective and new as being considered by staff, EDC, Innovation Centre, private enterprise.

Some possible presentations:

1. Status of Sault Ste. Marie Lottery and Gaming Initiative

- a) Lottery and Gaming Pursuit Team
  - b) Data Centre
  - 2. Small Business Development
  - 3. Enrolment and future plans for Sault College and Algoma University
  - 4. Progress of casino privatization – permanent structure
  - 5. The Tech
  - 6. Call Centres – present situation, future plans, staffing issues
  - 7. Airport Development Corporation
  - 8. S.I.S. Manufacturing Corporation
  - 9. Searchmont
  - 10. Tenaris – present situation and future?
  - 11. Energy storage
  - 12. Environmental Waste International
  - 13. Tourism
  - 14. Community Energy Strategy
  - 15. Community Adjustment Committee
  - 16. City Staff – housing, construction activity etc.
  - 17. Potential economic initiatives through City/First Nation Chiefs
  - 18. Any others deemed pertinent and appropriate by staff, EDC,SMIC, 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**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that all By-laws under item 11 of the Agenda under date 2016 10 11 be approved, save and except 2016-166 and 2016-167.

Carried

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

**11.1.1 By-law 2016-156 (Agreement) Penhorwood Park – Disc Golf Equipment**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-156 being a by-law to authorize the execution of an agreement between the City and the Kiwanis Club of Lakeshore for the very generous donation of ten thousand (\$10,000) dollars for the purchase and installation and maintenance of Disc Golf course equipment at Penhorwood Park be passed in open Council on the 11th day of October, 2016.

Carried

**11.1.2 By-law 2016-159 (Agreement) Amend By-law 2015-209**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-159 being a by-law to amend By-law 2015-209 to allow that an additional Twenty Thousand (\$20,000) Dollars, excluding HST, be allocated to address supervisory control and data acquisition (SCADA) and process waste water advisory services until the end of 2016 be passed in open Council this 11th day of October, 2016.

Carried

**11.1.3 By-law 2016-160 (Agreement) Ontario Community Infrastructure Fund (OCIF) Formula Based Funding**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-160 being a by-law to authorize the execution of an Agreement between the City and Her Majesty the Queen in the Right of Ontario as represented by the Minister of Agriculture, Food and Rural Affairs (the Province) for the Ontario Community Infrastructure Fund (OCIF) formula-based funding be passed in open Council this 11th day of October, 2016.

Carried

**11.1.4 By-law 2016-161 (Lane Assumption) Patricia Park Subdivision**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

October 11, 2016 Minutes

Resolved that By-law 2016-161 being a by-law to assume for public use and establish as a public lane, a lane in the Patricia Park Subdivision, Plan 7601 be passed in open Council this 11th day of October, 2016.

Carried

#### **11.1.5 By-law 2016-163 (Street Assumption) Part McFadden Avenue**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-163 being a by-law to assume for public use and establish as a public street a portion of McFadden Avenue in the Wilding Park Subdivision, Plan 6541 be passed in open Council this 11th day of October, 2016.

Carried

#### **11.1.6 By-law 2016-164 (Agreement) Pim Street Pump Station sluice gate replacement**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-164 being a by-law to authorize the execution of an Agreement between the City and AECOM Canada Ltd. for professional consulting services for the Pim Street Pump Station sluice gate replacement be passed in open Council this 11th day of October, 2016.

Carried

#### **11.1.9 By-law 2016-168 (Agreement) Temporary Site Access Great Lakes Power Limited**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-168 being a by-law to authorize the execution of a Temporary Site Access Agreement between the City and Great Lakes Power Limited to allow the City temporary access to the Great Lakes Power Limited property to stabilize the Hub Trail walkway in the area of the Clergue Generating Station be passed in open Council this 11th day of October, 2016.

Carried

#### **11.1.10 By-law 2016-169 (Agreement) Physician Recruitment Funding**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-169 being a by-law to authorize the execution of an Operating Service Agreement between the City, Group Health Association, Sault Area Hospital and

Algoma West Academy of Medicine for Physician Recruitment Funding be passed in open Council this 11th day of October, 2016.

Carried

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

**11.2.1 By-law 2016-162 (Lane Closing) Patricia Park Subdivision**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-162 being a by-law to stop up, close and authorize the conveyance of a lane in the Patricia Park Subdivision, Plan 7601 be read the FIRST and SECOND time this 11th day of October, 2016.

Carried

**11.2.2 By-law 2016-165 (Street Closing) Part McFadden Avenue**

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-165 being a by-law to stop up and close a part of McFadden Avenue in the Wilding Park Subdivision, Plan 6541 be read the FIRST and SECOND time this 11th day of October, 2016.

Carried

**11.1.7 By-law 2016-166 (Zoning) 475 Airport Road**

Councillor J. Krmpotich declared a conflict on this item.

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-166 being a by-law to amend Sault Ste. Marie Zoning By-law 2005-150 concerning lands located at 475 Airport Road (The Sault Ste. Marie Airport Development Corporation) be passed in open Council on the 11th day of October, 2016.

Carried

**11.1.8 By-law 2016-167 (Development Control) 475 Airport Road**

Councillor J. Krmpotich declared a conflict on this item.

Moved by: Councillor L. Turco

Seconded by: Councillor M. Shoemaker

Resolved that By-law 2016-167 being a by-law to designate the lands located at 475 Airport Road (The Sault Ste. Marie Airport Development Corporation) an area of site plan control be passed in open Council on the 11th day of October, 2016.

Carried

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

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

**13. CLOSED SESSION**

Moved by: Councillor L. Turco

Seconded by: Councillor J. Hupponen

Resolved that this Council proceed into closed session to discuss:

- the disposition of properties in the downtown and Bruce Hill areas
- one legal matter (potential renegotiation of a contract)  
(a proposed or pending acquisition or disposition of land – section 239 (2)(c) *Municipal Act*; advice that is subject to solicitor/client privilege – section 239(2)(f) *Municipal Act*)

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to continue to discuss the same matter(s) without the need for a further authorizing resolution.

Carried

**14. ADJOURNMENT**

Moved by: Councillor R. Niro

Seconded by: Councillor M. Shoemaker

Resolved that this Council now adjourn.

Carried

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Mayor

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City Clerk



## News Release

For Immediate Release

October 17, 2016

### **From Edinburgh to Northern Ontario – Fringe comes to the Sault!**

Sault Ste. Marie, ON - On Thursday, September 15, 2016 the Canadian Association of Fringe Festivals (CAFF) voted to accept the Fringe North International Theatre Festival (Fringe North) as a new member! This festival, which began with humble roots in Edinburgh, Scotland will premiere August 10-20, 2017 in Sault Ste. Marie, ON.

#### **Why Fringe?**

Fringe Festivals are founded on the following four principles:

1. Participants are selected on a non-juried basis, through a first-come, first served process,
2. The audience will pay a nominal ticket price, 100% of which goes directly to the artists
3. Fringe Festival producers do not control the artistic content of each performance.
4. The artistic freedom of the participants is unrestrained and allows for audiences to experience theatre that challenges, embraces and motivates,
5. Fringe Festivals must provide an easily accessible opportunity for all audiences and all artists to participate in Fringe Festivals.

As a member of CAFF, Fringe North will be on the Fringe circuit, allowing for various acts and artists the ability to perform in Sault Ste. Marie as they travel through to other Fringe Festivals across the country. Fringe Festivals in Ontario take place during the summer months, and the biggest theatre festival in North America (Edmonton Fringe), takes place annually in mid-August. While Fringe North is likely to attract out-of-town performers, the selection process is also open to local artists, acts and groups and will begin in November 2016.

As per the guiding principles outlined by CAFF, Fringe North seeks the community of Sault Ste. Marie and its members as a strong partner and invites all those who are interested writers, artists, performers, theatre companies, community groups, educators and businesses to be involved. At present, Fringe North is seeking interested individuals to become board members as well as volunteers during the festival.

If you're interested in being part of Fringe North or for more information, please visit <http://www.fringenorth.ca>, our [Facebook Page](#), or contact us at [info@fringenorth.ca](mailto:info@fringenorth.ca)

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Contact:

Aliesha Moore  
Secretary, Fringe North International Theatre Festival  
[info@fringenorth.ca](mailto:info@fringenorth.ca)  
705-206-9112

Attached: Logo

## Fringe North International Theatre Festival Backgrounder

### Vision

The Fringe North International Theatre Festival (Fringe North) is intended to be an annual, 10 day, not for profit theatre festival to be located in downtown Sault Ste. Marie ON, with its inaugural season planned for August 10-20, 2017.

Sault Ste. Marie and its surrounding area have a long tradition of strong support for the arts. Relative to its size, the Sault possesses exceptional theatrical talent and audiences. Fringe Festivals are considered urban festivals, as they flourish in city centers.

Fringes are fun and spontaneous for audiences and artists. The best shows rapidly sell out, but it is the audience that decides what show proves to be popular. Children's Fringes are educational, fun, and usually include free family activities. Tickets for adult theatre performances are set by Fringes and are relatively inexpensive. Fringes provide an economic boost for the arts community, neighbourhood businesses, and the cities that host them. Most importantly, Fringe Festivals thrive year after year.

Facilities such as the Canadian Bushplane Heritage Centre, Roberta Bondar Pavilion, Ermatinger-Clergue National Historic Site, The Tech, the Grand Theatre, Algoma University, the Canal District, Gore Street, and the Norgoma, are all utilizable spaces to be considered for Fringe North event venues. As the downtown area of Sault Ste. Marie is connected by bike trails, possesses a myriad of green spaces, has an abundance of free public parking and is also easily accessible by city transit, Fringe North's inaugural festival events will be concentrated in this area.

Fringes are incredibly cost-effective due to their low overhead. Fringes derive their revenue from a number of sources; sales of ads in the program and sponsorship of stages, venue application fees (from performers), merchandise sales, etc. Fringes also tend to be recipients of arts funding and contributions from many provincial and federal agencies - precisely because of the economic and cultural benefits that Fringes bring to communities.

### Overview & Philosophy

"The First Canadian Fringe was the Edmonton Fringe Festival (est. 1982). Inspired by the Edinburgh Festival Fringe (est. 1947), the success and growth of Edmonton's adapted formula soon led to the creation of Fringe Festivals across Canada and the United States. Each festival evolved its own flavor to match the distinct personality of its home city, yet each dedicated to the Fringe philosophy of accessible, inexpensive, and fun theatre going" - Canadian Association of Fringe Festivals (CAFF, est. 1994).

**Fringe philosophy:**

- 100% of the ticket price goes to the artist
- Selection of artists is non-juried, usually on a first-come, first served basis or a lottery
- Fringe Festival producers have no control over the artistic content
- Easy, affordable, and accessible participation for audiences and performers

**Board of Directors**

Tova Arbus  
President, Fringe North International Theatre Festival

Aliesha Moore  
Secretary, Fringe North International Theatre Festival

Peggy Lauzon  
Treasurer, Fringe North International Theatre Festival

Josh Ingram  
Director, Fringe North International Theatre Festival

Peter Rowe,  
General Manager, Fringe North International Theatre Festival

**Contact Us**

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Website: [www.fringenorth.ca](http://www.fringenorth.ca)

Facebook: <https://www.facebook.com/fringenorth/>

## Fringe North International Theatre Festival FAQ's

### What is Fringe?

Fringe North International Theatre Festival (Fringe North), is an annual, not for profit 10 day theatre festival located in Sault Ste. Marie with the inaugural season planned for August 10-20, 2017. Fringe North will run in subsequent years beginning the first Thursday following the Civic Holiday in August. Fringe North commits to respecting the principles and values established by the Canadian Association of Fringe Festivals.

### What is CAFF/Why does it matter?

CAFF is the Canadian Association of Fringe Festivals, made up of member festivals in cities across Canada that have worked together to pioneer a made-in-Canada model unique in the Fringe world. *Fringe* and *Fringe Festival* are registered trademarks of CAFF and cannot be used without expressed written permission from the Association. This trademark allows CAFF to ensure that any theatre festival in Canada that wishes to call itself "Fringe" must abide by the CAFF mandate and its four guiding principles.

### Fringe Guiding Principles

The Canadian Association of Fringe Festivals was formed to protect these four guiding principles:

- Participants will be selected on a non-juried basis, through a first-come, first served process, a lottery, or other method approved by the Association
- The audience must have the option to pay a ticket price, 100% of which goes directly to the artists
- Fringe Festival producers have no control over the artistic content of each performance. The artistic freedom of the participants is unrestrained.
- Festivals must provide an easily accessible opportunity for all audiences and all artists to participate in Fringe Festivals

### Where did Fringe come From?

The history of Fringe Festivals began in Edinburgh, Scotland in 1947. There, a number of performing artists who were not official participants of the Edinburgh International Festival (whose participants are invited by its General Director) decided to produce their own work in empty stores and church basements. Thus, their work was staged literally "on the fringe" of the established festival. The concept was an immediate success and the Fringe soon became as – if not more – popular as the "official" Edinburgh Festival. The Edinburgh Fringe Festival, as of 2012 is the largest festival in the world and has inspired the creation of Fringe Festivals across Canada and the world. Each Fringe Festival has evolved its own flavour to match the distinct personality of its home city,

yet each dedicated to the Fringe philosophy of accessible, inexpensive and fun theatre-going. Over the past 30 years, Fringe Festivals in Toronto, Ottawa, London, Guelph, Hamilton, Windsor, North Bay, and now Sault Ste. Marie, ON have become part of the Canadian Association of Fringe Festivals.

### **What is the Vision of Fringe North?**

- **First Nations:** Fringe Festivals are adapted to reflect the communities that host them. Performers from First Nations in Northern Ontario and Northern Michigan will be given a high priority to participate at Fringe North 2017. There is a local need for First Nations stories and history to be shared with the residents of Sault Ste. Marie and surrounding areas.
- **Children's Fringe:** Children's Fringes must be affordable for families. Preliminary contact with educational providers such as Science North and the Sault Ste. Marie Public Library have been made regarding assistance in offering free, fun, educational programming. The Ermatinger-Clergue National Historic Site and the Canadian Bushplane Heritage Centre are fine examples of venues to support children's Fringe events. Both have excellent stages seating approximately 60 people each.
- **Youth Employment:** Fringes create jobs and provide creative experience for youth with a passion for the arts. The 2015 Edmonton Fringe delivered \$970,000 directly to artists from box office receipts alone. Fringe North hopes to be in the position to hire an intern beginning in 2016 and three students for spring 2017. For the year 2017 it is estimated that 50 new employment and income opportunities for youth will be created. This estimate includes indirect jobs. Fringe festivals hire students, utilize existing businesses and venues, and provide an economic opportunity for artists.
- **Collaboration:** It is the intent of Fringe North to recruit artists and attract audiences to both perform and attend the Fringe North International Theatre Festival in Sault Ste. Marie, Ontario in August 2017 as well as to launch a cross border Can/Am Fringe North in 2018.

### **How Does Fringe Work?**

Artists will be invited to submit their productions in advance where they will be given priority for inclusion on a first come, first served basis or by lottery in the event that submissions are plentiful. With a goal of 30 artists and performers by May 1, 2017, Fringe North will sell tickets as part of a 'pass' package or individually.

### **How Do I Fringe?**

To participate in Fringe, members of the community and surrounding area will have the option to pay to see the shows as an audience member, volunteer as part of the Festival crew, become a vendor, work as an artisan, or sponsor an after-show venue!

Christian Provenzano, B.A., LLB. LLM.  
Mayor



Corporation of the City of  
Sault Ste. Marie

SENT VIA E-MAIL

October 6<sup>th</sup>, 2016

To The Members of the Northern Ontario Liberal Caucus,

We are writing to you regarding the Federal Economic Development Initiative for Northern Ontario (FedNor hereafter).

As you know, Northern Ontario faces its share of economic challenges. These include outmigration, an aging labour force and an over-reliance on resource-dependent industries. FedNor is the Government of Canada's principal economic development program for Northern Ontario and as such it has an important role in addressing these challenges.

Unfortunately, FedNor's efficacy has been constrained by several issues at both the policy and operational levels. The most serious of these issues can be summarized as a lack of resources (both financial and human) and insufficient autonomy. Many of you have voiced these same concerns, either as candidates standing for election or as members of previous parliaments. As our representatives in Ottawa and members of the present government, we are counting on you to advance this issue on our behalf.

We believe that with the proper resources and autonomy, FedNor can be a vital contributor to building lasting economic prosperity for Northern Ontario. The paper attached documents our present concerns with the initiative and our suggestions as to how it could be strengthened so as to better meet the needs of our region.

We would appreciate the opportunity to discuss this matter with you further. To that end, each one of you will receive a call from one of us. We would also welcome the opportunity to attend your next caucus meeting, schedules permitting, to discuss the matter more thoroughly.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Provenzano".

Christian Provenzano  
Mayor of Sault Ste. Marie

A handwritten signature in black ink, appearing to read "Steve Black".

Steve Black  
Mayor of Timmins

A handwritten signature in black ink, appearing to read "Keith Hobbs".

Keith Hobbs  
Mayor of Thunder Bay

A handwritten signature in black ink, appearing to read "Al McDonald".

Al McDonald  
Mayor of North Bay



Brian Bigger  
Mayor of Greater Sudbury

c.c. Charlie Angus, M.P. Timmins-James Bay  
Carol Hughes, M.P. Algoma-Manitoulin-Kapuskasing  
Tony Clement, M.P. Parry Sound-Muskoka

Attachments: (1)

## NOLUM Position Paper on FedNor

### **Background:**

The Federal Economic Development Initiative for Northern Ontario (FedNor hereafter) is a program of Innovation, Science and Economic Development Canada, formerly Industry Canada. The mandate of FedNor is to assist with the economic development and diversification in Northern Ontario.

FedNor can trace its origins to 1987 and while its scope of activities, relative funding levels and service area boundaries have changed during the intervening years, its core mission to assist with job creation and economic diversification in Northern Ontario has remained mostly unchanged.

At present, FedNor delivers on its mandate through three main program areas: the Northern Ontario Development Program, the Community Futures Program, and the Economic Development Initiative.

As the Federal Government's main delivery agent for economic development programming in Northern Ontario, FedNor has the potential to be an important catalyst for progressive regional development. Unfortunately, the program's efficacy has been constrained by several structural issues, which will be detailed further on. It should be noted that in the main these issues are not within the control or ability of FedNor staff to change or influence. Rectifying them will require the exertion of political and organizational will at the levels of government responsible for oversight of the program.

### **Issue #1: FedNor's efficacy has been limited by budgetary reductions**

One of the material limitations FedNor faces at the present time is the reality that the program simply doesn't have the fiscal resources available to it that it once did. Beginning in 2011-2012, appropriations to FedNor declined dramatically.

Despite the emphasis on infrastructure investment and economic development in the 2016 Federal Budget, the lost funding amounts have not been restored.

Compounding the problem, there have been years where the program has failed to disburse its full budget and returned substantial sums to the federal treasury.

In 2002-2003, FedNor's total appropriations were \$67.8 million<sup>1</sup>. By 2012-2013, total appropriations had declined to \$42.6 million<sup>2</sup>. This was a 38 per cent decline in absolute terms, one that becomes even greater in relative terms when inflation is taken into account.

Had FedNor's funding envelope kept pace with inflation since 2003, the program would be expected to receive approximately \$85.4 million<sup>3</sup> in appropriations for 2016, more than double its actual budget of \$41.2 million for the 2015-2016 fiscal year<sup>4</sup>. Given the decrease in FedNor's "purchasing power" over the last seven-to-eight years, it seems only reasonable to conclude that FedNor's ability to support development in Northern Ontario has decreased accordingly.

### **Issue #2: FedNor is under-resourced relative to peer agencies**

A quick parsing of government documents makes it clear that FedNor lacks the fiscal and human resources afforded to other regional economic development organizations. Some of this can be explained in part by Northern Ontario being less populous than other regions with federal economic development agencies. However, the discrepancies are still pronounced even on a proportionate basis in some instances.

The Atlantic Canada Opportunities Agency (ACOA) provides a reasonable basis of comparison. When combined, the four Atlantic Provinces are of similar size to Northern Ontario and the core socio-economic issues—aging populations, youth outmigration and resource-dependent economies—are the same in both regions.

Certainly, Atlantic Canada has a larger population than Northern Ontario. However, on a per capita basis the disparity in resources granted to ACOA relative to FedNor becomes striking. Although Atlantic Canada as a little more than three

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<sup>1</sup>

[http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field\\_content\\_files/fednor\\_appropriations\\_and\\_expenditures - 1988\\_to\\_2014 - library\\_of\\_parliament.pdf](http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field_content_files/fednor_appropriations_and_expenditures - 1988_to_2014 - library_of_parliament.pdf)

<sup>2</sup> Ibid.

<sup>3</sup> Per the Bank of Canada's Inflation Calculator.

<sup>4</sup>

[http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field\\_content\\_files/20160314\\_opg\\_fednor\\_cuts .pdf](http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field_content_files/20160314_opg_fednor_cuts .pdf)

times the population of Northern Ontario, in 2015-2016 ACOA receives more than seven times the funding that FedNor did and had seven times as many staff.

**Figure 1 - Comparison of FedNor to Atlantic Canada Opportunities Agency (ACOA)**

| Agency/Program | Population Served | Area Served             | 2015-2016 Budget           | Spending per 1000 population |
|----------------|-------------------|-------------------------|----------------------------|------------------------------|
| ACOA           | 2,300,000         | 503,000 km <sup>2</sup> | \$298,584,989 <sup>5</sup> | \$129,820                    |
| FedNor         | 733,000           | 802,000 km <sup>2</sup> | \$41,180,000 <sup>6</sup>  | \$56,180                     |

FedNor also has by far the fewest human resources of all the regional economic development agencies and programs provided by the federal government:

**Figure 2 – Comparison of FedNor staffing levels to peer agencies**

| Agency / Program          | 2015-2016 Full Time Equivalent (FTE) Count |
|---------------------------|--|
| ACOA                      | 598 <sup>7</sup>                           |
| CED – Regions of Quebec   | 316 <sup>8</sup>                           |
| Western Diversification   | 287 <sup>9</sup>                           |
| FedDev – Southern Ontario | 232 <sup>10</sup>                          |
| <b>FedNor</b>             | <b>83<sup>11</sup></b>                     |

<sup>5</sup> [http://www.acoa-apeca.gc.ca/eng/publications/ParliamentaryReports/Documents/2016%20RPP%20-%20MAIN%20DOC\\_ENv158%20for%20pdf%20web.pdf](http://www.acoa-apeca.gc.ca/eng/publications/ParliamentaryReports/Documents/2016%20RPP%20-%20MAIN%20DOC_ENv158%20for%20pdf%20web.pdf)

<sup>6</sup> [http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field\\_content\\_files/20160314\\_opq\\_fednor\\_cuts.pdf](http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field_content_files/20160314_opq_fednor_cuts.pdf)

<sup>7</sup> [http://www.acoa-apeca.gc.ca/eng/publications/ParliamentaryReports/Documents/2016%20RPP%20-%20MAIN%20DOC\\_ENv158%20for%20pdf%20web.pdf](http://www.acoa-apeca.gc.ca/eng/publications/ParliamentaryReports/Documents/2016%20RPP%20-%20MAIN%20DOC_ENv158%20for%20pdf%20web.pdf)

<sup>8</sup> <http://www.dec-ced.gc.ca/eng/resources/publications/rpp/2015-2016/313/index.html>

<sup>9</sup> <http://www.wd-deo.gc.ca/eng/18789.asp>

<sup>10</sup> <http://www.feddevontario.gc.ca/eic/site/723.nsf/eng/02160.html#s1.1>

<sup>11</sup> [http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field\\_content\\_files/20160314\\_opq\\_fednor\\_cuts.pdf](http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field_content_files/20160314_opq_fednor_cuts.pdf)

It is also worth noting that FedNor's staffing complement has declined substantially since 2010, when it had a complement of 120 FTEs—a drop of approximately 31 per cent.

Though it may be unreasonable to expect FedNor to attain proportional funding and staffing to the likes of ACOA in the near-term, a gradual and sustained ramp-up in how the program is resourced would improve on its ability to deliver programming in Northern Ontario.

### **Issue #3: FedNor is hampered by its lack of agency status and limited autonomy**

Unlike many of its peers in the Federal Government's regional economic development sphere, FedNor is not a standalone agency. Rather, it exists as a program of Innovation, Science and Economic Development Canada. This subordination to the Ministry limits FedNor's ability to create or influence policy by itself and leaves it without the necessary independence to adopt strategic directions of its own choosing or to commit to long-term collaborative undertakings.

FedNor has also encountered difficulty disbursing funds in recent years. In 2003 there were \$0 unspent. In 2014, FedNor returned \$8.6 million to the treasury of a total budget of \$45.5 million — approximately 20 per cent of total voted appropriations for contribution program funding.<sup>12</sup> This inability to disburse planned spending suggests several possibilities. There could be administrative bottlenecks in FedNor's approval streams, there could be insufficient emphasis being placed on supporting higher-value projects, FedNor could be being subjected to political pressure not to spend all of its appropriations or there could be some combination of these and other factors at work.

More autonomy for FedNor would enable it to spend monies more effectively and adjust its funding criteria to keep pace with developments in Northern Ontario. As Charles Conteh notes in his paper, *FedNor: It's just got to be free* (Northern Policy

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<sup>12</sup>[http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field\\_content\\_files/fednor\\_appropriations\\_and\\_expenditures\\_-\\_1988\\_to\\_2014\\_-\\_library\\_of\\_parliament.pdf](http://charlieangus.ndp.ca/sites/default/files/multisite/76282/field_content_files/fednor_appropriations_and_expenditures_-_1988_to_2014_-_library_of_parliament.pdf)

Institute - 2015)<sup>13</sup> a FedNor that is vested with more discretion and autonomy would be more responsive and be better placed to collaborate and enter into partnerships with both local governments and provincial initiatives such as the Northern Ontario Heritage Fund Corporation (NOHFC). As an independent agency, FedNor would also be able to work directly with the Treasury Board Secretariat, enabling it greater flexibility and discretion for making budgetary requests.

### **NOLUM Requests:**

- 1)** That the Government of Canada and Innovation, Science and Economic Development Canada increase FedNor's budget to \$100 million annually. This would bring FedNor up to parity with the Northern Ontario Heritage Fund Corporation and would enable the organization to undertake a more aggressive approach to delivering its programming.
- 2)** That the Government of Canada initiate a process whereby FedNor is granted full agency status and discretionary powers equivalent to its regional economic development peers, such as ACOA, CED, FedDev, and Western Diversification.
- 3)** That FedNor and Innovation, Science and Economic Development Canada review FedNor's current policies and procedures with the intention of streamlining the funding approval process. A faster and more predictable turnaround time on decision-making will benefit all future applicants to FedNor programs.

### **Summary**

We are optimistic that strengthened and independent FedNor can play a central role in enhancing the economic prosperity of Northern Ontario. We feel that there are greater partnership opportunities to be had amongst FedNor, NOHFC and the municipalities of Northern Ontario—ours amongst them. We are eager to work alongside side a renewed and strengthened FedNor for the betterment of our communities and our region.

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<sup>13</sup> <http://www.northernpolicy.ca/upload/documents/publications/research-reports/paper-fednor-its-just-got-to-be-free.pdf>

Christian C. Provenzano B.A., LL.B.  
Mayor



Corporation of the City of  
Sault Ste. Marie

Johannes Rittershausen  
Chief Executive Officer, Convergent Energy and Power Inc.  
174 Hudson Street, 6<sup>th</sup> Floor  
New York, NY  
10013

October 17<sup>th</sup>, 2016

Dear Mr. Rittershausen,

At its September 26<sup>th</sup> meeting, Sault Ste. Marie City Council passed a resolution to invite you to attend at a future Council meeting to provide an update to the community on the energy storage facility that Convergent plans to open in Sault Ste. Marie in the spring of 2017. I have attached a copy of the signed resolution for your ease of reference.

Accordingly, I would like to cordially invite you or a delegate to attend one of our upcoming Council meetings to provide an update on the project.

I will mention at this time that our Council is pleased that Convergent is launching this innovative battery storage pilot project in our City. Sault Ste. Marie has justly acquired a reputation as an innovative community in the energy sector and we are glad that your company has recognized the strengths that we have to offer. On behalf of the Office of Mayor and City Council, I extend my thanks to you and to Convergent for selecting Sault Ste. Marie as the host location for the facility.

In conclusion, on behalf of Council, allow me to reiterate our invitation to you to discuss Convergent's Sault Ste. Marie pilot project. There is considerable interest in the community about Convergent's planned facility and I hope we will be able to welcome you before Council to hear more about this exciting and positive undertaking in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Provenzano".

Christian Provenzano



## CITY COUNCIL RESOLUTION

**Agenda Number:** 8.1

**Title:** Convergent Energy

**Date:** Monday, September 26, 2016

**Moved by:** Councillor S. Butland

**Seconded by:** Councillor M. Shoemaker

Be It Resolved that Johannes Rittershausen, CEO of Convergent Energy be invited to attend Council to provide an update to the community on the status, nature, value, timelines and operation of the multi-million dollar energy storage facility slated to begin operation in the spring of 2017.

**Carried**

**Defeated**

**Officially Read and Not  
Dealt With**

Christian Provenzano

Christian C. Provenzano B.A., LL.B.  
Mayor



Corporation of the City of  
Sault Ste. Marie

SENT VIA E-MAIL

The Honourable Minister Navdeep Bains  
Minister of Innovation, Science and Economic Development  
235 Queen Street  
Ottawa, ON, K1A 0H5

October 17<sup>th</sup>, 2016

Minister Bains:

I am writing further to your attendance in Sault Ste. Marie this past Friday.

On behalf of the City of Sault Ste. Marie, I want to recognize and acknowledge your government's recent investments in our community. All three projects supported by your government through the Post-Secondary Institutions Strategic Investment Fund will further Sault Ste. Marie's community and economic development efforts. You saw first-hand throughout the day the effort our community is making to innovate and develop a 21st century economy. We will continue in these efforts and we look forward to working with your government to meet common goals.

I also want to thank you for taking the time to meet with me. I thought we had a productive conversation about Sault Ste. Marie's economy, its challenges and our municipal efforts to meet those challenges. I appreciate our discussion about FedNor and the important role it can play in assisting Northern Ontario's efforts to improve our own economic opportunities. I look forward to continuing that conversation in the months ahead.

Again, on behalf of the City of Sault Ste. Marie, we thank you for your recent support.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Provenzano".

Christian Provenzano

09/28/2016 11:16 705-945-5228

ROTARY SSM

PAGE 02/04

**TEMPORARY STREET CLOSURE - APPLICATION FORM****CONTACT NAME:** Nilah Wloss      **TELEPHONE:** 705 945 1279**ORGANIZATION (if applicable)** Rotary Club of Sault Ste Marie**ADDRESS:** 364 Queen St East      **POSTAL CODE:** P6A 1Z1**The above person hereby makes application for the closing of**See attached**(Name of street to be closed)****from** \_\_\_\_\_ **to** \_\_\_\_\_  
**(reference points - street numbers, cross streets, etc.)****from** \_\_\_\_\_ **to** \_\_\_\_\_  
**(reference points - street numbers, cross streets, etc.)**on the 19 day of NOV, 20 16 from 5 am/pm to 7:30 am/pm

on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ from \_\_\_\_\_ am/pm to \_\_\_\_\_ am/pm

**for the purpose of** Rotary Santa Claus Parade

# ROTARY CLUB OF SAULT STE. MARIE

"SERVICE  
ABOVE SELF"



"HE PROFITS MOST  
WHO SERVES BEST"

CLUB 2776, DISTRICT 6290 ROTARY INTERNATIONAL  
P.O. BOX 272

SAULT STE. MARIE, ONTARIO  
CANADA P6A 5L8

TELEPHONE (705) 945-1279 ~ FAX (705) 945-5228  
EMAIL: [cboconnor@rotarysault.com](mailto:cboconnor@rotarysault.com) ~ WEBSITE: [www.rotarysault.com](http://www.rotarysault.com)

28 September 2016

The Corporation of the City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON P6A5N1

**Attention: Malcolm White, City Clerk**

**RE: 2016 ROTARY SANTA CLAUS PARADE**

Dear Mr. White:

On behalf of the Rotary Club of Sault Ste. Marie, I am applying for temporary street closures as follows:

**Date: Saturday, November 19, 2016                      Start time: 1800 hours**

We will keep the route as last year, with the start at the intersection of Bay Street and Pim Street.

***Closure of Bay Street from Elgin Street to Pim Street***

Hours: 1700 hours to approximately 1830 hours on November 19, 2016

***Closure of Pim Street from Bay Street to Queen Street East***

Hours: 1700 hours to approximately 1830 hours on November 19, 2016

***Closure of Queen Street East to Gore Street***

Hours: 1730 hours to approximately 1930 hours on November 19, 2016

We thank you for your cooperation in this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,

Nilah Moss  
Events Coordinator

09/28/2016 11:06

705-945-5228

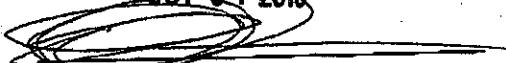
ROTARY SSM

PAGE 04/04

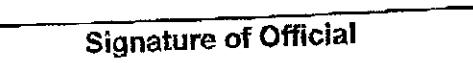
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1. **Police Services, Traffic Dept.**  
Telephone 949-6300 ext 348  
**Sgt. P. Magnan #209**  
Fax 759-7820  
580 Second Line East

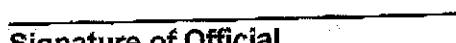
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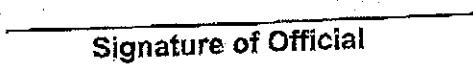
2. **Fire Services/Emergency Medical Services (EMS)**  
Telephone 949-3335/949-3387  
Fax 949-2341  
72 Tancred Street

  
Signature of Official

3. **Public Works & Transportation Dept.** 4.  
Telephone 541-7000  
Fax 541-7010  
128 Sackville Road

  
Signature of Official

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

  
Signature of Official

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

  
Signature of Official

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

  
Signature of Official

7. **Community Services Department**.  
Telephone 759-5310  
Fax 759-6605  
99 Foster Drive  
**(CLOSINGS AFFECTING CITY PARKS/FACILITIES)**

  
Signature of OfficialCITY CLERK SECTION:

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PAGE 04/04

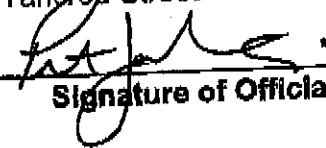
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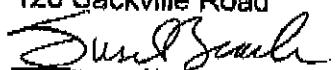
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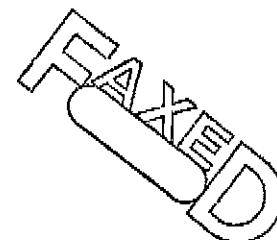
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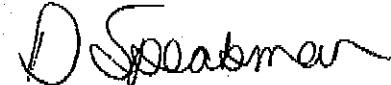
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PAGE 04/04

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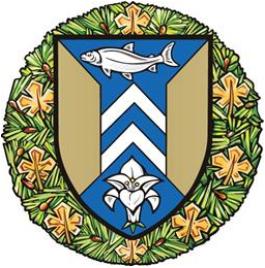
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## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Peter Liepa City Tax Collector

**DEPARTMENT:** Corporate Services

**RE:** Royal Canadian Legion Branch 25 Tax Exemption

---

#### **PURPOSE**

The Royal Canadian Legion Branch 25 are asking to renew their property exemption for a period of 10 years commencing in the 2017 taxation year. The current by-law 2006-93 expires at the end of this year. Staff is seeking Council approval of Bylaw 2016-171.

#### **BACKGROUND**

Section 6.1 of the Assessment Act provides for the local council to pass by-laws exempting land from taxation not to exceed 10 years.

#### **ANALYSIS**

Section 6.1 states that land that is used and occupied as a memorial home, clubhouse or athletic grounds by persons who served in the armed forces of His or Her Majesty or an ally of His Or Her Majesty in any war is exempted from taxation. The Legion has been receiving this tax exemption since 1997.

#### **FINANCIAL IMPLICATIONS**

There is an annual budget allocation for this tax exemption. Based on the 2016 taxes, the approximate annual cost to the city is \$10,000.

#### **STRATEGIC PLAN / POLICY IMPACT**

Not applicable

#### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

The relevant By-law 2016-171 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

Peter Liepa  
City Tax Collector  
705-759-5269  
p.liepa@cityssm.on.ca



The Royal Canadian Legion  
Branch 25  
P.O. Box 22040, Sault Ste. Marie, ON  
Canada P6B 1Y4  
Office: 705-945-8721  
Lounge: 705-256-6921  
Fax: 705-945-6372  
Email: rclbranch25@shawbiz.ca

August 16, 2016

The Corporation of the City of Sault Ste. Marie  
P.O. Box 580 Civic Centre  
Sault Ste. Marie, Ontario  
P6A 5N1

Attention: Peter A. Liepa

Dear Sir:

**RE: Tax exemption for Royal Canadian Legion Branch 25 Roll #030-037-010-00**

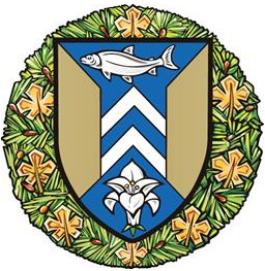
The Royal Canadian Legion Branch 25 is requesting a tax exemption pursuant to section 6.1 of the Assessment Act for the 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027. We would also request a tax exemption from any school board assessments.

We are requesting a new by-law that permits these exemptions.

Sincerely

**Wayne Paulencu, President  
Royal Canadian Legion Branch 25  
Sault Ste. Marie**





## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Shelley J. Schell, CPA, CA Chief Financial Officer/Treasurer

**DEPARTMENT:** Corporate Services

**RE:** 2016 City of Sault Ste Marie Credit Rating

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#### PURPOSE

The purpose of this report is to provide information on the City's credit rating as published by S&P Global Ratings on October 11, 2016. The City's rating has been affirmed as AA-(stable).

#### BACKGROUND

The City engages S&P Global Ratings annually to update its credit rating. The rating is a forward-looking opinion about creditworthiness. The rating score is based upon key factors such as Economy, Financial Management, Budgetary Flexibility, Budgetary Performance, Liquidity and Debt Burden, amongst others. A Rating Score Snapshot can be found on Table 1 of the Ratings Direct report appended to this report.

#### ANALYSIS

As stated in the Rationale, the ratings "...reflect S&P Global Ratings' view of the city's very low debt burden, which is lower than that of many similarly rated international and domestic peers, and its exceptional liquidity position."

The City of Sault Ste. Marie's economic performance "...has been average, with slow population growth, lower-than-provincial-average estimated GDP per capita and household income, and the city's relative remoteness from major markets continuing to impose barriers to economic growth."

The City's Rating Outlook is set as Stable, meaning that a rating is not likely to change in the next two years. The projected increase in debt will not adversely affect this rating as long as the City maintains liquidity and budgetary performance.

2017 City of Sault Ste Marie Credit Rating

2016 10 24

Page 2.

### **FINANCIAL IMPLICATIONS**

The rating of AA-(stable) will assist in the City's ability to obtain long term debt at competitive rates.

### **STRATEGIC PLAN / POLICY IMPACT**

This is an operational matter not articulated in the Strategic Plan.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Chief Financial Officer/Treasurer dated October 24, 2016 concerning the 2016 City of Sault Ste Marie Credit Rating be received as information.

Respectfully submitted,



Shelley J. Schell, CPA, CA  
Chief Financial Officer/Treasurer  
705.759.5355  
[s.schell@cityssm.on.ca](mailto:s.schell@cityssm.on.ca)

# RatingsDirect®

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## City of Sault Ste. Marie

**Primary Credit Analyst:**

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**Secondary Contact:**

Bhavini Patel, CFA, Toronto (1) 416-507-2558; bhavini.patel@spglobal.com

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# City of Sault Ste. Marie

This report supplements our research update "City of Sault Ste. Marie 'AA-' Ratings Affirmed On Very Low Debt Burden And Exceptional Liquidity," published on Oct. 5, 2016. To provide the most current information, we may cite more recent data than that stated in the previous publication. These differences have been determined not to be sufficiently significant to affect the rating and our main conclusions.

## Rationale

The ratings on the City of Sault Ste. Marie, in the Province of Ontario, reflect S&P Global Ratings' view of the city's very low debt burden, which is lower than that of many similarly rated international and domestic peers, and its exceptional liquidity position. The ratings also reflect our view of the very predictable and well-balanced institutional framework for Canadian municipalities, the city's satisfactory financial management, low contingent liabilities, and strong budgetary flexibility and performance. We believe Sault Ste. Marie's average economic profile given its limited growth prospects partially mitigates these strengths.

### Issuer Credit Rating

AA-/Stable/--

We believe Canadian municipalities benefit from a very predictable and well-balanced local and regional government framework that has demonstrated a high degree of institutional stability. Although provincial governments mandate a significant proportion of municipal spending, they also provide operating fund transfers and impose fiscal restraint through legislative requirements to pass balanced operating budgets. Municipalities generally have the ability to match expenditures well with revenues, except for capital spending, which can be intensive. Any operating surpluses typically fund capital expenditures and future liabilities (such as postemployment obligations and landfill closure costs) through reserve contributions.

In our view, a very low debt burden relative to that of its peers continues to support Sault Ste. Marie's credit profile. Total tax-supported debt at the end of 2015 was C\$9 million, equal to 4.5% of consolidated operating revenues (all figures S&P Global Ratings-adjusted). This is down from 17.1% in 2007 and we expect it will remain well below 30% during the next two years, as the city's planned borrowing is very modest. In addition, Sault Ste. Marie's forecast debt is less than three years of operating surpluses, which helps to offset the debt burden in our opinion. We also believe that the city's interest costs will be fairly stable, at less than 1% of operating revenues.

In our opinion, Sault Ste. Marie's contingent liabilities are low. They include debt at self-supporting city-owned public utility companies (equal to about 40% of operating revenue in 2015), standard employee benefits, and landfill postclosure liabilities (which net of reserves totaled about 15% of operating revenues). We believe these liabilities do not have a significant impact on the city's credit profile.

The city's budgetary performance is strong, in our view, with operating surpluses averaging about 9% of operating revenues and relatively balanced results after capital accounts since 2011. We expect operating surpluses to average about 7% in 2014-2018 as Sault Ste. Marie has faced some pressure stemming from expenditures in goods and services. We also expect after-capital deficits to remain between 0% and 5% of total revenues on average in 2014-2018

even after considering the city's plan to double its annual capital expenditures to C\$50 million on average in 2016-2018, compared with the average of the past three years.

We view Sault Ste. Marie's budgetary flexibility as strong. Like most Canadian municipalities, the city has somewhat limited budgetary flexibility on the expenditure side given provincially mandated service levels, labor contracts, inflation, and political pressures. The ability to set property taxes, utility rates, and user fees grants the city significant revenue-raising capabilities and helps limit revenue volatility. We estimate modifiable revenues to average 87% of operating revenues in 2014-2018; however, political and economic pressures can constrain the degree to which Sault Ste. Marie uses these. The city's higher levels of capital expenditures expected for the next three years can provide some flexibility, assuming there are discretionary or noncritical projects that can be deferred. We forecast Sault Ste. Marie's capital spending in 2014-2018 to average about 17% of total expenditures. Nonetheless, this level is still somewhat lower than that of some peers.

In our view, Sault Ste. Marie demonstrates satisfactory financial management. Disclosure and transparency are what we characterize as good, annual financial statements are audited and unqualified, and the city prepares one-year operating and capital budgets annually. However, Sault Ste. Marie is still developing its long-term capital plan in conjunction with its asset management plan, which results in less visibility regarding both its spending and related borrowing plans. It also has a record of using prior-year surpluses to reduce the current year's levy impact on residential property taxpayers; a tactic that might not be sustainable without affecting service levels.

We believe the city's economic profile is average given that its growth prospects remain constrained by slow population growth, relatively high unemployment, and lower GDP per capita and household income levels. City-sourced data estimate that real GDP has been stagnant since 2010. We estimate Sault Ste. Marie's nominal GDP per capita averaged about US\$35,600 in 2013-2015, which is materially less than the provincial average of about US\$45,500 in that period. Although Sault Ste. Marie continues to gradually diversify away from its traditional resource-based roots, we believe that medium-term economic and related GDP growth will remain muted relative to some of its peers.

### **Liquidity**

The city has maintained what we view as an exceptional liquidity position, similar to that of most Canadian municipalities. We estimate that monthly adjusted free cash and liquid assets will average C\$51 million in 2017. This would be enough to cover almost 30x the forecast debt service charges payable in that year. We believe that Sault Ste. Marie will maintain its exceptional liquidity position during our two-year outlook horizon.

In our view, the city has satisfactory access to external liquidity given its proven ability to issue into public debt markets and the presence of a secondary market for Canadian municipal debt instruments.

### **Outlook**

The stable outlook reflects our expectations that, in the next two years, Sault Ste. Marie's debt burden will remain very low and less than 30% of consolidated operating revenues, liquidity position will remain exceptional, and budgetary performance will remain strong with only modest after-capital deficits. We could take a positive rating action if, all else

equal, the economy demonstrated material growth and diversification in the next two years or if we came to believe the city significantly improved its financial management practices. Although unlikely, we could lower the rating in the next two years if weakening financial management practices led to material deterioration in the city's overall credit profile.

## **Canadian Municipalities Benefit From A Very Predictable and Well-Balanced Institutional Framework**

We view the Canadian provincial-municipal intergovernmental system as being very predictable and well-balanced because of its maturity and stability, low-to-moderate degree of mismatching of revenues and expenditures, moderate levels of transparency and accountability, and strong likelihood of extraordinary support from provincial governments.

Provincial-municipal relationships have proven to be more dynamic than the federal-provincial one, largely because the municipal governments are established through provincial statute and not the constitution. Historically, the provinces have taken a more active role in municipal affairs than the federal government in provincial matters. Although there have been long periods of relative stability, provincially imposed large-scale changes to municipal revenue powers and expenditure responsibilities have occurred.

Provinces mandate a significant proportion of municipal spending and, through legislation, require municipalities to pass balanced operating budgets (although they also provide operating fund transfers). Nevertheless, municipalities generally have the ability to match expenditures well with revenues, except for capital spending, which can be intensive for some. Many have been limited in their ability to renew their infrastructure, roads, water, and wastewater, due to constraints on fee and property tax increases. Property taxes are the primary source of own-source revenues for Canadian municipalities, followed by fees and transfers from both the provincial and federal governments. Chief expenditure categories of Canadian municipalities are transportation services, which include roads and transit; environmental services, which include water distribution and treatment and wastewater collection; protection services such as fire and police; and recreation and cultural services. Small and rural municipalities generally receive higher provincial transfers, for both operating and capital programs, compared with those of their more urban counterparts, but there are no formal equalization schemes.

We believe financial information is quite timely. National accounting standards are strong and improving, in our view, although adoption can vary somewhat. Statutes require audited statements. While there are no national standards that apply to budgeting practices, a five-year capital budgeting process is usually the minimum. In addition, only current-year budgeting is required generally for operations.

The provinces have an established history assisting their distressed municipalities through grants.

## **Average Economy Constrained By Limited Growth Prospects**

In our opinion, Sault Ste. Marie's economic performance has been average, with slow population growth, lower-than-provincial-average estimated GDP per capita and household income, and the city's relative remoteness

from major markets continuing to impose barriers to economic growth. City-sourced data estimate that real GDP has been stagnant since 2010. We estimate Sault Ste. Marie's nominal GDP per capita averaged about US\$35,600 in 2013-2015, which is materially less than the provincial average of about US\$45,500 in that period. In our view, the economy will continue to face material challenges and its growth prospects remain weaker than those of some domestic peers.

Sault Ste. Marie is the third-largest city in Northern Ontario, with a population of 75,141 according to the 2011 Census. The population has increased only 0.3% since the previous Census in 2006, a significantly lower growth rate than the province's 5.7%.

The city continues to focus its development efforts on further diversifying the local economy from its traditional resource-based roots, redeveloping downtown areas, and attracting and retaining youth and skilled workers. Nevertheless, continued exposure to cyclical resource industries, such as steel and forest products, very low population growth, and great distance to markets limit growth prospects. The unemployment rate increased to 8.9% in 2015 from 6.6% in 2014 and compared negatively with the provincial rate of 6.8%. However, Sault Ste. Marie reports that unemployment declined to 7.5% in July 2016, with employment increasing 2.4% compared with 2015's level. If unemployment were to remain high, the city's revenues could be squeezed if residents increase pressure on council to keep tax increases low, or if the assessment base is negatively affected by, for example, business closures or a weaker housing market resulting from residents leaving to seek employment. Essar Steel Algoma Inc. remains Sault Ste. Marie's top employer, with more than 8% of the city's labor force in 2015. The company has continued to operate under creditor protection but has adjusted its workforce levels as market conditions have prompted a reduction in production levels. The top employers have been relatively stable. They consist of Essar and stable public sector entities, including local hospitals and school boards, Sault Ste. Marie itself, a local college, and the Ontario Lottery and Gaming Corp. (a Crown corporation that operates a small casino in the city and has its head office there).

Phase 1 of a deep water port expansion project has been completed. The project could significantly increase port capacity and potentially add significant jobs and economic activity. Sault Ste. Marie also has a relatively strong alternative energy cluster and is now home to two solar farms generating 60 megawatts; a 70-megawatt cogeneration facility at Essar; a large wind turbine farm generating 189 megawatts; and related initiatives including waste-to-energy, reverse polymerization, and methane collection.

## **Satisfactory Financial Management Practices**

Sault Ste. Marie demonstrates what we view as satisfactory financial management. We believe it employs adequate revenue and expenditure management practices, although its council has a long history of directing a portion of previous-year surpluses to lower the current year tax levy, a practice the city's financial staff does not recommend and a contributing factor to budgets not being passed before the beginning of the fiscal year. The city limits operating and capital budgets to one year, although we expect that it will reintroduce public long-term capital plans that include identified funding sources as the asset management plan is operationalized. Senior staff is experienced, and we believe that debt and liquidity management is prudent.

The city council consists of the mayor and 12 councilors representing six wards. The municipal election on Oct. 27, 2014, saw the election of a new mayor, Christian Provenzano, and three new councilors. A by-election to fill the vacancy of one councilor was held on Feb. 1, 2016. Unlike Canada's members of federal or provincial parliaments, municipal councilors in Ontario do not operate under a political party system.

## **Strong Budgetary Flexibility Limited By Expenditure Pressures**

We view the financial flexibility of Canadian municipalities as moderately constrained on the expenditure side due to a high degree of municipal services that the provinces mandate and provide municipal governments little discretion over the costs of delivering these services. Sault Ste. Marie's budgetary flexibility is, in our view, strong. The city, like most Canadian municipalities, derives the vast majority of operating revenues from sources under its control, such as property taxes (51% of adjusted operating revenues in 2015) and user fees and service charges (29% of adjusted operating revenues in 2015, largely from water and sewer rates). Wages and benefits accounted for about 53% of adjusted operating expenditures in 2015 and exert a significant stress on operating budgets. These expenses are often subject to collective agreements, which can further limit budgetary flexibility.

Sault Ste. Marie's modifiable revenues represented 87% of operating revenues in 2015, which we view as high and expect to remain stable. The ratio has been steadily increasing in the past several years, from 62% in 2006. However, this has been mostly due to a gross decline in grants from senior levels of government. In 2015, Sault Ste. Marie received C\$21 million in operating grants, with C\$16 million being unconditional grants from the Ontario Municipal Partnership Fund (OMPF). This is down from almost C\$29 million in 2008 (and C\$52 million in total net grants); mostly due to slowly rising property assessment values and the provincial upload of certain social support programs decreasing the city's OMPF grant. This grant will continue declining in 2016 and 2017 but should largely stabilize thereafter.

In our view, Sault Ste. Marie's tax rates remain competitive compared with those of neighboring municipalities, granting some potential flexibility to generate more property tax revenue and internally finance a greater share of capital expenditures (which we expect to average about 17% of total expenditures in 2014-2018). However, political pressure, as well as residents' ability to pay higher taxes, limits this flexibility. Sault Ste. Marie has attempted to alleviate the impact of the increasing burden on residential property taxpayers to raise revenues by lowering the residential tax rate in the past years and using previous-year surpluses to reduce the tax levy. Although these strategies can effectively smooth the impact of rising assessment values, we believe they might not be sustainable in the medium-to-long term for the city to generate sufficient operating revenue without affecting service levels.

## **Strong Budgetary Performance Constrained By Slow Revenue Growth**

To improve comparability across local and regional governments globally, S&P Global Ratings adjusts the published figures of all municipalities to reflect their budgetary balances on a cash basis. This includes adjusting for major accruals, restating capital spending to a cash basis by removing the influence of capital amortization and net income of certain government business enterprises, and adjusting for one-time revenues.

Operating balances have decreased in the past two years and this trend could continue due to low assessment growth. Overall, we view Sault Ste. Marie as having strong budgetary performance. The city has generated what we consider to be healthy operating balances, averaging 8.9% of operating revenues in 2011-2015 (and 8.0% in 2015). Despite being fairly stable, the surpluses since 2011 have been lower than those in previous years, which averaged about 15%. Operating revenue growth has been somewhat volatile, averaging 1.9% from 2011-2015, largely due to declines in provincial operating grants and only modest increases in property taxes. Operating expenditure growth has been less volatile, averaging 2.6% in the past five years. Under our base-case scenario, we believe that similar revenue pressures will continue but that overall, operating balances will average 7.4% of operating revenues in the 2014-2018 forecast period.

We expect after-capital deficits to slightly increase due to greater capital expenditures in 2016-2018.

The balance after capital revenues and expenditures has also been volatile in the past five years, but averaged a near-balanced 0.9% of total revenues during that period. The surplus of 2.5% of total revenues in 2015 was due to a slightly lower-than-usual level of capital expenditures during the year (C\$22.6 million compared with average spending of C\$25.2 million in 2011-2015). Sault Ste. Marie's capital plan indicates that capital spending will significantly increase in 2016-2018, averaging C\$49.7 million per year. Nevertheless, we also expect an increase in capital revenues to finance part of the capital plan. We believe that this will result in increasing after-capital deficits but that they will average 1.2% of total revenues in 2014-2018, which we view as moderate.

Sault Ste. Marie earmarks operating contributions of C\$1.1 million annually to help it address its infrastructure deficit and its capital plan continues to focus on core responsibilities such as roads, bridges, water, and wastewater assets.

## **The City Maintains An Exceptional Liquidity Position**

In our view, Sault Ste. Marie maintains an exceptional liquidity position. We estimate that monthly adjusted free cash and liquid assets will average C\$51 million in 2017 and that would be enough to cover almost 30x the forecast debt service charges payable in that year. This ratio compares favorably with that of many of the city's peers, given its very low debt burden and associated debt service costs. Based on Sault Ste. Marie's capital and borrowing plans, we believe that after 2017, liquidity levels could decline as the city internally finances portions of its capital plan. However, we believe that the overall liquidity position will remain exceptional and sufficient to cover at least 100% the forecast debt service through the outlook horizon.

In our view, Sault Ste. Marie has satisfactory access to external liquidity given its proven ability to issue into public debt markets and the presence of a secondary market for Canadian municipal debt instruments.

## **Debt Burden Is Likely To Increase In 2016-2018 But Will Remain Very Low**

Sault Ste. Marie has what we view as a very low debt burden, with tax-supported debt at year-end 2015 of C\$9.0 million. This equaled 4.5% of consolidated operating revenues in 2015, down from 17.1% in 2007, because borrowing was minimal during this period (and was zero in 2012-2015). The city intends to issue C\$15.1 million of debt in

2016-2018, which will push the debt load to 9.1% of consolidated operating revenue in 2018. Nevertheless, debt will remain very low and will still compare positively with that of both domestic and international peers. In addition, the city's forecast debt is less than three years of operating surpluses, which helps to offset the debt burden, in our opinion. We view interest costs as very manageable and expect them to remain less than 1% of operating revenues in the next several years.

## Contingent Liabilities Are Low And Do Not Materially Affect The Credit Profile

Sault Ste. Marie wholly owns two government business entities: PUC Inc., a local electricity distributor, and PUC Services Inc., which provides management, operations, and maintenance services for water, wastewater, and electrical operations in the city. They provide the city with about C\$600,000 in dividend payments and about C\$2 million in interest payments annually on almost C\$32 million of notes payable to Sault Ste. Marie. These entities' long-term debt of C\$80.8 million (including the notes payable to the city) equaled about 40% of operating revenue (but only 24% net of the notes payable); however, we consider these entities self-supporting and do not believe Sault Ste. Marie would be required or inclined to provide material extraordinary support to them.

Other contingent liabilities relate mainly to the C\$21.2 million landfill closure and postclosure liability, about 60% of which is covered by a reserve; and other employee-related liabilities that totaled C\$22.0 million at the end of 2015. Combined, these equaled close to 21.5% of the city's operating revenues in 2015, although net of significant reserves, this figure was 15.3%.

## Ratings Score Snapshot

**Table 1**

### City of Sault Ste. Marie -- Rating Score Snapshot

| Key Rating Factors      | Assessment                         |
|-------------------------|------------------------------------|
| Institutional Framework | Very predictable and well-balanced |
| Economy                 | Average                            |
| Financial Management    | Satisfactory                       |
| Budgetary Flexibility   | Strong                             |
| Budgetary Performance   | Strong                             |
| Liquidity               | Exceptional                        |
| Debt Burden             | Very Low                           |
| Contingent Liabilities  | Low                                |

\*S&P Global Ratings' ratings on local and regional governments are based on eight main rating factors listed in the table above. Section A of S&P Global Ratings' "Methodology For Rating Non-U.S. Local And Regional Governments," published on June 30, 2014, summarizes how the eight factors are combined to derive the government's foreign currency rating.

## Key Statistics

**Table 2****City of Sault Ste. Marie -- Economic Statistics**

|                       | <b>--Year ended Dec. 31--</b> |             |             |             |             |
|-----------------------|-------------------------------|-------------|-------------|-------------|-------------|
|                       | <b>2011</b>                   | <b>2012</b> | <b>2013</b> | <b>2014</b> | <b>2015</b> |
| Population            | 75,141                        | 75,216      | 75,291      | 75,366      | 75,000      |
| Population growth (%) | N.M.                          | 0.1         | 0.1         | 0.1         | (0.5)       |
| Unemployment rate (%) | 8.9                           | 7.5         | 8.4         | 6.6         | 8.9         |

The data and ratios above result in part from S&P Global Ratings' own calculations, drawing on national as well as international sources, reflecting S&P Global Ratings' independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. Sources typically include national statistical offices. N.M.--Not meaningful.

**Table 3****City of Sault Ste. Marie -- Financial Statistics**

|  | <b>--Year ended Dec. 31--</b> |             |             |               |               |               |
|--|-------------------------------|-------------|-------------|---------------|---------------|---------------|
| <b>(Mil. C\$)</b>  | <b>2013</b>                   | <b>2014</b> | <b>2015</b> | <b>2016bc</b> | <b>2017bc</b> | <b>2018bc</b> |
| Operating revenues   | 195                           | 198         | 201         | 205           | 210           | 217           |
| Operating expenditures   | 176                           | 180         | 185         | 191           | 197           | 203           |
| Operating balance  | 18                            | 17          | 16          | 14            | 14            | 14            |
| Operating balance (% of operating revenues)                      | 9.4                           | 8.8         | 8.0         | 7.0           | 6.6           | 6.3           |
| Capital revenues   | 7                             | 11          | 12          | 20            | 28            | 38            |
| Capital expenditures   | 20                            | 29          | 23          | 35            | 46            | 68            |
| Balance after capital accounts                                   | 5                             | (1)         | 5           | (0)           | (4)           | (16)          |
| Balance after capital accounts (% of total revenues)             | 2.7                           | (0.4)       | 2.5         | (0.1)         | (1.9)         | (6.4)         |
| Debt repaid  | 2                             | 2           | 1           | 1             | 1             | 2             |
| Balance after debt repayment and onlending                       | 3                             | (3)         | 4           | (1)           | (6)           | (18)          |
| Balance after debt repayment and onlending (% of total revenues) | 1.6                           | (1.4)       | 1.9         | (0.6)         | (2.4)         | (7.0)         |
| Gross borrowings   | 0                             | 0           | 0           | 7             | 4             | 4             |
| Balance after borrowings   | 3                             | (3)         | 4           | 6             | (2)           | (14)          |
| Operating revenue growth (%)                                     | 4.0                           | 1.4         | 1.7         | 2.0           | 2.6           | 3.0           |
| Operating expenditure growth (%)                                 | 3.6                           | 2.1         | 2.6         | 3.0           | 3.2           | 3.2           |
| Modifiable revenues (% of operating revenues)                    | 84.9                          | 85.9        | 86.5        | 87.0          | 87.8          | 88.2          |
| Capital expenditures (% of total expenditures)                   | 10.4                          | 13.8        | 10.9        | 15.4          | 19.0          | 25.1          |
| Direct debt (outstanding at year-end)                            | 12                            | 10          | 9           | 15            | 18            | 20            |
| Direct debt (% of operating revenues)                            | 6.4                           | 5.2         | 4.5         | 7.4           | 8.3           | 9.1           |
| Tax-supported debt (% of consolidated operating revenues)        | 6.4                           | 5.2         | 4.5         | 7.4           | 8.3           | 9.1           |
| Interest (% of operating revenues)                               | 0.4                           | 0.4         | 0.3         | 0.2           | 0.2           | 0.2           |
| Debt service (% of operating revenues)                           | 1.5                           | 1.5         | 0.9         | 0.8           | 0.8           | 0.9           |

The data and ratios above result in part from S&P Global Ratings' own calculations, drawing on national as well as international sources, reflecting S&P Global Ratings' independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. The main sources are the financial statements and budgets, as provided by the issuer. Base case reflects S&P Global Ratings' expectations of the most likely scenario. Downside case represents some but not all aspects of S&P Global Ratings' scenarios that could be consistent with a downgrade. Upside case represents some but not all aspects of S&P Global Ratings' scenarios that could be consistent with an upgrade.

## Key Sovereign Statistics

Sovereign Risk Indicators, July 6, 2016. Interactive version available at [www.spratings.com/SRI](http://www.spratings.com/SRI).

## Related Criteria And Research

### Related Criteria

- Methodology For Rating Non-U.S. Local And Regional Governments, June 30, 2014
- Methodology And Assumptions For Analyzing The Liquidity Of Non-U.S. Local And Regional Governments And Related Entities And For Rating Their Commercial Paper Programs, Oct. 15, 2009
- Criteria: Use of CreditWatch And Outlooks, Sept. 14, 2009

### Related Research

- Slower Growth And Volatile Markets Loom Over North America's Stable Credit Conditions, July 11, 2016
- Institutional Framework Assessments For Non-U.S. Local And Regional Governments, April 21, 2016
- Public Finance System Overview: Canadian Municipalities, Dec. 10, 2015

### Ratings Detail (As Of October 11, 2016)

#### Sault Ste. Marie (City of)

|                      |               |
|----------------------|---------------|
| Issuer Credit Rating | AA-/Stable/-- |
|----------------------|---------------|

|                  |     |
|------------------|-----|
| Senior Unsecured | AA- |
|------------------|-----|

#### Issuer Credit Ratings History

|             |               |
|-------------|---------------|
| 06-Oct-2015 | AA-/Stable/-- |
|-------------|---------------|

|             |                |
|-------------|----------------|
| 30-Oct-2014 | A+/Positive/-- |
|-------------|----------------|

|             |              |
|-------------|--------------|
| 05-Nov-2012 | A+/Stable/-- |
|-------------|--------------|

\*Unless otherwise noted, all ratings in this report are global scale ratings. S&P Global Ratings' credit ratings on the global scale are comparable across countries. S&P Global Ratings' credit ratings on a national scale are relative to obligors or obligations within that specific country. Issue and debt ratings could include debt guaranteed by another entity, and rated debt that an entity guarantees.

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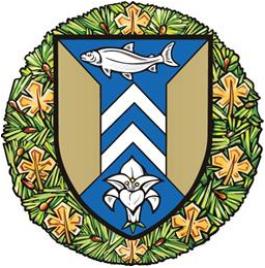
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## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Malcolm White, Deputy CAO / City Clerk – Corporate Services

**DEPARTMENT:** Corporate Services

**RE:** Information Flow Policy

---

#### **PURPOSE**

The purpose of this report is to present an Information Flow Policy for the approval of Council.

#### **BACKGROUND**

A number of developments in the last year have highlighted the need for a policy to guide the flow of information between administration and Council. These include the Bill 8 amendments to the *Municipal Act, 2001* and the adoption of the new corporate strategic plan and subsequent corporate realignment.

#### **ANALYSIS**

The need for timely, accurate and complete information is increasingly important for Council to provide effective governance and for administration to provide effective service delivery. The advent of email and other forms of digital communications and the reality of governing and delivering services in the information age require that measures be taken to guide the flow of information between administration and Council.

As Council is aware, the open meetings provisions of the *Municipal Act, 2001* require that deliberation and debate of matters before Council occur at validly constituted meetings of Council. Group discussions (email/in person/telephone), especially those involving a quorum of Council, that can be construed as moving the business of Council forward are prohibited outside of Council meetings. This does not preclude information being provided to Council, so long as the conveying of that information does not lead to group discussions.

The information flow policy ensures that information is provided in a manner which complies with these provisions. It also ensures that Council, which

exercises its authority collectively, receives information relevant to decision making as a whole.

The policy also guides the flow of information through administration to ensure the information needs of Council and their constituents are addressed as completely and accurately as possible. This is accomplished through having the collection of data assigned appropriately at the staff level and the completeness and accuracy of the information ensured by including the appropriate senior management. The effective implementation of the policy will ensure alignment of staff resources with the objectives of the strategic plan and other council approved priorities and assist in keeping staff accountable in meeting those objectives and priorities.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications associated with the adoption of this policy. Adherence to the policy will result in more effective and efficient communication and information management.

### **STRATEGIC PLAN / POLICY IMPACT**

The implementation of the Information Flow Policy is linked to the Service Delivery – Delivering Excellent Customer Service focus area of the strategic plan.

### **RECOMMENDATION**

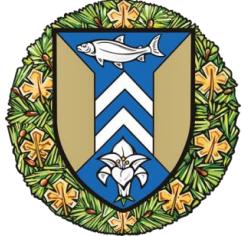
It is therefore recommended that Council take the following action:

Resolved that the report of the Deputy CAO / City Clerk – Corporate Services dated 2016 10 24 concerning Information Flow Policy be received and the Information Flow Policy be approved.

Respectfully submitted,



Malcolm White  
Deputy CAO / City Clerk  
Corporate Services  
705.759-5391  
[m.white@cityssm.on.ca](mailto:m.white@cityssm.on.ca)



# The Corporation of the City of Sault Ste. Marie NUMBER INFORMATION MANUAL

**Subject:** Information Flow Policy  
**Department/Division:** Chief Administrative Officer  
**Source:** Council Resolution -- date  
**Date:** TBD

Page: 1 of 6

## INTRODUCTION

The flow of information between administration and Council and the expectations of Council and administration should promote the principles of transparency, accountability and confidentiality within the corporation. Open lines of communication are essential.

## PURPOSE

In order to ensure the most accurate and comprehensive flow of information, a chain of command is essential.

## SCOPE

This policy applies to staff and to members of City Council.

## DEFINITIONS

“Executive Management Team (EMT)” means the Chief Administrative Officer (CAO), Deputy CAOs, Fire Chief and City Solicitor

“Senior Management Team (SMT)” means the CAO, Deputy CAOs, Fire Chief, City Solicitor, Chief Financial Officer/Treasurer, Directors, the Assistant City Solicitor and the Deputy City Clerk

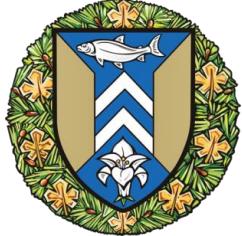
## RESPONSIBILITIES

Staff takes direction from Council as a whole – usually expressed by Council resolution. Staff are charged with making recommendations that reflect their professional expertise and corporate perspective.

Members of Council have the same rights of access to information as the public; however, their role may, under certain circumstances, be perceived as a conflict of interest. Members of Council should exercise caution under these circumstances and clearly disclose their dual role.

It is expected that senior staff (SMT) will:

- Ensure that Council is apprised of any known issues that may impact Council’s decision making process in a timely manner
- Present a departmental or corporate perspective, by report in writing, to Council
- Report to Council in a timely fashion as to any unintended or unexpected impacts of changes to legislation
- Provide feedback to Council members who may not be aware



# The Corporation of the City of Sault Ste. Marie **NUMBER** **INFORMATION MANUAL**

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**Subject:** Information Flow Policy  
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- of existing policy
- Provide Council with the implications of recommendations which may impact on service area or corporate wide work plans and related capacity issues
  - Inform their immediate supervisor of requests from members of Council and the information provided.

It is expected that members of Council will:

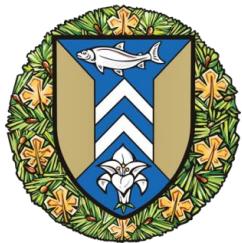
- Request the input of staff through the CAO prior to making policy decisions
- Discuss issues with the CAO and relevant members of the EMT and advise them of concerns prior to Council meetings whenever possible
- Understand that discussions with staff may be communicated and that a member of Council cannot compel a member of staff to confidentiality
- Request advice from the City Clerk or Deputy City Clerk about the appropriate wording of motions, amendments and formal directions to staff in accordance with the procedural by-law
- Consult with the relevant member(s) of the SMT prior to responding to constituents' concerns or requests to ensure accurate information regarding City policies, service levels, budgets and work plans

With the exception of emergencies it is not expected that requests for information from members of Council will be returned outside regular administrative business hours.

## Agendas

Council agendas are circulated to members of Council in advance of the Council meeting. Agenda packages are distributed to members of Council in advance of the media and the public. Once public, agendas are available on the City's website.

Questions regarding the Council agenda are to be directed to Mayor, CAO, EMT members, SMT members or staff in the City



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Clerk's Office .

In order to ensure transparency in disclosing information to the public and in order to ensure that members of Council are prepared in advance of a Council meeting, circulation of material at Council meetings is discouraged.

## Council Reports

Council reports are available on the City's website as part of a meeting agenda package. They are also available to members of Council through the electronic agenda application (eScribe).

If an individual Councillor has questions regarding a Council report they should contact the author of the report with a copy to the relevant member of the SMT. The author of the report shall reply with a copy to the SMT member and to all members of Council. It is specifically **not** intended that any group discussion ensue by email or otherwise.

## Resolutions, By-laws, Minutes

Council resolutions and by-laws are recorded in the meeting minutes. Council approved minutes are posted on the City's website and are available on the electronic agenda application (eScribe).

Members of Council and staff are able to review draft minutes prior to their formal circulation on an as-needed basis.

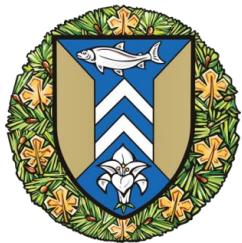
Questions regarding minutes are to be directed to the City Clerk or Deputy City Clerk.

## Information Items

Council receives information through the electronic agenda application (eScribe) including correspondence and other information received by the City Clerk's office that may be of interest to members of Council.

## Emails

The open meeting provisions of the *Municipal Act* are violated when email communications between members of Council lead to a group discussion (particularly when the group exceeds the level



# The Corporation of the City of Sault Ste. Marie NUMBER INFORMATION MANUAL

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of quorum) and when the discussion can be construed as exercising the power or authority of the Council or doing the groundwork necessary to exercise that power or authority.

Email communications between members of Council beyond the simple conveying of information shall be conducted on a one-to-one basis. Group email discussions should not occur.

## **Externally Authored Reports**

Externally authored reports may be the subject of a staff review process prior to release to members of Council to consider completeness; technical accuracy; standard of care; risk, recommendations for Council, determination of distribution (public, confidential).

Staff may, from time to time, be in receipt of third party material that is considered confidential and distribution may be restricted.

In these circumstances members of Council shall be granted access to review such a report while on premises at City Hall unless it is deemed that there is a risk to the corporation.

## **Information / Data not Collected**

If a member of Council requests information that has not been collected, the size, scope and availability of the data needs to be considered by the CAO and/or EMT member prior to granting the request. If the request would cause the re-allocation of staff resources away from existing priorities, a Council resolution will be required.

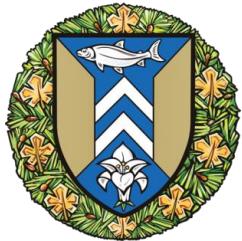
## **Inter-governmental Communications (Council)**

The Mayor is the spokesperson for Council regarding communications with other governments or agencies.

Members of Council should not directly contact regulatory bodies regarding regulatory compliance concerns.

## **Constituent Requests**

Members of Council receive requests for information and/or service from their ward constituents and provide a valuable service to members of the public by facilitating their connection to the right



# The Corporation of the City of Sault Ste. Marie NUMBER INFORMATION MANUAL

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person within the corporation.

The staff response to a constituent request forwarded through a member of Council can take one of two forms:

- The staff member responds directly to the constituent;
- The staff member provides the necessary information to the member of Council for their response to the constituent.

Members of Council should expect to receive a response within one working day with, at minimum, an acknowledgement of receipt and a time-line for receiving the requested information.

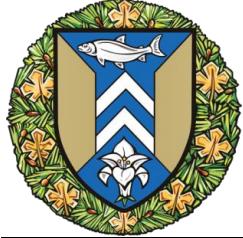
Councillors should include their ward-mate in the correspondence to staff to avoid duplication of work. Generally speaking, staff should respond to both ward councillors when responding to a ward-specific constituent request. If the request is not ward-specific but of a corporate or city-wide nature then the staff member will include all of Council in their response to the ward Councillor and/or constituent.

If a constituent has made a request for information that the member of Council is unable to answer, the member of Council should forward the email or information request via email to: the relevant member of the SMT.

If a constituent has made a request for service, the member of Council should forward the email or request via email to the relevant member of the SMT.

All constituent requests for service are considered in light of current Council policy and operational work plans and priorities. A request through a member of Council should not be construed as an opportunity to receive preferential treatment. Members of Council have an obligation to make this clear to the constituent. Equally, if an operational decision is made to act upon the constituent request sent through a member of Council, staff should not characterize the work as politically-driven to members of the public.

A commitment for service should include a time frame. It is



The Corporation of the City of Sault Ste. Marie **NUMBER**  
**INFORMATION MANUAL**

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**Subject:**

Information Flow Policy

**Department/Division:**

Chief Administrative Officer

**Source:**

Council Resolution -- date

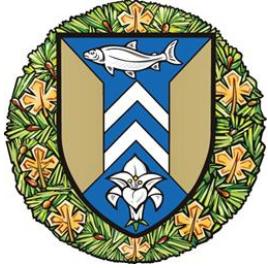
**Date:**

TBD

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expected that if this timeframe will not be met that the member of staff will proactively inform the constituent and member(s) of Council in advance of the missed deadline.

DRAFT



## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Rachel Tyczinski, Deputy City Clerk

**DEPARTMENT:** Corporate Services

**RE:** Downtown Business Improvement Area Board of Directors

---

#### **PURPOSE**

The purpose of this report is to request that Council appoint the Downtown Business Improvement Area board of directors for the term expiring November 30, 2018.

#### **BACKGROUND**

On September 28, 2015 City Council appointed an interim board of directors of the Downtown Business Improvement Area and set the composition of the board at nine members (including one member of Council appointed directly by the municipality as set out in the *Municipal Act*.) The *Act* requires that the remaining individuals are elected by the membership of the Business Improvement Area.) The *Municipal Act* also provides that the term of the directors is the same as the term of the Council that appointed them.

On September 12, 2016 the interim board of directors approved a process to elect a board of directors to take office for the balance of the Council term.

#### **ANALYSIS**

Nominations to the board of directors were accepted between September 12, and September 26, 2016 with voting to take place between September 27 and October 12, 2016.

The following individuals were nominated: Joseph A. Bisceglia, Kristi Cistaro, Frank Gaccione, Bryan Hayes, Rory Ring, Angela Romano, Paul Scornaienchi and Grace Tridico.

As the board is comprised of eight individuals elected by the membership and one member of Council, the eight nominees were acclaimed and a vote of the membership was not required.

Downtown BIA Board of Directors  
2016 10 24  
Page 2.

Councillor R. Romano was Council's appointee to the interim board and has indicated an interest in continuing in this capacity.

### **FINANCIAL IMPLICATIONS**

There is no financial impact to appointing the board of directors of the Downtown Business Improvement Area.

### **STRATEGIC PLAN / POLICY IMPACT**

Creating a vibrant downtown area is a strategic direction identified in the corporate Strategic Plan. The Downtown Business Improvement Area board is a key partner in creating a vibrant and attractive downtown contributing to the vitality and resiliency of the city.

### **RECOMMENDATION**

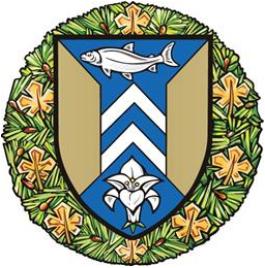
It is therefore recommended that Council take the following action:

Resolved that the report of the Deputy City Clerk dated 2016 10 24 concerning Downtown Business Improvement Area Board of Directors be received and that Councillor R. Romano and Joseph A. Bisceglia, Kristi Cistaro, Frank Gaccione, Bryan Hayes, Rory Ring, Angela Romano, Paul Scornaienchi and Grace Tridico be appointed to the Downtown Business Improvement Area board of directors to hold office until December 1, 2018.

Respectfully submitted,



Rachel Tyczinski  
Deputy City Clerk and  
Manager of Quality Improvement  
705.759.5392  
[r.tyczinski@cityssm.on.ca](mailto:r.tyczinski@cityssm.on.ca)



## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council  
**AUTHOR:** Larry Girardi, Deputy CAO  
**DEPARTMENT:** Public Works and Engineering Services  
**RE:** Potential Sale of City Owned Property

---

#### **PURPOSE**

The purpose of this report is to request Council approval for the potential sale of the property at 13 Salisbury Avenue (Maycourt Daycare facility).

#### **BACKGROUND**

The Maycourt Daycare facility at 13 Salisbury Avenue has recently been closed. Following the closure, the building must now be heated and maintained during the winter months with no revenue to cover these costs. It is recommended that this building be declared surplus and put up for sale immediately with the hope of eliminating ongoing maintenance costs through the winter months and beyond.

#### **ANALYSIS**

If Council declares the subject property surplus, the property will be advertised as appropriate through local media and on the City's web page.

#### **FINANCIAL IMPLICATIONS**

If Council approves this as surplus, it would be consistent with the City's plan to dispose of any surplus property. Negotiating the sale of this building can create a positive financial situation in comparison to the expense of ongoing maintenance requirements.

#### **STRATEGIC PLAN / POLICY IMPACT**

Not applicable.

#### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Deputy CAO dated 2016 10 24 be received and that Council direct the Legal Department to create the necessary bylaw to declare the property at 13 Salisbury Avenue as surplus, and further to authorize disposition of said property.

Potential Sale of City Owned Property

2016 10 24

Page 2.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Larry Girardi".

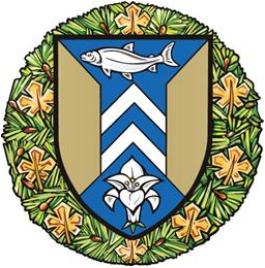
Larry Girardi

Deputy CAO

705.759.5206

[l.girardi@cityssm.on.ca](mailto:l.girardi@cityssm.on.ca)

/bb



## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Adam Shier, Risk Manager

**DEPARTMENT:** Legal Department

**RE:** Risk and Liability Regarding Water Fountain – Goulais Avenue and Second Line West

---

#### **PURPOSE**

The purpose of this report is to recommend City Council direct Sault Ste. Marie PUC to cap off and close the water fountain located at the corner of Goulais Avenue and Second Line West.

#### **ATTACHMENT**

Attached hereto are three (3) photographs of the fountain taken by Crawford Adjusters on January 7, 2014.

#### **BACKGROUND**

An outdoor water fountain is located at the corner of Goulais Avenue and Second Line West in the City of Sault Ste. Marie. The property and fountain are owned by the City. The water flow in the fountain is maintained by the Public Utilities Commission of the City of Sault Ste. Marie. Although PUC maintains the fountain there is no formal agreement between the parties obligating the maintenance. The Public Works and Transportation Department of the City sands the property surrounding the fountain as needed.

On December 23, 2013 an individual was accessing the fountain to obtain water. The water from the fountain was overflowing creating an ice buildup and very slippery conditions. The individual fell and sustained injury. She filed a claim against the City. The claim was settled for just under Six Thousand (\$6,000.00) Dollars. The settlement amount was paid jointly by the City and PUC.

#### **ANALYSIS**

The fountain is well used by the community. Some people are of the (erroneous) belief that the water from the fountain is purer than that of household tap water. The icy conditions in the winter mark the fountain as a definite hazard for individuals and a decided liability for the City.

Risk and Liability Regarding Water Fountain – Goulais Avenue and Second Line West  
2016 10 24  
Page 2.

Winter condition of the site has not changed since the December 2013 claim and is a foreseeable risk of further injuries and claims. Further, the City and PUC are unable to ensure the potability of the water and there is a potential risk for cross contamination created by the public utilizing the source in any manner they choose.

Moreover, the Safe Drinking Water Act requires owners of water systems to ensure that water meets the provincially established safety standards. In the case of the fountain, PUC does not warrant potability of the water as evidenced by the signage on site. This creates another potential liability for the City.

For these reasons, the site should be closed permanently but at the very least, for the normal winter period (e.g. November 1 – May 15).

### **FINANCIAL IMPLICATIONS**

Not applicable.

### **STRATEGIC PLAN / POLICY IMPACT**

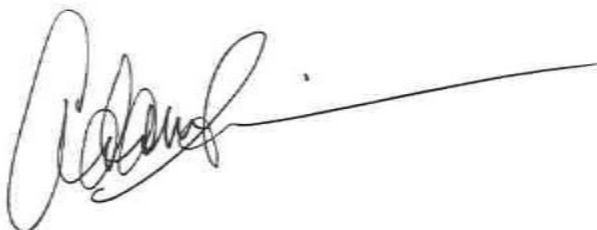
Not applicable.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

The Public Utilities Commission of the City of Sault Ste. Marie be directed to cap off and permanently stop the flow of water at the fountain located at Goulais Avenue and Second Line West.

Respectfully submitted,



Adam Shier  
Risk Manager

AS/da

LEGAL\STAFF\COUNCIL REPORTS\2016\RISK AND LIABILITY REGARDING WATER FOUNTAIN - GOULAIS AVENUE AND SECOND LINE WEST.DOCX



**Photo #1 - Taken on January 7, 2014**

Looking south on Goulais Avenue at location of community water fountain



**Photo #12 - Taken on January 7, 2014**

Looking west at condition of area in front of water fountain



**Crawford®**

## Photo Sheet

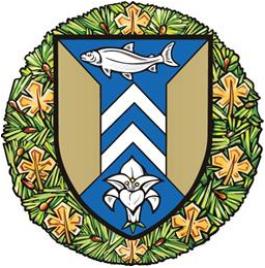
Claim #: 2817333

Photographer: David K.  
Marshall



**Photo #11 - Taken on January 7, 2014**

Looking west at water fountain and condition of same in the winter time



## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Nuala Kenny, City Solicitor

**DEPARTMENT:** Legal Department

**RE:** Pigeon By-law Amendment

---

#### **PURPOSE**

The purpose of this report is to recommend that Council not amend City By-Law 2005-37.

#### **BACKGROUND**

On August 22, 2016, Council passed the following resolution moved by Councillor S. Myers and seconded by Councillor S. Hollingsworth:

“Whereas City By-law 2005-37 prohibits the feeding of pigeons on private property but not on City property;

Whereas citizens have expressed a desire to minimize the pigeon population in parks and other public spaces to promote cleanliness and reduce nuisance;

Now therefore be it resolved that the Legal Department be requested to review By-law 2005-37 and report back to City Council by October 24, 2016 with any recommendations to amend the by-law”.

#### **ATTACHMENT**

Attached is a copy of the letter from Freddie Pozzebon, Chief Building Official.

#### **ANALYSIS**

After a review of other municipalities’ by-laws of a similar nature, it is not uncommon to endeavour to minimize the congregation of pigeons on public property by prohibiting feeding on same. However, for the reasons that follow the Legal Department does not recommend this approach in Sault Ste. Marie.

Large congregations of pigeons create concerns for public health, aesthetic and nuisance. However, from a public health perspective the risk to human health

Pigeon By-law Amendment

2016 10 24

Page 2.

from the exposure to large flocks of pigeons in urban settings is very low. Jurisdictions that currently control feeding pigeons do so to eliminate the nuisance and property damage pigeons may cause.

Timmins, Hamilton, Windsor and Sudbury all have by-laws that prohibit the feeding of pigeons on public property, implicitly or explicitly. Windsor and Sudbury, not having a Pigeon by-law, do so using their Parks By-laws in order to promote the use and enjoyment of public parks.

There are two problems with expanding the By-law to include public property. The first is that members of the public already enjoy feeding animals on public property, such as chipmunks, ducks and chickadees, and the feed can also easily attract pigeons. The City's Parks By-law already prohibits littering in a park, which would include leaving food waste out and available for consumption by birds, including pigeons.

The second and more critical problem with expanding the By-law is that of enforcement. The Building Department has confirmed that enforcement of this by-law would be challenging. In a letter from Freddie Pozzebon, Chief Building Official, attached hereto, he opines that enforcement would be complaint-driven and demand an immediate response from officers which is not practicable. Moreover, the City's enforcement officers are unable to compel individuals to identify themselves, making issuing a charge difficult.

**FINANCIAL IMPLICATIONS**

Not applicable.

**STRATEGIC PLAN / POLICY IMPACT**

Not applicable.

**RECOMMENDATION**

It is therefore recommended that Council take no action.

Respectfully submitted,



Nuala Kenny  
City Solicitor

NK/md  
Attachment



October 7, 2016

**Mayor Christian Provenzano  
and Members of Council**

**Subject: Pigeon By-law Amendment**

In contemplating a potential amendment to the Pigeon By-law, the following issues need to be considered.

In the course of the past ten years building division staff has received 6 complaints regarding the feeding of pigeons, geese and ducks on public property. I opine that the feeding of these birds is a random act and as such there is no set time or place that it occurs, making enforcement extremely difficult, if not impossible.

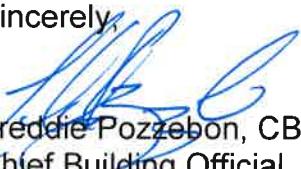
If a by-law were to be put in place, contravention would be primarily complaint driven. Staff would have to respond immediately in order to witness the actual feeding. This would put enormous strain on property standards staff. If the inspector were to have any chance of witnessing the act, he would have to discontinue his current inspection and immediately drive to where the feeding was taking place. This could involve driving from one end of the city to other to observe the occurrence.

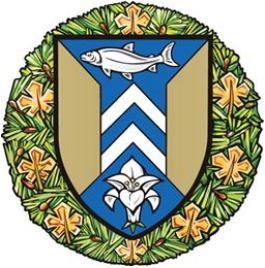
If the inspector was successful in observing the by-law infraction, their existing statutory powers would not permit them to request identification and as such would only be able to issue a warning to the offender.

This type of enforcement procedure would result in a change from the current by-law enforcement actions towards property owners to persons.

Alternatively, a more economically feasible approach would be to provide adequate signage prohibiting feeding of wild life in our parks and encourage more responsible behaviour.

Sincerely,

  
**Freddie Pozzebon, CBO  
Chief Building Official**



## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Shelley J. Schell, CPA, CA  
Chief Financial Officer and Treasurer

**DEPARTMENT:** Corporate Services

**RE:** 2017 Capital Budget

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#### **PURPOSE**

The purpose of this report is to seek Council approval of the 2017 Capital Budget and to provide as information the forecast for the 2018 and 2019 Capital Budgets.

#### **BACKGROUND**

Capital investments are prioritized by first giving consideration to maintaining the City's existing assets and meeting regulatory requirements (e.g. health and safety, accessibility). Once these projects are addressed, investment for Growth and Service Enhancements are considered.

The Capital Budget process starts with the City's Asset Management Plan, as was approved by Council at its meeting of February 23, 2015. The Asset Management Plan details what is required to maintain/replace the City's current infrastructure and what it will cost. At the February 23, 2015 Council meeting it was noted that the City had a 10 year cumulative infrastructure deficit for the Roads, Sanitary and Storm Sewers of \$544 million, meaning the City's funding level annually is about \$54 million short to maintain those assets. In addition, Buildings required \$2.7 million annual funding, of which only \$2.3 million of approved funding is allocated. The Asset Management Plan is reviewed annually and the forecast updated. Detailed updates are anticipated to be completed every 5 years.

The City's financial resources are reviewed in conjunction with the prioritized projects. Due to limited resource availability, the 2017 Capital Budget currently only addresses the maintenance of current assets and regulatory requirements. The 2018–2019 Capital Forecast currently reflects unfinanced requirements of \$2.5 million and \$0.8 million respectively. Unfunded projects include:

## 2017 Capital Budget

2016 10 24

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- Transit fleet requirements \$1,000,000
- Bellevue Park Splash Pad \$800,000
- Fire Fleet/Equipment \$868,000
- Corporate Telephone System \$600,000

Future capital budgets will require additional funding to address this shortfall.

Strategic Plan investments for Growth and Service Enhancement projects will also require additional funding allocations.

## ANALYSIS

### 2017 Capital Budget Summary

The 2017–2019 Capital Budget and Forecast is included in Appendix A. The 2017 Capital Budget seeks approval of \$41.3 million of investment.

|                              |    |                   |
|------------------------------|----|-------------------|
| Roads/Bridges/Storm Sewers   | \$ | 24,622,050        |
| Sanitary Sewer               | \$ | 7,250,080         |
| Building Capital Maintenance | \$ | 6,758,200         |
| Landfill Upgrades            | \$ | 100,000           |
| Public Works Fleet           | \$ | 1,134,830         |
| Transit Fleet                | \$ | 600,000           |
| Fire Fleet                   | \$ | 320,000           |
| Community Services Projects  |    | 50,000            |
| Planning Projects            | \$ | 462,000           |
|                              | \$ | <u>41,297,160</u> |

Funding sources for the above projects are as follows:

|                            |    |                   |
|----------------------------|----|-------------------|
| Operating Levy             | \$ | 7,540,000         |
| Capital Budget Net Revenue | \$ | 787,120           |
| Sanitary Sewer Fee         | \$ | 8,843,080         |
| Reserves                   | \$ | 3,613,030         |
| Grants                     | \$ | 15,513,930        |
| Long Term Debt             | \$ | 5,000,000         |
|                            | \$ | <u>41,297,160</u> |

Grants estimated from other levels of government fund 38% of the capital budget, most of which fund the Roads/Bridges/Storm Sewers and leverages the City's funding dollars. Details of individual projects and the funding of each are included in Appendix B.

Looking forward to 2018, the capital budget process will be expanded to include a detailed 5 year plan, as well as a forecast for 10 years, focused on Council's strategic direction.

*Long Term Debt*

The 2017 Capital Budget includes an addition of \$5.0 million for long term debt to fund the Civic Centre Windows and Cladding project. Debt servicing will be funded from the annual allocation to the Asset Management Reserve-Buildings of \$2.3 million included in the operating budget. There will be no addition to the levy to service this debt.

The forecast for 2018-2019 reflects a \$6 million increase in long term debt in 2018 to fund the City's share of the potential Transit Relocation. Debt servicing will require \$485,000 increase to the levy. The projected long term debt levels and debt servicing costs are included in Appendix C.

*Capital from Current*

The 2017 Operating Budget includes an annual allocation for miscellaneous capital requests, called Capital from Current, which are not included in the Asset Management Plan. The annual allocation in 2015 was \$1 million. The 2016 budget temporarily reduced the allocation to \$600,000 with the recommendation of annual increases of \$175,000 per year until the \$1 million allocation is once again reached. The 2017 Capital from Current allocation is set at \$775,000.

Capital from Current projects are ranked using the same priorities as the Capital Budget. Due to funding limitations, only Legislated/Regulatory and State of Good Repair projects were considered and not all asset maintenance projects could be addressed. A listing of all projects, funding sources and recommendations are included in Appendix D.

**FINANCIAL IMPLICATIONS**

The 2017 Capital Budget includes an addition of \$175,000 to the Capital from Current levy allocation as recommended in the 2016 Budget when it was reduced from \$1 million to \$600,000.

All other Capital Funding allocations in the levy are unchanged from the previous year.

The 2018 and 2019 Capital Forecasts reflect unfinanced capital requirements totaling \$3.3 million that will have to be addressed to determine if funding resources are available.

2017 Capital Budget

2016 10 24

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### **STRATEGIC PLAN / POLICY IMPACT**

The Capital Budget addresses the Strategic Plan Focus Area: Infrastructure: Asset Management and Maintaining Our Existing Infrastructure.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Chief Financial Officer/Treasurer dated October 24, 2016 concerning the 2017–2019 Capital Budget and Forecast be received and that the 2017 Capital Budget and Financing Sources as set out in Appendix B and Capital from Current allocation and projects in Appendix D be approved.

Respectfully submitted,



Shelley J. Schell, CPA, CA  
Chief Financial Officer/Treasurer  
705.759.5355  
[s.schell@cityssm.on.ca](mailto:s.schell@cityssm.on.ca)

attachments

**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**CAPITAL BUDGET SUMMARY**  
**YEARS: 2017 TO 2019**

**APPENDIX A**

|  | 2017              | 2018              | 2019              | Total              |
|--|-------------------|-------------------|-------------------|--------------------|
| CommunityDevelopment & Enterprise Services           | 1,112,000         | 1,812,000         | 20,835,700        | 23,759,700         |
| Fire Services  | 320,000           | 1,957,200         | 1,005,010         | 3,282,210          |
| Public Works & Engineering Services                  | 33,281,960        | 42,930,325        | 48,915,363        | 125,127,648        |
| Corporate Services                                   | 6,583,200         | 1,090,200         | 100,200           | 7,773,600          |
| Outside Agencies                                     | -                 | 1,075,000         | 1,652,000         | 2,727,000          |
| <b>Total Capital Requirements</b>                    | <b>41,297,160</b> | <b>48,864,725</b> | <b>72,508,273</b> | <b>162,670,158</b> |
| check  |                   |                   |                   |                    |
| <b>Funding:</b>                                      |                   |                   |                   |                    |
| Capital Levy Overall                                 | 4,815,000         | 4,858,050         | 4,500,000         | 14,173,050         |
| Capital Levy Urban Only                              | 2,212,119         | 1,305,020         | 1,494,839         | 5,011,978          |
| Capital Levy Miscellaneous Construction              | 1,300,000         | 1,300,000         | 1,300,000         | 3,900,000          |
| Sewer Surcharge                                      | 8,843,080         | 23,545,280        | 23,150,386        | 55,538,746         |
| Federal Gas Tax                                      | 4,569,050         | 4,786,625         | 4,786,625         | 14,142,300         |
| Reserves   | 1,854,830         | 1,682,830         | 8,736,830         | 12,274,490         |
| Reserve Funds  | -                 | -                 | -                 | -                  |
| Build Canada Fund (2/3)                              | 4,000,000         | 4,000,000         | 4,000,000         | 12,000,000         |
| OCIF Funding-fromula based funding                   | 881,330           | 1,254,520         | 150,683           | 2,286,533          |
| Connecting Link (90%)                                | 2,269,800         | -                 | -                 | 2,269,800          |
| Government Grants                                    | 3,793,751         | -                 | 12,000,000        | 15,793,751         |
| Long Term Debt                                       | 5,000,000         | -                 | 6,000,000         | 11,000,000         |
| Other  | -                 | -                 | -                 | -                  |
| Infrastructure Maintenance Requirements from reserve | 1,758,200         | 3,653,200         | 5,599,900         | 11,011,300         |
| Funding Available                                    | 1,758,200         | 3,653,200         | 2,845,230         | 8,256,630          |
| Funding Shortfall/(excess)                           | -                 | -                 | 2,754,670         | 2,754,670          |
| Other unfinanced                                     | -                 | 2,479,200         | 789,010           | 3,268,210          |
| <b>Total Capital Funding Required</b>                | <b>41,297,160</b> | <b>48,864,725</b> | <b>72,508,273</b> | <b>162,670,158</b> |
| check  |                   |                   |                   |                    |

**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**CAPITAL BUDGET SUMMARY**  
**YEARS: 2017 TO 2019**

**COMMUNITY SERVICES DEPARTMENT**

|   | 2017             | 2018             | 2019              | Total             |
|---|------------------|------------------|-------------------|-------------------|
| <b>Infrastructure Maintenance</b>         |                  |                  |                   |                   |
| <b>Community Services</b>                 |                  |                  |                   |                   |
| Steelton Senior Citizens Centre           | 210,000          | 22,000           | 232,000           |                   |
| Senior Citizens Crop-In Centre            | -                | 235,000          | 235,000           |                   |
| Roberta Bondar Park                       |                  | 323,000          | 323,000           |                   |
| Essar Centre                              | 31,000           | -                | 31,000            |                   |
| John Rhodes Community Centre              | -                | 242,000          | 242,000           |                   |
| Northern Community Centre                 | -                | 85,000           | 85,000            |                   |
| Ermatinger Old Stone House                | 120,000          | 64,700           | 184,700           |                   |
| Bellevue Marina                           |                  |                  | -                 |                   |
| Bondar Marina                             |                  |                  | -                 |                   |
| Stratclair Field Lighting                 |                  |                  | -                 |                   |
| McMeeken Centre                           | -                |                  | -                 |                   |
|   | <b>-</b>         | <b>361,000</b>   | <b>971,700</b>    | <b>1,332,700</b>  |
| <b>Transit</b>                            |                  |                  |                   |                   |
| Transit Bus Depot                         | -                | 99,000           | 1,346,000         | 1,445,000         |
| Transit Terminal Building                 | -                | 52,000           | 6,000             | 58,000            |
|   | <b>-</b>         | <b>151,000</b>   | <b>1,352,000</b>  | <b>1,503,000</b>  |
| <b>Cemetery</b>                           |                  |                  |                   |                   |
| Cemetery Chapel & Office Building         | -                | -                | 12,000            | 12,000            |
| Mausoleum-Columbarium                     |                  |                  | -                 |                   |
| New Greenwood Storm Water Management Plan |                  |                  | -                 |                   |
|   | <b>-</b>         | <b>-</b>         | <b>12,000</b>     | <b>12,000</b>     |
| <b>Planning</b>                           |                  |                  |                   |                   |
| Official Plan                             | 250,000          |                  | 250,000           |                   |
|   | <b>250,000</b>   | <b>-</b>         | <b>-</b>          | <b>250,000</b>    |
| <b>Infrastructure Development:</b>        |                  |                  |                   |                   |
| Welcome Sign (note 2)                     | 212,000          |                  | 212,000           |                   |
| Transit Relocation (note 4)               |                  | 18,000,000       | 18,000,000        |                   |
| McMeeken Centre replacement(note 1)       | 50,000           | 800,000          |                   | -                 |
| Bellevue Park Splash Pad                  |                  |                  | 850,000           |                   |
|   | <b>262,000</b>   | <b>800,000</b>   | <b>18,000,000</b> | <b>19,062,000</b> |
| <b>Fleet &amp; Equipment</b>              |                  |                  |                   |                   |
| Transit-Fleet/Equipment (note 3)          | 600,000          | 500,000          | 500,000           | 1,600,000         |
|   | <b>600,000</b>   | <b>500,000</b>   | <b>500,000</b>    | <b>1,600,000</b>  |
| <b>Total</b>                              | <b>1,112,000</b> | <b>1,812,000</b> | <b>20,835,700</b> | <b>23,759,700</b> |
| <b>Designated Funding:</b>                |                  |                  |                   |                   |
| Capital Levy Overall                      | 315,000          |                  | 315,000           |                   |
| Capital Levy Urban Only                   |                  |                  | -                 |                   |
| Sewer Surcharge                           |                  |                  | -                 |                   |
| Federal Gas Tax                           |                  |                  | -                 |                   |
| Reserves-Other                            | 300,000          |                  | 300,000           |                   |
| Reserve Funds                             |                  |                  | -                 |                   |
| Capital from Current                      |                  |                  | -                 |                   |
| Government Grants                         | 472,000          | 12,000,000       | 12,497,000        |                   |
| Long Term Debt                            |                  | 6,000,000        | 6,000,000         |                   |
| Other                                     |                  |                  | -                 |                   |
| Asset Management Reserve                  | -                | 512,000          | 2,335,700         | 2,847,700         |
| <b>Total</b>                              | <b>1,112,000</b> | <b>512,000</b>   | <b>20,335,700</b> | <b>21,959,700</b> |
| <b>Unfinanced and not recommended</b>     |                  | <b>1,300,000</b> | <b>500,000</b>    | <b>1,800,000</b>  |

**Notes:**

- 1) The McMeeken Centre arena replacement has not been included in the forecast. Utilization study to be completed to verify requirement and funding source for potential replacement
- 2) The Welcome Sign at the International Bridge was approved in 2016. Project costs exceeded budget for design and staff are now looking at other options for 2017. Previously approved funding is reflected in the 2017 budget.
- 3) Public Transit Infrastructure Funds were announced August 2016. The City's eligible allocation is \$3,279,873, of which the City must match. Transit capital funds available for 2017 are approximately \$300,000, which equates to eligible expenditures of \$600,000. Additional funds would have to be identified to leverage additional amounts of the eligible grant.
- 4) The feasibility of the relocation of the Transit Terminal Building is currently being undertaken. If results are positive, the relocation capital cost is forecast in 2018 with 2/3 funding from other government levels.
- 5) The Bellevue Park Splash Pad feasibility study is currently being investigated by staff for funding possibilities. For budget purposes 50% grant is estimated. The capital project is forecasted for 2018. Funding has not been identified for the project.

**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**CAPITAL BUDGET SUMMARY**  
**YEARS: 2017 TO 2019**

*FIRE SERVICES*

|                                    | 2017           | 2018             | 2019             | Total            |
|------------------------------------|----------------|------------------|------------------|------------------|
| <b>Infrastructure Maintenance:</b> |                |                  |                  |                  |
| Central Fire Station #1            |                | 394,000          | 93,000           | 487,000          |
| Fire Station #2                    |                | 18,000           | 3,000            | 21,000           |
| Fire Station #3                    |                | 12,000           | 3,000            | 15,000           |
| Fire Hall #4/EMS Complex           |                | 656,000          | 365,000          | 1,021,000        |
|                                    | <b>-</b>       | <b>1,080,000</b> | <b>464,000</b>   | <b>1,544,000</b> |
| <b>Fleet/Equipment:</b>            |                |                  |                  |                  |
|                                    | 320,000        | 877,200          | 541,010          | 1,738,210        |
|                                    | <b>320,000</b> | <b>877,200</b>   | <b>541,010</b>   | <b>1,738,210</b> |
| <b>Total</b>                       | <b>320,000</b> | <b>1,957,200</b> | <b>1,005,010</b> | <b>3,282,210</b> |
| <b>Designated Funding:</b>         |                |                  |                  |                  |
| Capital Levy Overall               |                |                  |                  | -                |
| Capital Levy Urban Only            |                |                  |                  | -                |
| Sewer Surcharge                    |                |                  |                  | -                |
| Federal Gas Tax                    |                |                  |                  | -                |
| Reserves                           | 320,000        | 298,000          | 252,000          | 870,000          |
| Reserve Funds                      |                |                  |                  | -                |
| Capital from Current               |                |                  |                  | -                |
| Government Grants                  |                |                  |                  | -                |
| Long Term Debt                     |                |                  |                  | -                |
| Other                              |                |                  |                  | -                |
| Infrastructure Funding Required    | <b>-</b>       | <b>1,080,000</b> | <b>464,000</b>   | <b>1,544,000</b> |
| Unfinanced                         |                |                  |                  | -                |
| <b>Total</b>                       | <b>320,000</b> | <b>1,378,000</b> | <b>716,000</b>   | <b>2,414,000</b> |
| Unfinanced                         | <b>-</b>       | <b>579,200</b>   | <b>289,010</b>   | <b>868,210</b>   |

**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**CAPITAL BUDGET SUMMARY**  
**YEARS: 2017 TO 2019**

**ENGINEERING AND PLANNING**

|  | 2017              | 2018              | 2019              | Total              |
|--|-------------------|-------------------|-------------------|--------------------|
| <b>Infrastructure-Large Wastewater:</b>          |                   |                   |                   |                    |
| West End Plant and MPS                           | 3,000,000         | 11,000,000        | 11,000,000        | 25,000,000         |
| East End Plant                                   | -                 | -                 | -                 | -                  |
| Pumping Stations                                 | 583,000           | 278,875           | 275,000           | 1,136,875          |
| Biosolids Management Facility                    | 1,000,000         | 9,000,000         | 9,000,000         | 19,000,000         |
| Waste Water Treatment Plant Capital Maintenance  | 2,627,080         | 2,375,800         | 2,368,250         | 7,371,130          |
| <b>Infrastructure- Aqueducts (Note 1)</b>        |                   |                   |                   |                    |
| <b>Infrastructure-Bridges</b>                    | 6,800,000         | 6,000,000         | 6,000,000         | 18,800,000         |
| <b>Infrastructure-Roads (Note 2)</b>             |                   |                   |                   |                    |
| <b>Infrastructure-Miscellaneous Construction</b> | 16,522,050        | 10,734,820        | 9,344,283         | 36,601,153         |
| <b>Landfill Upgrade/Replacement (Note 4)</b>     | 1,300,000         | 1,300,000         | 1,300,000         | 3,900,000          |
| <b>Fleet &amp; Equipment</b>                     | 100,000           | 250,000           | 7,350,000         | 7,700,000          |
| Sanitary Sewer                                   | 40,000            | 360,000           | 95,000            | 495,000            |
| <b>Total</b>                                     | <b>31,972,130</b> | <b>41,299,495</b> | <b>46,732,533</b> | <b>120,004,158</b> |

**Designated Funding:**

|   |           |            |            |            |
|---|-----------|------------|------------|------------|
| Capital Levy Overall                        | 4,500,000 | 4,858,050  | 4,500,000  | 13,858,050 |
| Capital Levy Urban Only                     | 2,212,119 | 1,305,020  | 1,494,839  | 5,011,978  |
| Capital Levy Miscellaneous Construction     | 1,300,000 | 1,300,000  | 1,300,000  | 3,900,000  |
| Sewer Surcharge                             | 8,843,080 | 23,545,280 | 23,150,386 | 55,538,746 |
| Federal Gas Tax                             | 4,569,050 | 4,786,625  | 4,786,625  | 14,142,300 |
| Reserves-Landfill                           | 100,000   | 250,000    | 7,350,000  | 7,700,000  |
| Reserve Funds                               |           |            |            | -          |
| Build Canada Fund (2/3)                     | 4,000,000 | 4,000,000  | 4,000,000  | 12,000,000 |
| OCIF Funding-fromula based funding (Note 3) | 881,330   | 1,254,520  | 150,683    | 2,286,533  |
| Connecting Link (90%)                       | 2,269,800 |            |            | 2,269,800  |
| Clean Water & Wastewater Fund               | 3,296,751 |            |            | 3,296,751  |
| Long Term Debt                              |           |            |            | -          |
| Other                                       |           |            |            | -          |
| Infrastructure Funding Required             |           |            |            | -          |

|              |                   |                   |                   |                    |
|--------------|-------------------|-------------------|-------------------|--------------------|
| <b>Total</b> | <b>31,972,130</b> | <b>41,299,495</b> | <b>46,732,533</b> | <b>120,004,158</b> |
|--------------|-------------------|-------------------|-------------------|--------------------|

**Unfinanced**

**Notes:**

1) SCF-New Building Canada Fund-Small funding approved in 2015. Project June 19, 2015 to October 31, 2021

|            |   |
|------------|---|
| Provincial | 10,420,000  |
| Federal    | 10,420,000  |
| City       | <u>10,420,000</u> (approx. \$2 million/year 2016 to 2020-capital works funding) |
|            | <u><u>31,260,000</u></u>  |

2) Capital budget for roads is based upon current funding levels and not road assessment requirements. The City currently does not have the funding resources to address all roads that are assessed as immediate priority repair.

3) OCIF Funding for 2019 is \$1,980,400, of which \$150,683 is required to fund the capital road budget for that year. The remaining funds are to be set aside for the Black Road widening project which will be included in the road budget update in 2018. This project was denied for Connecting Link funding thus 100% City funds required. Project originally in 2015 budget cancelled.

4) The Landfill cost projections for operations, capital and revenues are currently being updated by the City's consultant. Future budgets will address ongoing funding requirements based upon this update.

**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**CAPITAL BUDGET SUMMARY**  
**YEARS: 2017 TO 2019**

**PUBLIC WORKS**

|  | 2017             | 2018             | 2019             | Total            |
|--|------------------|------------------|------------------|------------------|
| <b><u>Infrastructure Maintenance</u></b> |                  |                  |                  |                  |
| Administration Building                  | 74,000           | 408,000          | 482,000          |                  |
| Garage Building A                        | 306,000          | 555,000          | 861,000          |                  |
| Carpentry Shop Building B                | 43,000           | 32,000           | 75,000           |                  |
| Equipment Storage Garage                 | 73,000           | 53,000           | 126,000          |                  |
| Lab Building                             | -                | -                | -                |                  |
| Water Main at Sackville Complex          | 175,000          |                  |                  | 175,000          |
|  | 175,000          | 496,000          | 1,048,000        | 1,719,000        |
| <b><u>PWT Works-Fleet/Equipment</u></b>  |                  |                  |                  |                  |
|  | 1,134,830        | 1,134,830        | 1,134,830        | 3,404,490        |
| <b>Total</b>                             | <b>1,309,830</b> | <b>1,630,830</b> | <b>2,182,830</b> | <b>5,123,490</b> |
| <b><u>Designated Funding:</u></b>        |                  |                  |                  |                  |
| Capital Levy Overall                     |                  |                  |                  | -                |
| Capital Levy Urban Only                  |                  |                  |                  | -                |
| Sewer Surcharge                          |                  |                  |                  | -                |
| Federal Gas Tax                          |                  |                  |                  | -                |
| Reserves                                 | 1,134,830        | 1,134,830        | 1,134,830        | 3,404,490        |
| Reserve Funds                            |                  |                  |                  | -                |
| Government Grants                        |                  |                  |                  | -                |
| Long Term Debt                           |                  |                  |                  | -                |
| Other                                    |                  |                  |                  | -                |
| Infrastructure Funding Required          | 175,000          | 496,000          | 1,048,000        | 1,719,000        |
| <b>Total</b>                             | <b>1,309,830</b> | <b>1,630,830</b> | <b>2,182,830</b> | <b>5,123,490</b> |
| <b>Unfinanced</b>                        |                  |                  |                  |                  |

Notes

**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**CAPITAL BUDGET SUMMARY-BUILDINGS**  
**YEARS: 2017 TO 2019**

*CORPORATE ADMINISTRATION*

|  | 2017             | 2018             | 2019           | Total            |
|--|------------------|------------------|----------------|------------------|
| <b>Infrastructure Maintenance:</b>         |                  |                  |                |                  |
| Civic Centre                               | 6,583,200        | 490,200          | 100,200        | 7,173,600        |
| Emergency Repairs-all buildings allocation |                  |                  |                | -                |
| <b>Equipment:</b>                          |                  |                  |                |                  |
| Corporate Telephone System                 |                  | 600,000          |                |                  |
| <b>Total</b>                               | <b>6,583,200</b> | <b>1,090,200</b> | <b>100,200</b> | <b>7,173,600</b> |
| <b>Designated Funding:</b>                 |                  |                  |                |                  |
| Capital Levy Overall                       |                  |                  |                | -                |
| Capital Levy Urban Only                    |                  |                  |                | -                |
| Sewer Surcharge                            |                  |                  |                | -                |
| Federal Gas Tax                            |                  |                  |                | -                |
| Reserves                                   |                  |                  |                | -                |
| Reserve Funds                              |                  |                  |                | -                |
| Capital from Current                       |                  |                  |                | -                |
| Government Grants                          |                  |                  |                | -                |
| Long Term Debt                             | 5,000,000        |                  |                | 5,000,000        |
| Other                                      |                  |                  |                | -                |
| Infrastructure Funding Required            | 1,583,200        | 490,200          | 100,200        | 2,173,600        |
| <b>Total</b>                               | <b>6,583,200</b> | <b>490,200</b>   | <b>100,200</b> | <b>7,173,600</b> |
| <b>Unfinanced</b>                          | <b>-</b>         | <b>600,000</b>   |                |                  |

**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**CAPITAL BUDGET SUMMARY-BUILDINGS**  
**YEARS: 2017 TO 2019**

*OUTSIDE AGENCIES*

|   | 2017     | 2018             | 2019             | Total            |
|---|----------|------------------|------------------|------------------|
| <b><u>Infrastructure Maintenance-Library</u></b>                  |          |                  |                  |                  |
| Main Branch   | -        | 106,000          | 918,000          | 1,024,000        |
| <b><u>Infrastructure Maintenance -Sault Ste. Marie Museum</u></b> |          |                  |                  |                  |
| Museum Building   |          | 16,000           | 367,000          | 383,000          |
| <b><u>Infrastructure Maintenance-Police Services Board</u></b>    |          |                  |                  |                  |
| Police Building   |          | 469,000          | 367,000          | 836,000          |
| <b><u>Infrastructure Maintenance-Ontario Works</u></b>            |          |                  |                  |                  |
| Sault Ste Marie District Social Services                          |          |                  |                  | -                |
| Administration Board Building                                     |          | 484,000          | -                | 484,000          |
| <b>Total</b>  | <b>-</b> | <b>1,075,000</b> | <b>1,652,000</b> | <b>2,727,000</b> |

**Designated Funding:**

|                                 |                                 |
|---------------------------------|---------------------------------|
| Capital Levy Overall            | -                               |
| Capital Levy Urban Only         | -                               |
| Sewer Surcharge                 | -                               |
| Federal Gas Tax                 | -                               |
| Reserves                        | -                               |
| Reserve Funds                   | -                               |
| Capital from Current            | -                               |
| Government Grants               | -                               |
| Long Term Debt                  | -                               |
| Other                           | -                               |
| Infrastructure Funding Required | - 1,075,000 1,652,000 2,727,000 |

Unfinanced

|              |          |                  |                  |                  |
|--------------|----------|------------------|------------------|------------------|
| <b>Total</b> | <b>-</b> | <b>1,075,000</b> | <b>1,652,000</b> | <b>2,727,000</b> |
|--------------|----------|------------------|------------------|------------------|

|                   |          |          |          |          |
|-------------------|----------|----------|----------|----------|
| <b>Unfinanced</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> |
|-------------------|----------|----------|----------|----------|

**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**2017 CAPITAL BUDGET**  
**SUMMARY OF PROJECTS**

**APPENDIX B**

|  | <u>Project Cost</u> | <u>Funding</u> | <u>Capital Fund Net Revenue</u> | <u>Sanitary Sewer</u> | <u>Reserves</u> | <u>Grants</u> | <u>Long Term Debt</u>       |
|--|---------------------|----------------|---------------------------------|-----------------------|-----------------|---------------|-----------------------------|
| <b>PUBLIC WORKS AND ENGINEERING SERVICES</b>                 |                     |                |                                 |                       |                 |               |                             |
| <i>Roads/Bridges/Storm Sewer</i>                             |                     |                |                                 |                       |                 |               |                             |
| McNabb Ave Storm Water Management                            |                     |                |                                 |                       |                 |               |                             |
| Seawall Reconstruction                                       |                     |                |                                 |                       |                 |               |                             |
| Franklin Street Reconstruction                               |                     |                |                                 |                       |                 |               |                             |
| Grace Street Reconstruction                                  |                     |                |                                 |                       |                 |               |                             |
| Sackville Road Extension to Third Line                       |                     |                |                                 |                       |                 |               |                             |
| Connecting Link 2nd Line North St to Carmens Way Resurfacing |                     |                |                                 |                       |                 |               |                             |
| Fort Creek Aqueduct  |                     |                |                                 |                       |                 |               |                             |
| Various Roads Resurfacing                                    |                     |                |                                 |                       |                 |               |                             |
|  | \$ 23,322,050       | \$ 6,240,000   | \$ 472,120                      | \$ 1,593,000          | \$ -            | \$ 15,016,930 |                             |
| <i>Miscellaneous Construction</i>                            |                     |                |                                 |                       |                 |               |                             |
| Asphalt/Surface Treatment                                    | \$ 1,020,000        |                |                                 |                       |                 |               |                             |
| Rear Yard Drainage   | \$ 60,000           |                |                                 |                       |                 |               |                             |
| Aqueduct Inspection  | \$ 50,000           |                |                                 |                       |                 |               |                             |
| Bridge/Aqueduct Rehabilitation                               | \$ 100,000          |                |                                 |                       |                 |               |                             |
| Environmental Assessments for future road projects           | \$ 20,000           |                |                                 |                       |                 |               |                             |
| Emergency Repairs  | \$ 50,000           |                |                                 |                       |                 |               |                             |
|  | \$ 1,300,000        | \$ 1,300,000   | \$ -                            | \$ -                  | \$ -            | \$ -          | \$ -                        |
| <i>Sanitary Sewer</i>  |                     |                |                                 |                       |                 |               |                             |
| Waste Water Treatment Plant and Other Capital Maintenance    | \$ 2,277,080        |                |                                 |                       |                 |               |                             |
| Small Pump Stations  | \$ 583,000          |                |                                 |                       |                 |               |                             |
| West End Pump Upgrade Project                                | \$ 3,000,000        |                |                                 |                       |                 |               |                             |
| Biosolids Management Project                                 | \$ 1,000,000        |                |                                 |                       |                 |               |                             |
| SCADA  | \$ 350,000          |                |                                 |                       |                 |               |                             |
| Fleet  | \$ 40,000           |                |                                 |                       |                 |               |                             |
|  | \$ 7,250,080        |                |                                 |                       |                 |               |                             |
| <i>Landfill</i>  |                     |                |                                 |                       |                 |               |                             |
| Upgrade/Replacement  | \$ 100,000          |                |                                 |                       |                 |               |                             |
|  |                     |                |                                 |                       |                 | \$ 100,000    |                             |
|  |                     |                |                                 |                       |                 |               | Waste Disposal Site Reserve |
| <i>Public Works Fleet</i>                                    |                     |                |                                 |                       |                 |               |                             |
| Plow Truck   |                     |                |                                 |                       |                 |               |                             |
| Concrete Saw   |                     |                |                                 |                       |                 |               |                             |
| Concrete Saw One Ton Truck with Flat Bed                     |                     |                |                                 |                       |                 |               |                             |
| Landfill Garbage Bins (2)                                    |                     |                |                                 |                       |                 |               |                             |
| Service Trucks (2)   |                     |                |                                 |                       |                 |               |                             |
| Municipal Sidewalk Tractor c/w attachments                   |                     |                |                                 |                       |                 |               |                             |
| Sidewalk Sanders   |                     |                |                                 |                       |                 |               |                             |
| Asphalt Hot Box  |                     |                |                                 |                       |                 |               |                             |
| Half ton pick up trucks (6)                                  |                     |                |                                 |                       |                 |               |                             |
| 3/4 ton Pick Up with Snowplow (Landfill)                     |                     |                |                                 |                       |                 |               |                             |
| Mower Blade Sharpener  |                     |                |                                 |                       |                 |               |                             |
|  | \$ 890,500          |                |                                 |                       |                 |               |                             |
| <i>Parks Fleet</i>   |                     |                |                                 |                       |                 |               |                             |
| Full Size 3/4 ton Van  |                     |                |                                 |                       |                 |               |                             |
| 3/4 ton Pick Up with Snowplow                                |                     |                |                                 |                       |                 |               |                             |
|  |                     |                |                                 |                       |                 |               | PWT Equipment Reserve       |

**SUMMARY OF PROJECTS**

Grass Trailer  
Diesel Riding Mower with Folding Decks  
Crew Cab 1 ton truck with dump

|              | Funding              |                     |                          |                       |                     |                      |                |
|--------------|----------------------|---------------------|--------------------------|-----------------------|---------------------|----------------------|----------------|
|              | Project Cost         | Current Levy        | Capital Fund Net Revenue | Sanitary Sewer        | Reserves            | Grants               | Long Term Debt |
|              | \$ 244,330           |                     |                          | \$ 244,330            |                     |                      |                |
|              |                      |                     |                          | PWT Equipment Reserve |                     |                      |                |
|              | \$ 1,134,830         | \$ -                | \$ -                     | \$ -                  | \$ 1,134,830        | \$ -                 | \$ -           |
| <b>Total</b> | <b>\$ 33,106,960</b> | <b>\$ 7,540,000</b> | <b>\$ 472,120</b>        | <b>\$ 8,843,080</b>   | <b>\$ 1,234,830</b> | <b>\$ 15,016,930</b> | <b>\$ -</b>    |

**COMMUNITY DEVELOPMENT AND ENTERPRISE SERVICES**
*Transit*

Parabus replacement (4)  
Parabus surveillance cameras  
Digital radios for transit fleet  
Conventional Transit Service Review  
Bus Shelter Replacement

|                           |            |            |
|---------------------------|------------|------------|
| \$ 600,000                | \$ 300,000 | \$ 300,000 |
| Transit Equipment Reserve |            |            |

*Community Services*

Bellevue Park Splash Pad Feasibility Study

|           |           |           |
|-----------|-----------|-----------|
| \$ 50,000 | \$ 25,000 | \$ 25,000 |
|-----------|-----------|-----------|

*Planning*

Welcome Sign  
Official Plan

|            |            |            |
|------------|------------|------------|
| \$ 212,000 | \$ 40,000  | \$ 172,000 |
| \$ 250,000 | \$ 250,000 |            |
| \$ 462,000 | \$ 290,000 | \$ 172,000 |

**Total**

|              |      |            |      |            |            |      |
|--------------|------|------------|------|------------|------------|------|
| \$ 1,112,000 | \$ - | \$ 315,000 | \$ - | \$ 300,000 | \$ 497,000 | \$ - |
|--------------|------|------------|------|------------|------------|------|

**FIRE SERVICES**

Rescue truck  
1/2 ton Pickup Truck 1-replacement 1-new for Prevention (2)  
Cars (3) 2-new Prevention 1-new Research Planner

|                        |            |
|------------------------|------------|
| \$ 320,000             | \$ 320,000 |
| Fire Equipment Reserve |            |
| Total                  | \$ 320,000 |

**CITY-WIDE BUILDINGS**

Civic Centre Window and Cladding  
Civic Centre Fan Coil Units  
PW Watermain Upgrade

|                          |              |              |
|--------------------------|--------------|--------------|
| \$ 6,758,200             | \$ 1,758,200 | \$ 5,000,000 |
| Asset Management Reserve |              |              |
| Total                    | \$ 1,758,200 | \$ 5,000,000 |

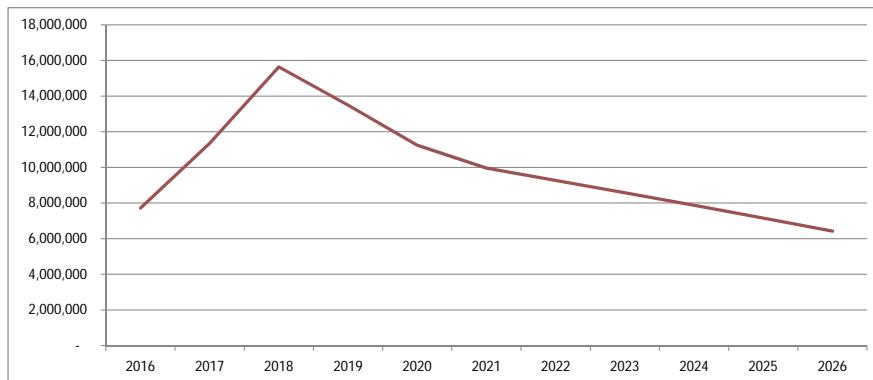
**TOTAL 2017 CAPITAL BUDGET**

|               |              |            |              |              |               |              |
|---------------|--------------|------------|--------------|--------------|---------------|--------------|
| \$ 41,297,160 | \$ 7,540,000 | \$ 787,120 | \$ 8,843,080 | \$ 3,613,030 | \$ 15,513,930 | \$ 5,000,000 |
|---------------|--------------|------------|--------------|--------------|---------------|--------------|

|  | 2016      | 2017       | 2018       | 2019       | 2020       | 2021      | 2022      | 2023      | 2024      | 2025      | 2026      |
|--|-----------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Maintain Current Debt Level                      | 7,711,972 | 6,354,666  | 4,917,430  | 3,395,306  | 1,783,009  | 1,146,673 | 1,123,145 | 1,123,145 | 1,123,145 | 1,123,145 | 1,123,145 |
| Civic Centre Windows and Cladding Project        | A         | 5,000,000  | 4,720,560  | 4,434,215  | 4,140,800  | 3,840,135 | 3,532,045 | 3,216,345 | 2,892,845 | 2,561,360 | 2,221,680 |
| Transit Relocation Project                       | A         | 6,000,000  | 5,664,670  | 5,321,060  | 4,968,960  | 4,608,161 | 4,238,450 | 3,859,610 | 3,470,415 | 3,073,630 |           |
| Debt Issues                                      | 7,711,972 | 11,354,666 | 15,637,990 | 13,494,191 | 11,244,869 | 9,955,768 | 9,263,351 | 8,577,940 | 7,875,600 | 7,154,920 | 6,418,455 |
| Debt Servicing Costs:                            |           |            |            |            |            |           |           |           |           |           |           |
| Included in levy                                 | 1,724,707 | 1,724,707  | 1,724,707  | 1,724,707  | 1,724,707  | 652,942   | 71,061    | -         | -         | -         | -         |
| Asset Mgmt Reserve (allocation included in levy) |           | 402,940    | 402,940    | 402,940    | 402,940    | 402,940   | 402,940   | 402,940   | 402,940   | 402,940   | 402,940   |
| Addition to levy                                 |           |            | 483,530    | 483,530    | 483,530    | 483,530   | 483,530   | 483,530   | 483,530   | 483,530   | 483,530   |
|  | 1,724,707 | 1,724,707  | 2,127,647  | 2,611,177  | 2,611,177  | 1,539,412 | 957,531   | 886,470   | 886,470   | 886,470   | 886,470   |

Note A Assume 2.47%, 15 years, annual payments, amortizing

#### LONG TERM DEBT OUTSTANDING



**THE CORPORATION OF THE CITY OF SAULT STE MARIE**  
**2017 CAPITAL FROM CURRENT BUDGET REQUESTS**

APPENDIX D

| DEPARTMENT   | DETAILS   | REQUEST      | CAPITAL<br>FROM CURRENT | OTHER AVAILABLE<br>FUNDING | COMMENTS   | Legislated<br>Health/Safety | RANKING                 |        |                                  |
|--|---|--------------|-------------------------|----------------------------|--|-----------------------------|-------------------------|--------|----------------------------------|
|  |   |              |                         |                            |  |                             | State of<br>Good Repair | Growth | Service<br>Improvement/Expansion |
| <b>PUBLIC WORKS</b>                                  |   |              |                         |                            |  |                             |                         |        |                                  |
|  | Hands free radios re: Distracted Driver Legislation                                 | \$ 50,000    | \$ 50,000               |                            |  | X                           |                         |        |                                  |
|  | Sharon Crescent fence repairs   | \$ 40,000    |                         | \$ 40,000                  | Property Purchase Reserve Fund. Fence established as part of property agreement.   |                             | X                       |        |                                  |
|  | PW-Admin Building -replace Heat Recovery System in Women's Locker/Shower Room       | \$ 9,500     |                         |                            |  |                             | X                       |        |                                  |
|  | PW Admin Building-accessibility and safety requirements                             | \$ 17,760    | \$ 17,760               |                            | Grant of \$32,785 applied for. Cost shown is net.  | x                           |                         |        |                                  |
|  | PW Storage Garage Building "G" Ventilation system updating                          | \$ 40,000    | \$ 40,000               |                            |  |                             | X                       |        |                                  |
|  | Asbestos Abatement-PWT  | \$ 15,000    |                         | \$ 15,000                  | Asbestos Abatement Reserve   | X                           |                         |        |                                  |
|  | Engineering-fleet replacement for construction inspection fleet                     | \$ 25,000    |                         | \$ 25,000                  | Engineering Equipment Reserve  |                             | X                       |        |                                  |
|  | Engineering-Total Station Survey Machine replacement                                | \$ 25,000    |                         | \$ 25,000                  | Engineering Equipment Reserve  |                             | X                       |        |                                  |
| <b>COMMUNITY DEVELOPMENT AND ENTERPRISE SERVICES</b> |   |              |                         |                            |  |                             |                         |        |                                  |
|  | John Rhodes Pool- pool climbing wall  | \$ 20,000    |                         |                            |  |                             |                         |        | X                                |
|  | John Rhodes Centre-Scissor Lift   | \$ 17,000    |                         |                            |  |                             |                         |        | X                                |
|  | John Rhodes Refrigeration Plan 60hp and 100hp Frick refrigeration plant compressors | \$ 112,000   | \$ 112,000              |                            | 3 compressors included on Facility Asset Management Plan for 2015 replacement-not completed nor prioritized by Committee |                             | X                       |        |                                  |
|  | John Rhodes Arena Pad 2-replacement of Munters Arena 2 dehumidification system      | \$ 150,000   | \$ 122,740              | \$ 27,260                  | Balance of funding requirement to come from Facility Maintenance Reserve   |                             | X                       |        |                                  |
|  | Bondar Park LED floodlighting   | \$ 26,600    |                         |                            | Service expansion Note 30% rebate from Save ON Energy available cost shown is net.                                       |                             |                         |        | X                                |
|  | Bondar Marina dock replacement  | \$ 28,325    |                         |                            |  |                             | X                       |        |                                  |
|  | Bondar Marina fuel dock replacement   | \$ 91,000    | \$ 91,000               |                            |  |                             | X                       |        |                                  |
|  | Bellevue Marina-pavement replacement  | \$ 17,680    |                         |                            |  |                             | X                       |        |                                  |
|  | Bellevue Marina-dock replacement (yr 1 of 5 \$1,350,000 project)                    | \$ 290,000   | \$ 290,000              |                            |  |                             | X                       |        |                                  |
|  | Seniors Drop In Centre-parking lot surfacing  | \$ 190,000   |                         |                            |  |                             | X                       |        |                                  |
|  | Pinegrove Cemetery fencing  | \$ 7,500     |                         |                            |  |                             | X                       |        |                                  |
|  | Paving at cemetery office and new mausoleum   | \$ 10,000    |                         |                            |  |                             | X                       |        |                                  |
|  | Cemetery chapel doors   | \$ 8,500     |                         |                            |  |                             | X                       |        |                                  |
|  | Transit Services-coin wrapping equipment  | \$ 40,000    | \$ 40,000               |                            | Required for daily operations  |                             | X                       |        |                                  |
| <b>FIRE SERVICES</b>                                 |   |              |                         |                            |  |                             |                         |        |                                  |
|  | Station Equipment-12 nozzles  | \$ 11,500    | \$ 11,500               |                            | Mandatory replacement  | X                           |                         |        |                                  |
|  |   | \$ 1,242,365 | \$ 775,000              | \$ 132,260                 |  |                             |                         |        |                                  |

# 2017 TO 2019 CAPITAL BUDGET AND FORECAST

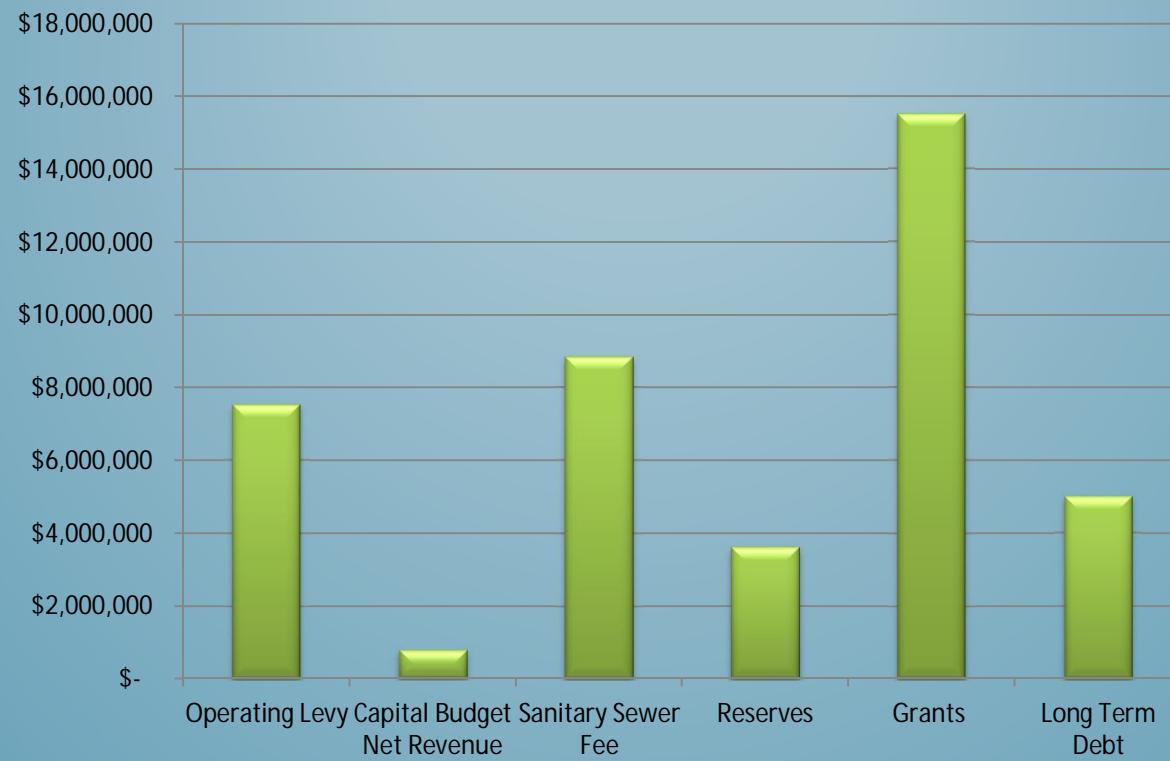


# 2017 CAPITAL BUDGET

**\$41,297,160**

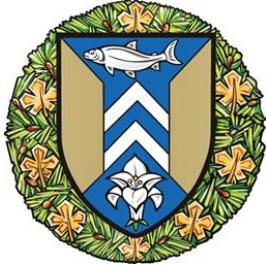
|                                     |                      |              |
|-------------------------------------|----------------------|--------------|
| <b>Roads/Bridges/Storm Sewers</b>   | \$ <b>24,622,050</b> | <b>59.6%</b> |
| <b>Sanitary Sewer</b>               | \$ <b>7,250,080</b>  | <b>17.6%</b> |
| <b>Building Capital Maintenance</b> | \$ <b>6,758,200</b>  | <b>16.4%</b> |
| <b>Landfill Upgrades</b>            | \$ <b>100,000</b>    | <b>0.2%</b>  |
| <b>Public Works Fleet</b>           | \$ <b>1,134,830</b>  | <b>2.7%</b>  |
| <b>Transit Fleet</b>                | \$ <b>600,000</b>    | <b>1.5%</b>  |
| <b>Fire Fleet</b>                   | \$ <b>320,000</b>    | <b>0.8%</b>  |
| <b>Community Services Projects</b>  | \$ <b>50,000</b>     | <b>0.1%</b>  |
| <b>Planning Projects</b>            | \$ <b>462,000</b>    | <b>1.1%</b>  |

# CAPITAL BUDGET FUNDING SOURCES



# 2018 & 2019 CAPITAL BUDGET FORECAST

|   | 2018              | 2019              |
|---|-------------------|-------------------|
| Community Development & Enterprise Services                   | 1,812,000         | 20,835,700        |
| Fire Services   | 1,957,200         | 1,005,010         |
| Public Works & Engineering Services                           | 42,930,325        | 48,915,363        |
| Corporate Services  | 1,090,200         | 100,200           |
| Outside Agencies  | 1,075,000         | 1,652,000         |
| <b>Total Capital Requirements</b>                             | <b>48,864,725</b> | <b>72,508,273</b> |
| <br><b>Funding:</b>   |                   |                   |
| Capital Levy  | 7,463,070         | 7,294,839         |
| Sewer Surcharge   | 23,545,280        | 23,150,386        |
| Reserves  | 1,682,830         | 8,736,830         |
| Government Grants   | 10,041,145        | 20,937,308        |
| Long Term Debt  | -                 | 6,000,000         |
| Infrastructure Building Maintenance Requirements from reserve | 3,653,200         | 5,599,900         |
| Funding Available   | <u>3,653,200</u>  | <u>2,845,230</u>  |
| Funding Shortfall/(excess)                                    | <u>-</u>          | <u>2,754,670</u>  |
| Other unfinanced  | 2,479,200         | 789,010           |
| <b>Total Capital Funding Requirements</b>                     | <b>48,864,725</b> | <b>72,508,273</b> |



## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Peter Tonazzo, RPP, Senior Planner

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** A-11-16-Z – 899 Second Line West (3)

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#### PURPOSE

The applicant is seeking Council's approval to rezone the subject property in a manner that would permit two (2) single detached residential dwellings on the subject property. It is the applicant's intent to sever the parcel into three (3) separate lots for residential development purposes.

#### PROPOSED CHANGE

The applicant, Keith Marshall is requesting Council's approval to rezone the northern 21.3m (70') of the subject property from "C.4" (General Commercial Zone) to "C.4.S" (General Commercial Zone with a Special Exception) to permit dwelling units to be located on the ground floor.

#### Subject Property:

- Location – Located on the southeast corner of Second Line West and North Eden Street, civic no. 899 Second Line West
- Size – 27.3m (89.5') frontage by 73.9m (242.5') depth 0.2ha (0.49acres)
- Present Use – Commercial and Residential along Second Line frontage and vacant residential (rear lands)
- Owner – Keith Marshall

#### BACKGROUND

This application was first deferred from September 12, 2016 to September 26, 2016 at staff's request, in order to further investigate an encroachment of the Brookfield Market Building onto the North Eden Street ROW. On September 26, 2016 Council postponed the application again, to grant the applicant an opportunity to meet with neighbours to further clarify the details of the application.

## **ANALYSIS**

### **Conformity with the Official Plan (OP)**

The subject property is designated ‘Residential’ on Land Use Schedule ‘C’ of the Official Plan.

In this particular case, the front portion of the property is zoned “C4” (General Commercial Zone), even though the land use designation in Residential Policy 7 notes that *‘existing commercial uses in residential areas are permitted. Commercial development of less than 200m<sup>2</sup> (656ft<sup>2</sup>) may be permitted on lands designated Residential without an Official Plan Amendment’*.

The initial intent of the applicant was to rezone the subject property by way of a special exception, thereby maintaining commercial development potential, while at the same time granting the ability to convert the corner store to a single detached dwelling. The Brookfield Market building is slightly less than 200m<sup>2</sup> (656ft<sup>2</sup>) in area, and as such, the application would conform to the general intent of the Residential Policy 7.

Having said all of this, upon further discussions with the applicant, the store has recently been closed, and his sole intent now is to convert it to a single detached dwelling. Consequently, the revised intent also conforms to the residential policies contained within the Official Plan.

### **Comments**

As previously mentioned, the overall intent of this application is to facilitate the conversion of the store to a single detached dwelling. Referring to the site plan attached, the storefront façade would be removed, along with the garage behind and breezeway between the store and existing single detached dwelling, which is located on the same lot. A gable roof would be added to the store, much of the paved parking area would be replaced with grass, and a second driveway would be added from North Eden Street, to access the converted dwelling.

Brookfield Market and the single detached dwelling have existed at this location for generations. The applicant’s proposal would result in a ‘down-zoning’, in that the commercial use would be converted to a much lower impact single detached home. Given that both dwellings would be located on the same lot, a critical land use test is: can the single detached homes be severed in the future? Referring to the site plan attached, the existing dwelling was constructed in the middle of the lot, and the store at the western edge of the property, with a minor encroachment onto the North Eden Street Right of Way, for which an agreement with the City is in place. A severance of both dwellings would result in the western lot having a frontage of +/- 8.2m (27’), with the existing encroachment remaining. Planning staff is of the opinion that this is not feasible, unless the applicant can successfully purchase 3m (10’) of the ROW from the City, thereby

eliminating the encroachment and resulting in a severed parcel of +/- 11.3m (37'). Although relatively narrow, such a lot would function.

On a preliminary basis, Public Works and Engineering Services staff have indicated no concerns with selling 3m (10') of the North Eden Street ROW; however the applicant would be required to follow the established procedure for purchasing City owned land. It is therefore recommended that approval be conditional upon the applicant purchasing the aforementioned portion of the ROW. In this manner, the actual implementing by-laws should not be passed until if and when this transaction is finalized, which could take several months.

From a land use perspective, the commercial to residential conversion will result in less impact in terms of noise and traffic. There are also a number of traffic safety benefits, including the removal of the parking area along the North Eden ROW, and fewer vehicles accessing the site from Second Line.

Aesthetically, the store will be refurbished to look like a residence, with the addition of a gable roof and the removal of pavement, to be replaced with grass. For as long as the store has functioned, the area between the store and travelled portion of the roadway has been paved, and utilized for parking and delivery vehicles. This pavement would also be removed and replaced with grass.

### **Consultation**

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

- See attached letters – N/A
- No objections/comments – Municipal Heritage Committee, Public Works, PUC Services, Public Works & Engineering Services, Conservation Authority

On September 26, 2016 the applicant requested a second postponement in order to hold a neighbourhood meeting. The applicant did not proceed with the meeting; however he did speak with a number of neighbours who visited the store. According to the applicant, the main concern appeared to be future severances on the rear of the property, rather than the rezoning request before Council.

There were a number of neighbourhood objections submitted, as a result of the formal circulation, which are attached to this Report.

Generally, there were two main concerns:

1. Will this rezoning permit Multiple Dwelling Units?

It is recognized that the initial rezoning application was confusing, and structured in a manner that would permit two single detached dwellings

and maintain future commercial development potential. Upon further discussions, the applicant has agreed to a revised recommendation that the northern portion of the subject property be rezoned from “C4” (General Commercial Zone) to “R2” (Single Detached Residential Zone), with a Special Exception to permit two (2) single detached dwellings on the subject property, conditional upon the applicant purchasing 3m (10') of the North Eden ROW. Therefore, not more than two single detached dwellings would be permitted upon the subject property.

**2. The Proposed Severances are not within the Character of the Area**

The main concern appears to be associated with future severance potential of the rear lands of the subject property. It is noted that this neighbourhood has relatively large ‘war-time’ lots, on full city services. The concern is that future severances could set a precedent for the area. The applicant’s original site plan showed the potential for two additional lots, severed along the southern portion of the property, with frontage on North Eden Street. While not part of this particular application, the applicant has indicated that the rezoning is his current focus, and future severances are not critical to his future plans. Furthermore, based upon neighbourhood feedback, the applicant has stated that he will not pursue an application to create new lots on the rear of the subject property. Having said this, there is nothing stopping the applicant, or any other neighbour from applying for a severance.

**FINANCIAL IMPLICATIONS**

Approval of this application will not impact Municipal finances.

**STRATEGIC PLAN / POLICY IMPACT**

Approval of this application is not linked to any specific Values or Strategic Directions contained within the Corporate Strategic Plan.

**SUMMARY**

The revised rezoning request is appropriate. The conversion of the Brookfield Market Store to a second single detached dwelling on the property will result in fewer off-site impacts. The property will be reconfigured, with much of the pavement removed and replaced with grass, fitting the aesthetics of a residential development. The purchase of a portion of the North Eden Street ROW will eliminate the encroachment and formalize the long standing use of the boulevard. It is Planning staff’s opinion that the revised request represents good planning, resulting in a win-win situation for the applicant and neighbourhood.

**RECOMMENDATION**

It is therefore recommended that Council take the following action:

That Council deny the applicant’s request to rezone the northern 21.3m (70') of the subject property from “C.4” (General Commercial Zone) to “C.4.S” (General

Commercial Zone with a Special Exception) to permit dwelling units to be located on the ground floor.

That Council rezone the northern 21.3m (70') of the subject property from "C.4" (General Commercial Zone) to "R.2.S" (Single Detached Residential Zone with a Special Exception) with the following provisions:

- To permit two (2) single detached dwelling units on the subject property;
- To reduce the exterior side yard setback requirement for the western dwelling unit from 4m (13.1') to 2m (6.6'); and
- To require the applicant to purchase and attach 3m (10') of the adjacent North Eden Street Right Of Way, to the subject property, prior to the passing the implementing zoning by-laws.

Respectfully submitted,

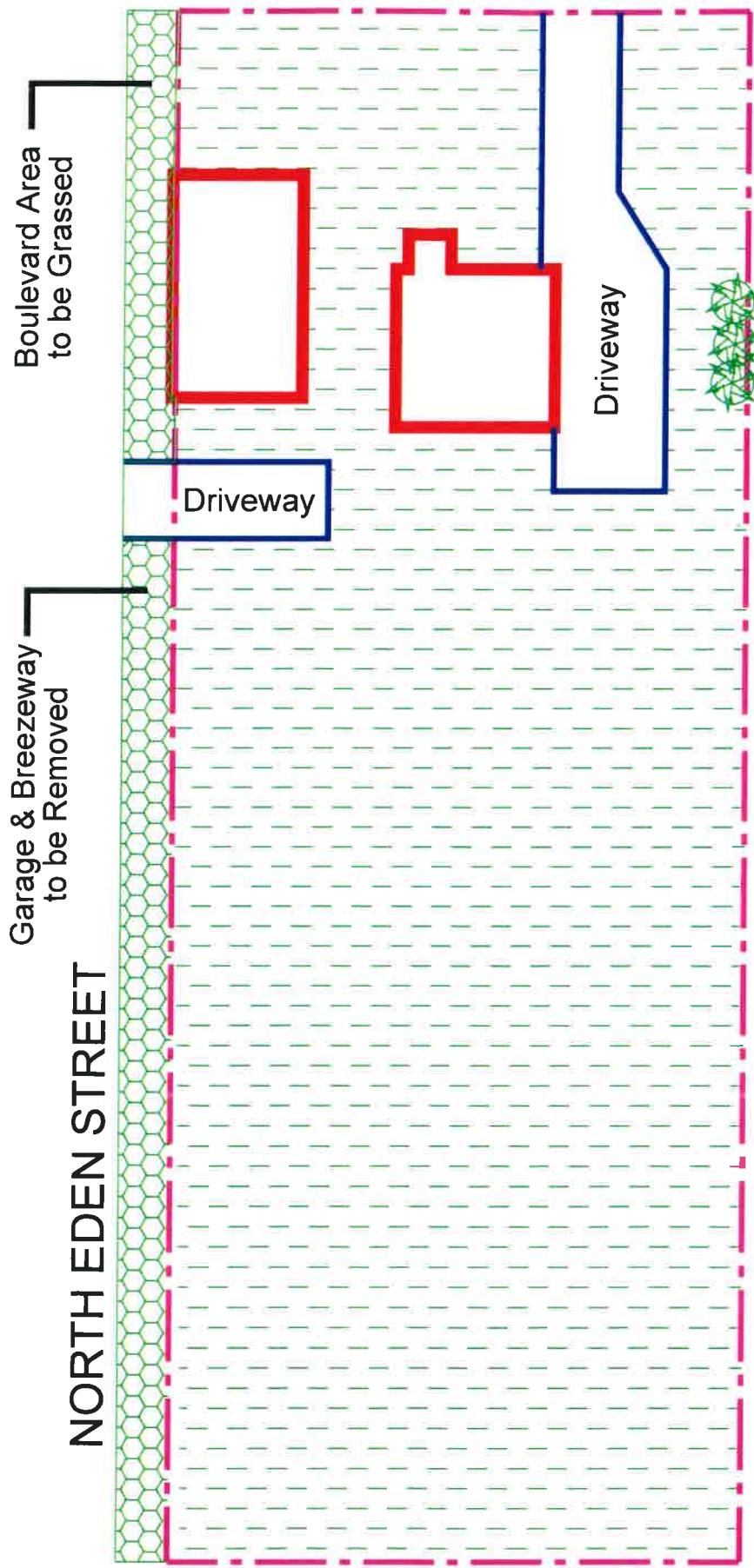


Peter Tonazzo, RPP  
Senior Planner  
705.759.2780  
[p.tonazzo@cityssm.on.ca](mailto:p.tonazzo@cityssm.on.ca)

PT/ps

Attachment(s)

# (899) SECOND LINE WEST



## Peter Tonazzo

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**From:** ANTHONY FABBRICINO <fabbricino@shaw.ca>  
**Sent:** Sunday, September 11, 2016 9:42 PM  
**To:** Peter Tonazzo; Joe Krmpotich; Ross Romano  
**Subject:** PLANNING APPLICATION A-11-16-Z

### Peter Tonazzo

This is a request to reconsider passing a bylaw that is seeking approval to rezone the subject property on 899 Second Line West. After reviewing this request I have to say that when I moved here in 2000 the real estate agent told me that these properties although some were in two parts the city would not let us divide them if we were interested in building a new structure. When I put in a culvert on the second property I had calls from city engineers and planners why I was interested in building a driveway there. I was appalled to know I had this much property and neighbors and city were telling me there would be some problems for a driveway on the second lot. Well the driveway went in and in 2008 a 32 by 40 2 story garage went there. However I did receive a call from the city again asking me what type of structure I was planning on building there..? Why did I get these questions before the garage was built..? I was told that I would have trouble building a residential house there because the sewer could not take the extra sewage of everyone started partitioning the lots in the area. It sounded strange to me at the time but I reassured him it wont be a house but it will be a fairly large garage and was one of the main reasons I bought the lot. He still sounded that he was making sure there would be trouble building a home there without a variance and some engineering studies.

Fast forward 8 years later and now we have a request to rezone a commercial store into an apartment dwelling because of its failure to provide a reasonable return on investment on purchase. So why the change in adjustment from the city. Were they lying to me years earlier...?

So a failed attempt at selling the store as a store to another possible interested buyer.

So trying to maximize investment subdividing the property which I was told the city did not allow to build on sectioned properties here and would have problems with it upon purchase of my home is allowed now...?

What about the neighbors..? Did the Marshalls tell the neighbor patrons to their store this was their plan if the store did not work out for them...?

And finally for now ...why don't the Marshalls who own a rather large lot on Roosevelt with a house on it subdivide that area since they could not sell that house on Roosevelt either.??? Interesting.

I am sure others will follow suit building and selling as well upon retirement and start cutting trees making the neighborhood nosier and convince people to subdivide their properties as well setting a precedence.

So I told the wife if they can build across from me we will follow suit. Retrofit our house to a duplex and then make the garage into a home and sell them both off. Then we will rebuild on a one acre lot elsewhere. If this rezoning bylaw gets approved ..why not... at least we know the city cannot ask us questions this time.

Anthony Fabbricino  
63 North Eden Street  
Planning Application A-11-16-Z

## Peter Tonazzo

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**From:** Sandra McFarling <smcfarling@msn.com>  
**Sent:** Tuesday, September 06, 2016 9:07 PM  
**To:** Peter Tonazzo  
**Cc:** Ross Romano; Joe Krmpotich  
**Subject:** Input Re: Planning Application A-11-16-Z

Peter Tonazzo  
99 Foster Drive  
Sault Ste Marie, ON P6A 5X6

Re: Planning Application A-11-16-Z

Mr. Tonazzo

Please accept this letter as my formal input to the aforementioned application.

The applicant's request to change from "C.4" to "C.4.S" to permit residents on the ground floor, is confusing . as here is currently a residence on the northern portion of the property.

Will this requested change allow for multiple dwelling units along with commercial use?

Commercial zoning has a significant impact on any neighborhood and this application change to C.4.S is vague and confusing .

The notice of requested changes and the information you provided to me on August 31, 2016 in an email communication, are contradictory.

The notice of application states that the applicant is requesting that the southern portion of the property be rezoned from General Commercial Zone to Single Detached Residential Zone.

You communicated to me on August 31 that "Currently, the northern portion of the property is zoned 'General Commercial', which permits commercial uses, and residential uses, but not on the ground floor. The balance of the property is zoned 'Single Detached Residential'. "

Whatever the property is or isn't currently zoned, severing it into multiple parcels is not in character for this neighborhood.

Brookfield subdivision is a Rare Gem within the city of Sault Ste. Marie. The modest homes and the generous half acre lot sizes in Brookfield Subdivision afford the opportunity for generations of the WWII Veteran's, to live the lifestyle their parents and grandparents valiantly fought for.

Many of the current residents of this neighborhood , including the McFarling Family are children of these veterans.

I believe the changes in this application would be detrimental to our neighborhood.

With Regards  
Sandra L McFarling  
143 Roosevelt Avenue  
705-946-1540

**Peter Tonazzo**

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**From:** christine <beverlyt96@hotmail.com>  
**Sent:** Wednesday, September 07, 2016 9:25 PM  
**To:** Peter Tonazzo  
**Subject:** Application No: A-11-16-Z

I am writing this letter to inform you of our concerns regarding Mr. Keith Marshall's request to have his current property rezoned, in order to construct single detached residential dwellings on the subject property. We recently purchased our home at 47 North Eden Street. The 1/2 acre lots, abundance of trees and lack of traffic flow were just a few of the reasons we chose this area to live. Another key factor, when choosing this area was the "Resale Value." This area is considered highly appealing to buyers because of the spacious lots and peaceful, serene surroundings, we feel very strongly that in allowing this request our property will lose its value and will be disruptive to our unique neighbourhood.

Mr. & Mrs. Corey  
Donofrio

## Peter Tonazzo

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**From:** DAVID MCFARLING <darlenemcfarling@shaw.ca>  
**Sent:** Monday, September 05, 2016 8:28 PM  
**To:** Peter Tonazzo  
**Subject:** App No A-11-16-Z

Dear Sir,

This letter is in reference to the rezoning of 899 SECOND LINE WEST. We live within 400 ft of said land and are definitely opposed to his decision.

This is a WW11 subdivision and always had been. In the beginning the lots were one acre, but due to the peaceful area it attracted many servicemen and families, therefore the lots were reduced to a half acre. This is country living within the city.

We do not want MORE homes in this area to take away from quietness.

There is no clarification on what this rezoning proposal contains.

Sincerely

David McFarling  
Darlene McFarling  
185 Roosevelt Ave  
Sault Ste. Marie P6C 5M9  
705-253-5216

## Peter Tonazzo

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**From:** carol corbett <carolcorbett@shaw.ca>  
**Sent:** Monday, September 05, 2016 7:52 PM  
**To:** Peter Tonazzo  
**Subject:** Application No.:A-11-16-Z

My name is Carol Corbett. I reside at 193 Roosevelt Ave. This email is in regards to the application made by Mr Marshall on the rezoning of the properties where the Brookfield Market exists. I am not in favour of the proposed changes as I do not feel that the subdivision can handle the extra volume of traffic and noise that these changes will create for this area. The corner turning onto Roosevelt now at times is like a raceway and they just increase their speed on the short section to the next corner. Do not need to see this happen. This is especially troublesome in the Winter months. No where in the neighbor hood are there any other lots with three residential units on it. The letter received does not clarify exactly how make residential units are to be included in this proposed change. Would like to have this clarification made more clear.

Sincerely

Carol Corbett

Sent from my iPad



September 6, 2016

Peter Tonazzo  
99 Foster Drive  
Sault Ste Marie, ON P6A 5X6

**Re: Planning Application A-11-16-Z**

I am submitting my objection to the proposed changes to the zoning of property on South Eden and Second Line. I am strongly opposed to the severance of this property into multiple parcels.

My wife and I bought our property on Eden Square, which is in the same subdivision as the property within the application, 35 years ago with the knowledge that there was a no severance policy in place. This was a deciding factor in our purchasing here.

This subdivision is a gem because of the half acre lot sizes and the privacy they provide.

If the application is allowed to go through, this subdivision will eventually turn into the same congested urban sprawl as many other parts of this city.

The Marshall's made a bad business decision that they are now looking to be bailed out of at the expense of neighbor's privacy and comfort.

The changes requested are not in character for this area and if granted will only create problems.

Thank you

Lyle McCoy  
7 Eden Square  
Sault Ste Marie, ON P6C 1W7

*Lyle McCoy  
Sept 7th 2016*

Peter Tonazzo  
99 Foster Drive  
Sault Ste Marie, ON P6A 5X6  
Re: Planning Application A-11-16-Z



Mr. Tonazzo

Please accept this letter as my formal input to the aforementioned application.

The applicant's request to change from "C.4" to "C.4.S" to permit residents on the ground floor, is confusing, as there is currently a residence on the northern portion of the property.

Will this requested change allow for multiple dwelling units along with commercial use?

Commercial zoning can have a significant impact on any neighborhood and this application change to C.4.S is very confusing.

The notice of requested changes and the information you provided to me in an earlier email communication are contradictory.

The notice of application states that the applicant is requesting that the southern portion of the property be rezoned from General Commercial Zone to Single Detached Residential Zone.

You communicated to me on August 31 that "Currently, the northern portion of the property is zoned 'General Commercial', which permits commercial uses, and residential uses, but not on the ground floor. The balance of the property is zoned 'Single Detached Residential'."

Whatever the property is or isn't currently zoned, severing it into multiple parcels is not in character for this neighborhood.

Brookfield subdivision is a Rare Gem within the city of Sault Ste. Marie. The modest homes and the generous lot sizes in Brookfield Subdivision afford the opportunity for generations of the WWII Veteran's, to live the lifestyle their parents and grandparents valiantly fought for. Many of the current residents of this neighborhood , including the McFarling Family are children of these veterans.

I believe the changes in this application Would be detrimental to our neighborhood.

With Regards  
*S. McFarling*  
Sandra L McFarling

143 Roosevelt Avenue

## Peter Tonazzo

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**From:** toni <peter.pyykonen@live.ca>  
**Sent:** Monday, September 12, 2016 9:23 AM  
**To:** Peter Tonazzo  
**Subject:** Planning Application A-11-16-Z

Hi Peter

Please note Peter and Toni Pyykonen at 175 Roosevelt Ave. P6C 5M9 are not in favour of the proposed planning application A-11-16Z and would not like to see it go forward.

Yours Sincerely,

Toni Pyykonen

Sent from Outlook

## **Peter Tonazzo**

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**From:** Donnie Lemcke <don.lemcke@sympatico.ca>  
**Sent:** Thursday, September 01, 2016 9:24 AM  
**To:** Peter Tonazzo  
**Subject:** Application #A-11-16-Z

Donald and Renee Lemcke of 39 North Eden St. are not in favor of this proposed rezoning.



# 2012 ORTHO PHOTO

PLANNING APPLICATION A-11-16-Z

899 SECOND LINE WEST



METRIC SCALE  
1 : 2000

ROLL NUMBER  
060-033-066-00

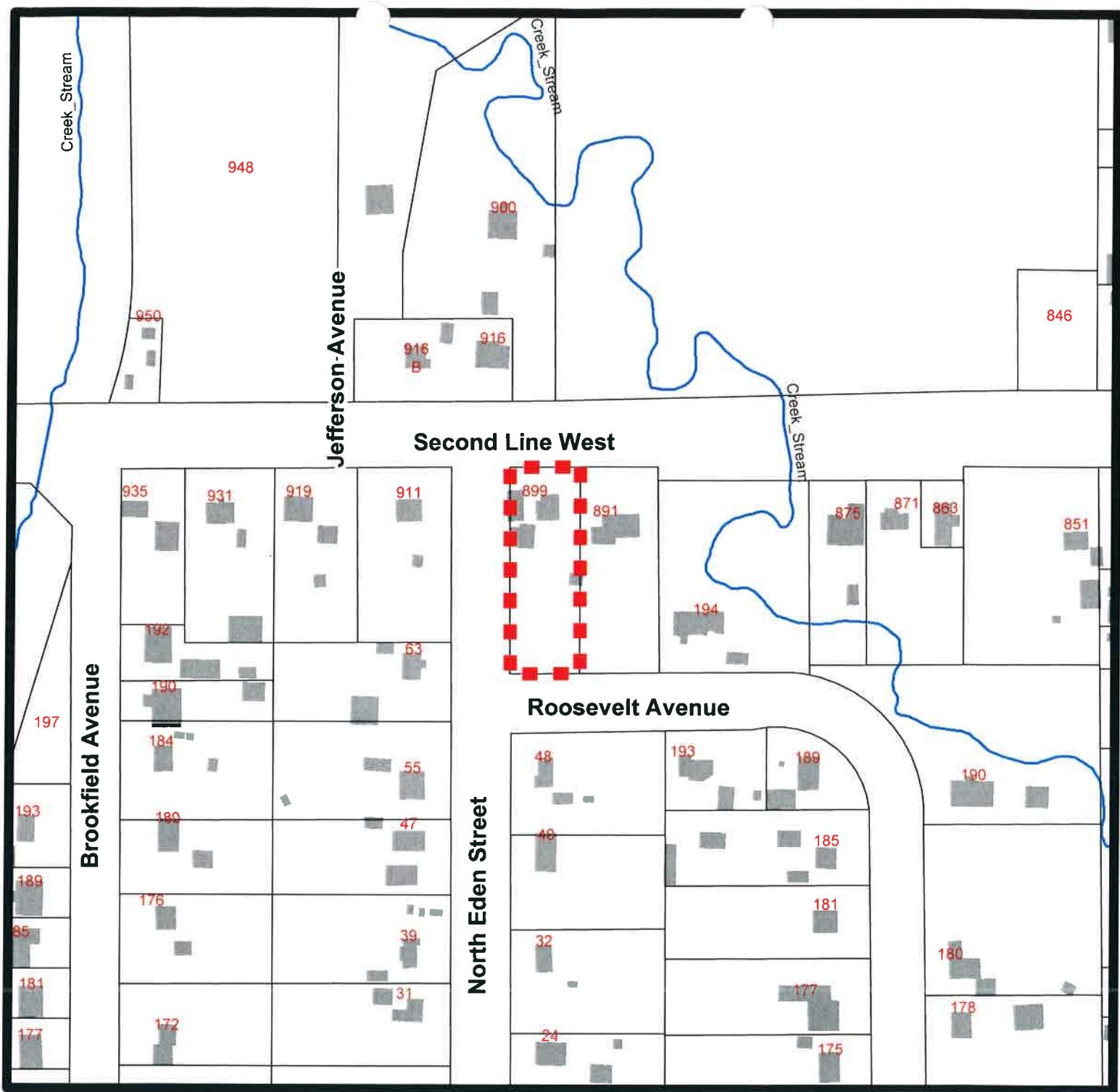
MAP NUMBERS  
52 & 1-68

## Legend



Subject Property = 899 Second Line West

MAIL LABEL  
A-11-16-Z



# SUBJECT PROPERTY MAP

PLANNING APPLICATION A-11-16-Z

899 SECOND LINE WEST

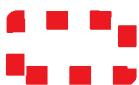


METRIC SCALE  
1 : 2000

ROLL NUMBER  
060-033-066-00

MAP NUMBERS  
52 & 1-68

## Legend



Subject Property = 899 Second Line W

Page 124 of 194

MAIL LABEL  
A-11-16-Z



## EXISTING ZONING MAP

PLANNING APPLICATION A-11-16-Z

899 SECOND LINE WEST



METRIC SCALE  
1 : 2000

ROLL NUMBER  
060-033-066-00

MAP NUMBERS  
52 & 1-68

### Legend



Subject Property = 899 Second Line W



R2 - Single Detached Residential Zone; R2hp



R3 - Low Density Residential Zone



RA - Rural Area Zone



C4 - General Commercial Zone; C4hp



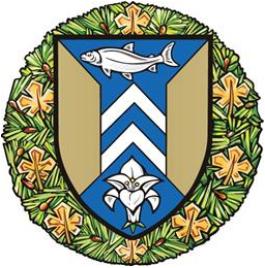
M2 - Medium Industrial Zone; M2hp



EM - Environmental Management Zone



PR - Parks and Recreation Zone



## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Peter Tonazzo, RPP, Senior Planner

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** A-15-16-Z – 188 Kohler Street

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#### PURPOSE

The applicant is seeking Council's approval to rezone the eastern half of the subject property (with frontage on Simpson Street) in order to facilitate the development of two (2) multiple attached dwellings (triplexes) and one (1) semi-detached dwelling. The proposal would result in eight (8) dwelling units.

#### PROPOSED CHANGE

The applicant, Ruscio Masonry and Construction is seeking Council's approval to rezone the eastern half of the subject property from "R.2" (Single Detached Residential Zone) to "R3.S" (Low Density Residential Zone with a Special Exception) to permit two (2) multiple attached dwellings and one (1) semi-detached dwelling to be constructed on the same lot, and to reduce the frontage requirement from 18m (59') to 17m (55.7') for the southernmost parcel which is proposed to be occupied by a semi-detached dwelling.

#### Subject Property:

- Location – The subject property is a 'through lot', with frontage on Kohler Street and Simpson Street. The area to be rezoned is the eastern half of the subject property, with frontage on Simpson Street, approximately 58m (190.2') south of its intersection with Wellington Street East, civic no. 188 Kohler Street.
- Size:
  - Subject Property - Irregularly shaped through lot with 73m (240') frontage on Kohler Street, and 76.2m (250') frontage on Simpson Street, with 121m depth, totalling 0.88ha (2.18acres).

- Area To Be Rezoned - The eastern half of the subject property - 76.2m (250') frontage on Simpson Street and 56.2m (184.4') depth totalling 0.43ha (1.1acres).
- Present Use – Former Alex Muir School
- Owner – 1890685 Ontario Inc.

## **BACKGROUND**

There have been no previous applications upon the subject property.

## **ANALYSIS**

### **Conformity with the Official Plan (OP)**

The subject property is designated ‘Residential’ on Land Use Schedule ‘C’ of the Official Plan.

The following Residential Policies within the Official Plan relate directly to this application:

- R.3 *Medium density residential dwellings may be integrated into low density areas subject to rezoning.*
- R.4 *Small scale intensification may be permitted in all residential areas unless adequate supporting infrastructure is not available or significant constraints exist.*
- R.5 *Small scale intensification may include, but not be limited to, rooming, boarding and lodging houses, apartments in houses, infill development and redevelopment.*

The applicant is proposing to rezone the eastern half of the subject property to facilitate the construction of two (2) multiple attached dwellings and one (1) semi-detached dwelling, for a total of eight (8) dwelling units. The resulting density will be approximately eight (8) units per acre. Within the local context, such a density is considered low to medium. Consequently, this proposal meets Policy R.3 which permits medium density residential dwellings to be integrated into low density areas, subject to rezoning approvals.

Policy R.4 permits small scale intensification to locate in all residential areas, so long as there are no significant physical constraints and adequate supporting infrastructure is available. Based on a preliminary review, there does not appear to be any significant physical constraints on the subject property, and there appears to be adequate supporting infrastructure. These matters are discussed in greater detail later in this report.

The applicant's proposal represents an 'infill development', which meets the definition of 'small scale intensification', as outlined in Policy R.5.

This application adheres to, and is supported by the current Residential Policies within the Official Plan.

The subject property is also identified as having archaeological potential on Archaeological Schedule E to the Official Plan. Archaeological Policy 2 notes that '*archaeological assessments may not be required in areas that have been subject to previous intensive and extensive soil disturbance.*' Locally, archaeological remains are relatively shallow, and as such, land clearing would negate any archaeological remains. In this case, the area to be rezoned was cleared and graded many years ago to function as the 'school yard' in association with Alex Muir Public School. This clearing, which would have included tree stump and removal and grading, would have negated any artifacts which may have been present. Consequently, an Archaeological Assessment is not required.

### **Comments**

The applicant has indicated that each dwelling unit would be severed and sold as freehold dwelling units. Consequently, the application also includes a reduction in lot frontage, for the southernmost lot (to be occupied by the semi-detached dwelling, from 18m (59') to 17m (55.7')). It is anticipated that the resulting lot will in fact be 17.80m (58.4') however a reduction to 17m will provide appropriate flexibility. Finally, the applicant is requesting approval to permit each dwelling unit to be constructed on the existing parcel, so that parcels can be created post construction, to ensure that resulting lot lines are directly through the firewalls separating the attached dwelling units.

Referring to the applicant's site plan attached, the dwellings will be situated to have consistent setbacks with the front façades of surrounding homes in the area. As previously mentioned, a reduction of 1m (3') in frontage for the southernmost proposed lot is requested. Such a reduction is minor, and well within the character of the surrounding area.

Simpson Street is a mature residential neighbourhood, part of the Simpson-Leo-Upton-McGregor area. There are a number of homes in this area that have been designated as Heritage Properties under the Ontario Heritage Act. Suffice to say, this area is a historical residential neighbourhood with a locally significant character that must be protected. Consequently, the overall design of the proposed residences is critical. Referring to the elevation drawings attached, the applicant is proposing a number of design elements intended to achieve a development that is within the character of this historic area, fairly 'steep' pitched roofs, 'shake-style' siding, wooden doors, windows and garage doors. While it is recognized that aesthetic opinions may vary, it is Planning staff's opinion that the

proposed development will fit in with the character of the area. It is recommended that the area to be rezoned be deemed subject to Site Plan Control, which will grant staff the ability to review development details, including building materials, prior to the issuance of a building permit.

### **Consultation**

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

- See attached letters – Public Works & Engineering Services, Public Works, PUC Services
- No objections/comments – Fire Services, Building Division

Correspondence from the Municipal Services Engineer notes there have been concerns raised regarding the capacity of the sanitary sewer on Simpson Street, and its ability to accommodate additional flows from the proposed eight (8) dwelling units. Engineering staff performed a capacity analysis and conclude that existing sewers can handle the flows from this proposed development. It is however noted that the condition of the sanitary sewer is poor, and will be replaced as part of the Simpson Street reconstruction scheduled for 2018. It is also noted that separate sanitary laterals will be required for each proposed unit. Finally, a lot grading and drainage plan will be required prior to the issuance of a building permit, to ensure that drainage is appropriately dealt with; utilizing the standard that post development flows cannot exceed predevelopment flows. Site Plan Control is an appropriate tool to ensure appropriate drainage works are installed and maintained to the satisfaction of the Deputy CAO of Public Works and Engineering.

Comments from the Director of Public Works notes that 5% cash-in-lieu of parkland will be required from the developer. Cash-in-lieu of parkland is collected upon completion and approval of severance applications to the Committee of Adjustment.

PUC Services Inc. notes there is a primary overhead power line which traverses along the north property boundary. PUC has requested, as part of a previous lane closure, a 10m (32.8') easement, centred about the pole. This would result in a 5m (16.4') easement along the north lot line of the subject property. The current building setback proposed is 3m (9.8'). This is an issue, not only with the easement, but also required Ontario Building Code setbacks from power lines. An appropriate solution is to reduce the interior side yards between each proposed building by 1m (3.28'), in order to achieve the required 5m (16.4') setback from the north lot line. The resulting interior side yard setbacks would be 2.1m (6.9') between each of the triplexes, and semi-detached dwelling, for a total of 4.2m (13.8') between the proposed buildings. The required setback reduction would be from 3m (9.8') to 2.1m (6.9') and apply to the north side yard setback of the middle building (triplex) and the north side yard setback of the southernmost

building (semi-detached). The reduced side yards would be well within the general character of this area, and similar to current side yard setbacks found throughout this neighbourhood. From a practical standpoint, 2.1m (6.9') provides ample room to move equipment and materials to rear yards.

There is an underground gasoline pipeline which runs along the west side of Simpson Street, and across the frontage of the subject property. This pipeline connects the Government Dock with the Tank Farm on Trunk Road. The owner, Imperial Pipelines and Depots was circulated as part of the processing of this application, and has not provided a response. Based on discussions with the applicant's Engineer and city Engineers, it is felt that this will be a construction issue, and that appropriate locates and safeguards will be required during construction to ensure the pipeline is not impacted in any way.

### **Public Open House**

On September 7, 2016, the applicants held a public open house at Quattro Hotel on Great Northern Road, to inform neighbours and seek input upon this proposal. The meeting was come-and-go, and attended by approximately 28 people, including both Ward 2 Councillors and Planning staff. Mailing labels for property owners within 120m (400') of the subject property were provided to the applicants by the Planning Division. The notice area for the applicant's public open house was consistent with the formal public notice sent out as part of processing of this application.

A number of verbal and written comments were received resulting from the open house. The applicants forwarded all written comments to Planning Division. Although summarized in this Report, these comments do not form part of the formal public record. Furthermore, there was no expectation that such comments would be public and as such, they are not attached to this report package.

Many of the comments from the open house related to the overall design/layout of the buildings and rental vs. freehold.

One attendee suggested that different units be characterized with slightly different colours. The applicants appreciated this suggestion and may utilize various shades to help break up the façades. There are a variety of ways to achieve an aesthetically pleasing development that complements the character of this historic area. A general rule of thumb is to utilize building materials, colours and architecture that is consistent, but not necessarily identical to that of surrounding residences. Older neighbourhoods generally have more diverse architecture than can be found in many newer subdivisions. This is certainly the case in this neighbourhood.

Several drainage and servicing concerns were also identified. As discussed earlier, Engineering staff is of the opinion that the current sanitary sewers have the additional capacity to accommodate the increased flows from this development, although it is recognized that current underground infrastructure is old and will be replaced in 2018. A drainage plan, completed by a qualified professional, will also be required, to the satisfaction of City staff, prior to the issuance of a building permit. The proposed drainage works will be required to be installed and maintained as a condition of the Site Plan Control Agreement with the City, which includes bonding in the event that such works are not appropriately constructed. It is therefore anticipated that the proposed development will not negatively impact drainage in the area.

Generally speaking, most neighbours appeared to support this proposal. A number of neighbours however voiced concerns with introducing triplex/semi-detached dwellings to this historic, single detached neighbourhood. It was felt that such dwelling types were not in keeping with the character of the area. The Provincial Policy Statement 2014 and current Official Plan policies support ‘mixed neighbourhoods’. A mixed neighbourhood helps to accomplish a complete neighbourhood, with a variety of housing types to accommodate a variety of people in different life stages. For example, current residents in the neighbourhood seeking to downsize, may have an option to do so and remain in the same neighbourhood. Historically, various housing types were segregated in a homogeneous manner, often resulting in the creation of marginalized areas. There exist a number of local examples of this legacy.

In recent years, numerous small scale infill developments of this nature have been approved and developed throughout the community, resulting in a better mixture of housing types and more complete neighbourhoods. An example is Lake Street north of McNabb Street, where singles, semi’s and townhouses have been mixed, creating a vibrant residential atmosphere with a mixture of different people in different life stages.

The abutting neighbour to the south has requested that some form of buffer be constructed adjacent to the southernmost driveway. The stated concern is that of noise. From a land use perspective, this is a single driveway serving one dwelling unit, and as such, noise impacts would be the same as that of a driveway serving a single detached dwelling. It could also be argued that from a noise perspective, this development will have less impact than when the property was a school yard. Having said all of this, it is recognized that the loss of adjacent open space may be disconcerting. The applicant has agreed to plant a hedge along the southern lot line adjacent to the driveway. This would be in addition to the hedge and two mature trees that currently exist along the common lot line. This will be implemented through Site Plan Control.

There were also a number of questions related to the applicant's plans for the former Alex Muir School, which fronts onto Kohler Street. The applicant has indicated that plans at this time are unknown. The western half of the subject property is not part of this current application.

Finally, it has been suggested that given the current state of the underground infrastructure, it would be prudent for the developer to delay construction until the 2018 Simpson Street reconstruction is completed. Although it is recognized that the infrastructure is in relatively poor condition, it is functioning, and can support the added flows from this development. Consequently, it is not recommended that construction be delayed. The applicant has indicated that ground-breaking is targeted for Spring 2017.

Up to the drafting of this Report, no formal comments from neighbours have been received.

## **FINANCIAL IMPLICATIONS**

Approval of this application will not impact Municipal finances.

## **STRATEGIC PLAN / POLICY IMPACT**

This application is not directly linked to any of the Values, or Strategic Focus Areas within the Corporate Strategic Plan.

## **SUMMARY**

This application represents an appropriate infill, residential intensification opportunity. The proposed buildings will include design elements that will complement the historic character of this neighbourhood. The inclusion of multiple attached dwellings will not negatively impact the character of the area, but rather create a more complete neighbourhood, offering an alternative housing type to those wishing to reside in this highly desired area.

The use of Site Plan Control will grant staff the ability to review development details related to certain design elements such as building materials and layout, as well as engineering matters such as drainage and site servicing (water and sewer).

## **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the Report of the Senior Planner dated 2016 10 24 concerning Application A-15-16-Z be received and that Council rezones the eastern half of the subject property from "R.2" (Single Detached Residential Zone) to "R3.S" (Low Density Residential Zone with a Special Exception) to:

1. Permit two (2) multiple attached dwellings and one (1) semi-detached dwelling to be constructed on the same lot;

2. To reduce the frontage requirement from 18m (59') to 17m (55.7') for the parcel which is proposed to be occupied by a semi-detached dwelling; and
3. To reduce the north interior side yard requirement for the 'middle triplex' and semi-detached dwelling from 3m to 2.1m.
4. That through the Site Plan Control Agreement, a 5m Easement, in favour of PUC Services Inc. be registered along the north lot line of the subject property;

Furthermore, that the eastern half of the subject property be deemed subject to Site Plan Control.

Respectfully submitted,



Peter Tonazzo, RPP  
Senior Planner  
705.759.2780  
[p.tonazzo@cityssm.on.ca](mailto:p.tonazzo@cityssm.on.ca)

PT/ps

Attachment(s)



FRONT ELEVATION

SCALE:  $\frac{3}{16}$ " = 1'-0"





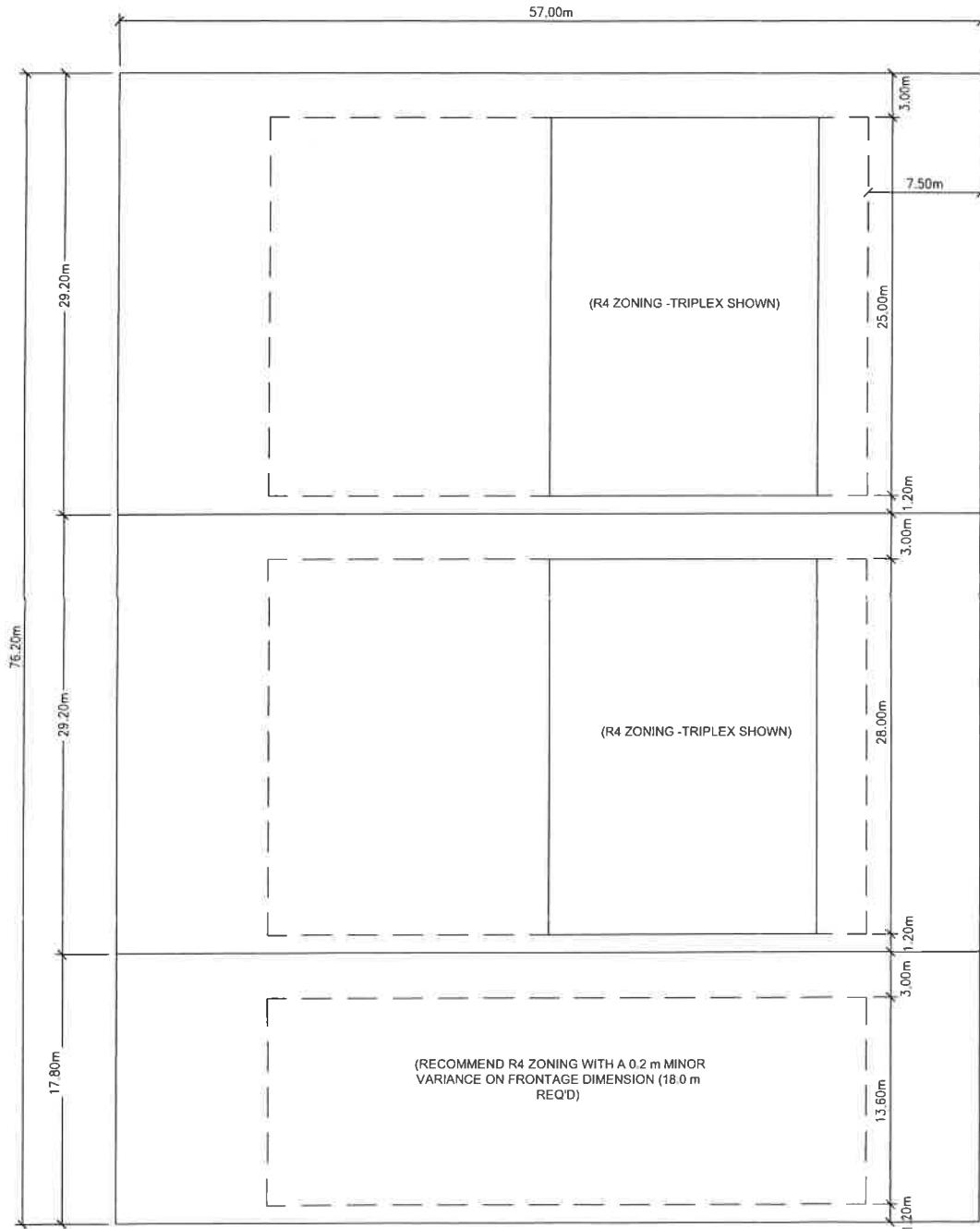
FRONT ELEVATION

S.C.E. 1/8, 1/0



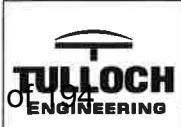
LEGEND

- BLDG OUTLINE
- LOT LIMIT
- ZONING SETBACKS



OPTION #5 July 18, 2016

Page 137



TULLOCH ENGINEERING INC.  
71 BLACK ROAD T. 705 949.1457  
UNIT B F. 705 949.9606  
SAULT ST. MARIE 866 806.6602  
P6B [tulstemerie@tulloch.ca](mailto:tulstemerie@tulloch.ca)

DRAWN BY: AGH FILE: 131121



2016 10 07

**MEMO TO:** Don McConnell, RPP  
Planning Director

**RE: A-15-16-Z  
188 KOHLER STREET**

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

- There have been concerns raised regarding the capacity of the sanitary sewer on Simpson Street and the ability for the sanitary sewer to accommodate additional flows from the proposed development. Engineering staff performed a capacity analysis and determined that the theoretical flows generated from the proposed development will increase the current theoretical flows by an insignificant amount. There is a low likelihood that flooding will occur as a result of the additional flows generated from the proposed development. The condition of the sanitary sewer, however, is poor and is scheduled to be replaced during the 2018 construction season;
- Storm and sanitary laterals will be required for each proposed unit. Lateral permits will be required;
- A lot grading and drainage plan must be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design; and
- It is recommended that the property be subject to Site Plan Control to ensure servicing and drainage is addressed to the satisfaction of the Deputy CAO Public Works and Engineering or his designate.

A-15-16-Z  
2016 10 07  
Page 2 of 2

If you have any questions, please do not hesitate to contact the undersigned.



D. Perri, P. Eng.  
Municipal Services Engineer  
Public Works & Engineering Services  
705.759.5385  
[d.perri@cityssm.on.ca](mailto:d.perri@cityssm.on.ca)

DP/

- c. Susan Hamilton Beach, Public Works  
Pat Schinners, Planning  
Don Elliott, Engineering



2016 10 04

Don McConnell, RPP  
Planning Director

Dear Don:

**Re: Application No. A-15-16-Z – 188 Kohler**

**An amendment to the Zoning By-law**

Please accept this letter from Public Works in response to the application recently received from your office. PW has no objections to the proposed rezoning, however, we do request 5% cash-in-lieu of parkland is collected from the developer.

Respectfully,

Susan Hamilton Beach, P. Eng.  
Director  
Public Works  
705.759.5207  
[s.hamiltonbeach@cityssm.on.ca](mailto:s.hamiltonbeach@cityssm.on.ca)

c. D. Perri, Municipal Services Engineer



**PUC SERVICES INC.  
ENGINEERING DEPARTMENT  
500 SECOND LINE EAST, P.O. Box 9000  
SAULT STE. MARIE, ONTARIO, P6A 6P2**

October 5, 2016

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

emailed p.schinners@cityssm.on.ca

Dear Sir:

**Re: Application No. A-15-16-Z  
188 Kohler Street**

Although we have no objection to above noted proposed rezoning application, we would request that you please refer to the attached associated correspondence to the City Engineering Department detailing the potential requirement for an easement associated with our primary overhead line which traverses along the north property boundary.

We have not yet received any notification from the City that this lane closure and land transfer occurred, however our requirement for an easement to allow adequate access and to ensure Ontario Building Code powerline clearances can be met still remains. As such, we would request that this be made a condition of the rezoning application, should it have been overlooked in the Engineering application.

Best Regards,

PUC SERVICES INC.

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

Rob Harten, P. Eng.  
Manager of Engineering



# **ORTHO PHOTO MAP**

## **PLANNING APPLICATION A-15-16-Z**

### **188 KOHLER STREET**



**METRIC SCALE**  
**1 : 1,000**

ROLL NUMBER  
020015016000000

**MAP NUMBERS  
9 & 1-4**

**MAIL LABEL ID**  
**A-15-16-Z**



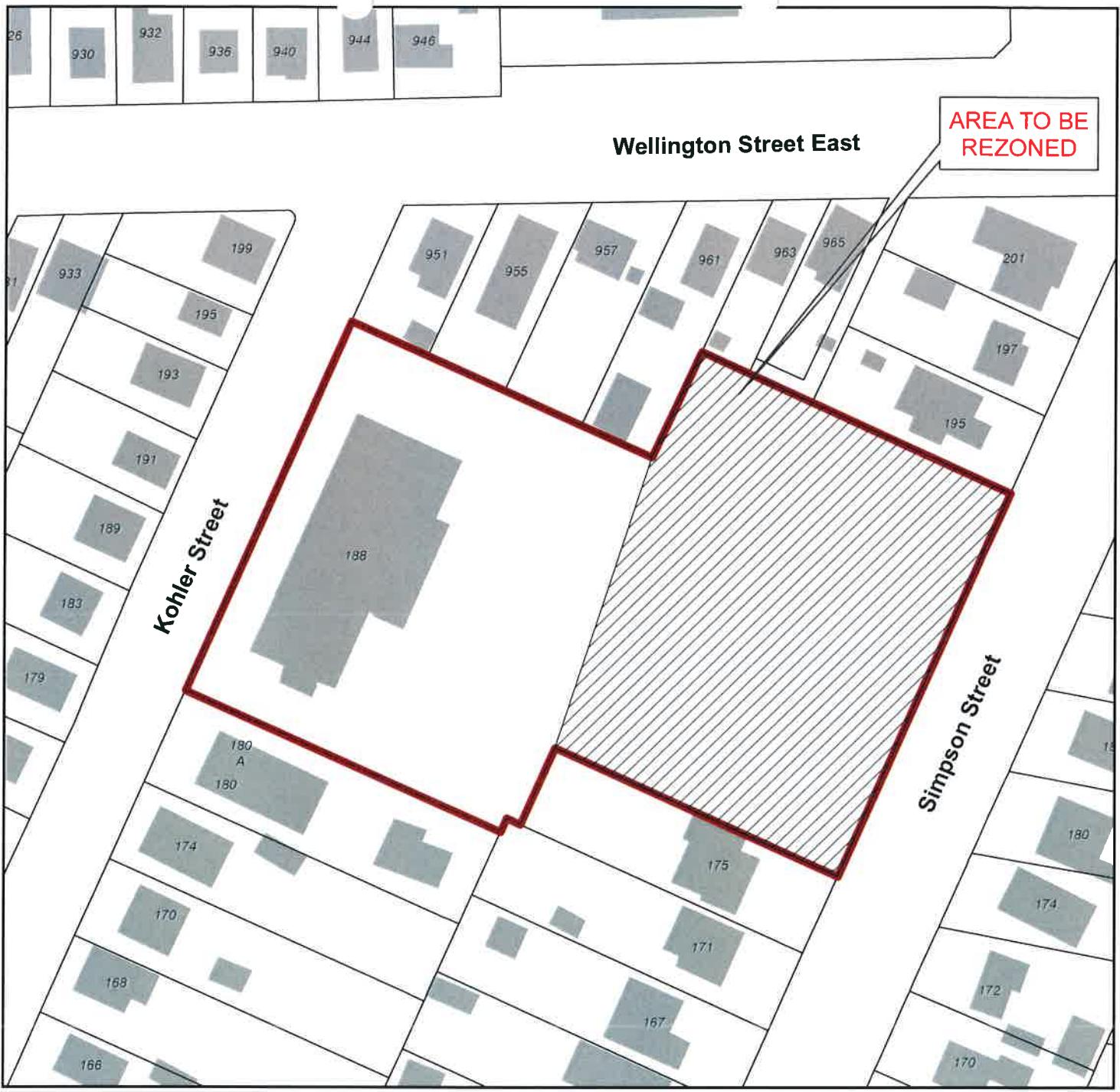
## *Subject Area*



### *Area to be Rezoned*



## *PARCEL*



## SUBJECT PROPERTY MAP

PLANNING APPLICATION A-15-16-Z

188 KOHLER STREET



METRIC SCALE  
1 : 1,000

ROLL NUMBER  
020015016000000

MAP NUMBERS  
9 & 1-4

MAIL LABEL ID  
A-15-16-Z



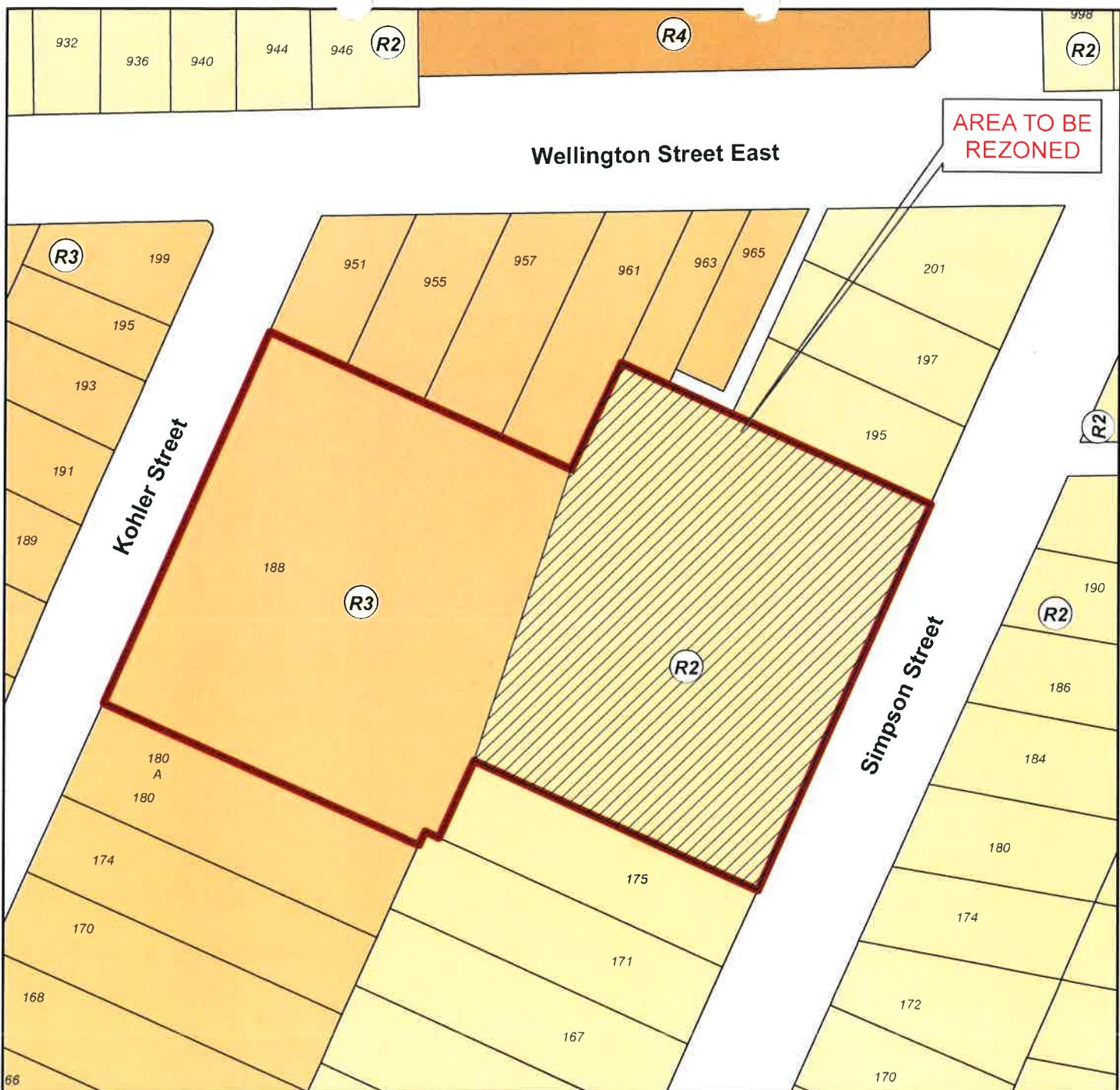
Subject Area



Area to be Rezoned



PARCEL



# EXISTING ZONING

## PLANNING APPLICATION A-15-16-Z

### 188 KOHLER STREET



METRIC SCALE  
1 : 1,000

ROLL NUMBER  
020015016000000

MAP NUMBERS  
9 & 1-4

MAIL LABEL ID  
A-15-16-Z



Subject Area



R2 - Single Detached Residential Zone



Area to be Rezoned



R3 - Low Density Residential Zone



PARCEL



R4 - Medium Density Residential Zone

## Malcolm White

---

**From:** Susan Myers  
**Sent:** Sunday, October 23, 2016 8:51 PM  
**To:** Dave German  
**Cc:** Sandra Hollingsworth; Peter Tonazzo; Malcolm White  
**Subject:** Re: 188 Kohler A-15-16-Z

Dear Mr German,  
Your comments have been sent to the planner, Mr Tonazzo and the City Clerk.

J. Susan Myers  
City Councillor Ward 2

On Oct 23, 2016, at 4:14 PM, Dave German <[davidsgerman@gmail.com](mailto:davidsgerman@gmail.com)> wrote:

Dear Susan,

I wish to voice my opposition to the application for the rezoning from R2 to R3.S of the property with frontage on Simpson St. and raise the following concerns:

1. The property is not large enough for the development as presented without major contraventions of the city building regulations.

2 .Parking. Simpson St. is a busy street artery serving residences on Bishops Court, Victoria Avenue and Leo Avenue and isalso used as a shortcut between Queen and Wellington Streets. Being a busy street there is no parking on the east side.The proposed project requires the addition of eight driveways of, I believe, 14 feet width, making up just lest than fifty percent of the total frontage, leaving only enough space for three vehicles on the street to serve the needs of thirteen residences in what is considered a residential area. Ask any plumber or repairman about the diffculty of finding parking spaces. Not a well designed project.

3 Snow banks. As noted above the number of driveways leaves not much room for the accumulation of snow. You might remember the weekend in which we experienced 6 ft. of snow and the mall roof collapsed. The residents of this project would not be able to get to the street!

4 The problem of the occupants of the middle units of the multiple dwellings accessing from front to rear yards. One would have to drag the lawnmower through the living room!

Conclusions:

I suggest the regulations for frontage requirements could provide for the construction of:

- a. 4 single detached homes.
- b. 3 semi-detached homes (3 x 2 units)
- c . 2 multiple attached row houses ( 2 x 3 units)

The project lacks imagination and is ill suited for Simpson Street because of concerns 2 and 3 above and would be more practically situated for a dead end street.

Simpson Street is an historic gem in the city and all steps must be made to preserve the character of the SLUM area .We must not cave in to a commercial enterprise just to boost tax revenue ,

I would suggest a more appropriate setting for this project we would be in the matter of the Tishman development on Queen Street opposite Bellevue Park featuring a courtyard in the front. The depth of the subject property would be more than sufficient to accommodate this type of setting..

I note that the developer is required to pay a parkland fee of 5%. Five percent of what? I would suggest that as good corporate citizens they would be asked to donate the PUC easement property to the city and continue as a laneway along the northerly limitsof the parcel giving people an access to Kohler St.so that people can continue enjoy walking their dogs which has been done for the past 100 years.

I hope that you will take into consideration my comments and suggestions and vote accordingly to deny this application.

Sincerely,

David German

## **Malcolm White**

---

**From:** Peter Tonazzo  
**Sent:** Monday, October 24, 2016 10:10 AM  
**To:** Malcolm White  
**Cc:** Don McConnell  
**Subject:** FW: Rezoning application A-15-16-Z

**From:** Darcy and Fiona Ortiz [<mailto:darcyfionao@gmail.com>]

**Sent:** Monday, October 24, 2016 10:06 AM

**To:** Peter Tonazzo

**Subject:** Rezoning application A-15-16-Z

Dear Peter Tonazzo:

I am opposed to the application to rezone the eastern half of the subject property (188 Kohler Street) to "R3.S" (Low Density Residential Zone with a Special Exemption). The property should remain zoned as "R.2" (Single Detached Residential Zone).

I do not want to see the character of the Simpson Street and neighbourhood change by allowing the construction of multiple attached dwellings and / or semi-detached dwelling(s).

Mr. Darcy Ortiz  
104 Bishop's Court  
Sault Ste. Marie, ON  
P6A 3V9

**Rachel Tyczinski**

---

**Subject:** FW: Rezoning application A-15-16-Z

**From:** Darcy and Fiona Ortiz [<mailto:darcyfionao@gmail.com>]

**Sent:** Monday, October 24, 2016 3:24 PM

**To:** Peter Tonazzo

**Subject:** Fwd: Rezoning application A-15-16-Z

Peter Toanzzo:

Further to my email message from earlier today (below), I am also opposed to reducing the frontage requirement. I would like the current zoning to remain in effect.

Mr. Darcy Ortiz  
104 Bishop's Court  
Sault Ste. Marie, ON  
P6A 3V9

## **Malcolm White**

---

**From:** Susan Myers  
**Sent:** Monday, October 24, 2016 1:48 PM  
**To:** Chris Tossell  
**Cc:** Tom Vair; Virginia McLeod; Don McConnell; Peter Tonazzo; Malcolm White; Sandra Hollingsworth  
**Subject:** RE: Proposed Housing Development, North end of Simpson Street

Technically folks,

We have not heard from the Municipal Heritage Committee per se as outlined in Chris's email below.

However, I have great respect for Chris as an individual and will not pursue seeking a deferral in order to have the entire committee review this matter to be compliant with our guidelines.

Don, heads up. I will ask you about this tonight.

**J. Susan Myers**  
**City Councillor Ward Two**  
**705.256-6128**

---

**From:** Chris Tossell [ctossell@gmail.com]  
**Sent:** October 24, 2016 12:00 PM  
**To:** Susan Myers  
**Cc:** Tom Vair; Virginia McLeod; Don McConnell; Peter Tonazzo; Malcolm White; Sandra Hollingsworth  
**Subject:** Re: Proposed Housing Development, North end of Simpson Street

Hullo Susan

Sorry for the delay in responding.

You may be aware that the Municipal Heritage Committee meeting of October 5th had no quorum and this item was therefore not discussed. I was subsequently asked to comment.

So, to be clear, the comments made were personal and mine alone and not that of the MHC.

I understand what is being said and in a perfect world who would disagree with the resident's wish to see single detached residences on the vacant land.

I have to balance off my concern for the heritage aspects of the street and our need for development.

What is being proposed is not the perfect solution but I think that with the City working with the developer this could be made an acceptable solution.

Once again I say that these are my thoughts but I do wish that the other members of the Municipal Heritage Committee had had the opportunity to express their views which might of course be completely different.

Chris

On 24 Oct 2016, at 09:25, Susan Myers <[s.myers@cityssm.on.ca](mailto:s.myers@cityssm.on.ca)> wrote:

Good morning Chris.

Thank you for your input regarding this planning application.

I appreciate your comments around the building materials and in fact, feel the staff report supports your notations quite well.

The crux of the issue at hand, is directed to the style of houses in this development i.e. multiple attached units vs. single detached. That is two side by side by side triplexes and one semi detached, for a total of eight vs. retaining single detached homes.

The neighbors are adamant they wish to see the single detached residential status remain as changing to the above, in their view will change the "feel" of the residential portion of the street.

Can you comment on that aspect please.

Susan.

J. Susan Myers  
City Councillor Ward Two  
705.256-6128

---

From: Peter Tonazzo  
Sent: October 24, 2016 9:14 AM  
To: Malcolm White; Susan Myers; Sandra Hollingsworth  
Cc: Tom Vair; Virginia McLeod; Don McConnell  
Subject: FW: Proposed Housing Development, North end of Simpson Street

Good morning,

Please see notes from Chris Tossell, Municipal Heritage Committee. Malcolm, I will forward a clean copy, could you please attach to Council's Addendum.

As discussed in the Report, we will work with the developer during the site plan control phase to create an overall design that fits into the character of the neighbourhood. I do note that for the most part, the majority of neighbours have no issues with the proposed building design.

Regards,

Peter Tonazzo, MCIP, RPP  
Senior 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](mailto:p.tonazzo@cityssm.on.ca)

From: Chris Tossell [mailto:[ctossell@gmail.com](mailto:ctossell@gmail.com)]  
Sent: Thursday, October 13, 2016 1:20 PM  
To: Virginia McLeod

Subject: Proposed Housing Development, Noth end of Simpson Street

Virginia

As requested, my comments.

1) Simpson Street, originally a very sedate Edwardian residential street has changed considerably in style over the last quarter century. The inclusion of a medical clinic, modern design i.e the Yukich residence and at least one nondescript residence has changed the character to some extent. That said there remains a core group of very attractive housing, focussed I think, on Bishophurst (1875).

2) I think we (from a MHC perspective) have to accept the fact that these existing large houses will not be replicated in the future. The cost of those materials and labour have made local developers move towards thin set stucco and artificial stone.

3) I looked at the sketch site plan submitted and also went to see similar housing by the same developer close to the SAH. These houses are very typical of all contemporary housing. They use stucco, artificial stone, vinyl siding, all with pitched shingled roofs and incorporate the use of setbacks to relieve the front elevations to the street. Most of these houses, one would think, look quite acceptable, particularly with enhanced landscaping.

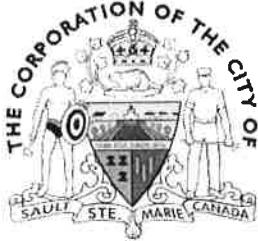
4) How do you relate item 3 to the proposed Simpson Street development?

. ask the developer if he would be prepared to incorporate more materials that are in sympathy with those used on the existing buildings. This doesn't necessarily mean brick but could also be artificial stone that matches the        brick in colour. In doing so it would reduce the amount of stucco which I think would really help. Further to try and keep siding to a minimum, if at all.

. for what it is worth I would be prepared to discuss in more detail with the developer as the design develops but that is entirely up to you.

5) So in answer to your question I personally would see no reason at this stage to raise any objection. However I do see that the exterior cladding material choices will make all the difference to the way the development will fit into the neighbourhood.

\  
Chris



## CITY COUNCIL RESOLUTION

**Agenda Number:** 8.1

**Title:** Heritage Designation Planning Policy

**Date:** Monday, February 9, 2015

---

**Moved by:** Councillor S. Myers

**Seconded by:** Councillor T. Sheehan

Whereas City Council recently dealt with an engineering matter that revealed the absence of a Heritage Designation Planning Policy for identified districts or neighbourhoods within the City; and

Whereas the *Ontario Heritage Act* enables municipalities to designate the whole or any part of a community as a heritage conservation district to protect and enhance groups of properties or neighbourhoods that collectively give an area special character;

Now Therefore Be It Resolved that the City Planning Department be requested to report back to City Council and

1. provide information as to the process involved to designate a neighborhood;
2. outline any additional costs to introduce this policy into the City planning process;
3. consult with the Municipal Heritage Committee appointed by City Council as to the value in adding this step to our planning process.

Carried

Postponed

Defeated

Referred

  
Christian Provenzano



## COUNCIL REPORT

November 23, 2015

**TO:** Mayor Christian Provenzano and Members of City Council  
**AUTHOR:** Don McConnell, MCIP, RPP, Planning Director  
**DEPARTMENT:** Engineering and Planning Department  
**RE:** Heritage Conservation Districts

---

### PURPOSE

The purpose of this report is to provide City Council with information and a recommendation on the feasibility of designating heritage conservation districts in the community.

### BACKGROUND

On March 3, 2015 City Council passed the following Resolution:

"Whereas City Council recently dealt with an engineering matter that revealed the absence of a Heritage Designation Planning Policy for identified districts or neighbourhoods within the City; and;

Whereas the Ontario Heritage Act enables municipalities to designate the whole or any part of a community as a heritage conservation district to protect and enhance groups of properties or neighbourhoods that collectively give an area special character;

Now therefore be it resolved that the City Planning Department be requested to report back to City Council and:

1. Provide information as to the process involved to designate a neighbourhood;
2. Outline any additional costs to introduce this policy into the City planning process;
3. Consult with the Municipal Heritage Committee appointed by City Council as to the value in adding this step to our planning process."

This report provides information on the feasibility and requirements of using the Ontario Heritage Act to designate heritage conservation districts and makes

recommendations concerning a policy based approach to this issue. This report was prepared in consultation with the Municipal Heritage Committee and city staff.

## **ANALYSIS**

A heritage district is generally defined as an area that has one or more special characteristics which warrants preservation. These characteristics may include:

- a definable area,
- age of buildings,
- history of the area – time period in the nature of development,
- lot sizes and layout including yard setbacks,
- building style and materials,
- streetscape features including road widths, laneways, pathways, tree types and street lighting.

Part V of the Ontario Heritage Act enables the council of a municipality to designate the entire municipality or any defined area as a heritage conservation district.

Designation of a heritage conservation district requires the municipality to undertake a study of the area under consideration that includes an examination of the character and appearance of the area including buildings, structures and other property features to determine if the area should be preserved as a heritage conservation district.

This plan must include the following:

- A statement of the objectives to be achieved,
- A statement explaining the cultural heritage value or interest,
- A description of the heritage attributes of both the properties and district,
- Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the district,
- A description of the alterations that are minor in nature and that the property owner may carry out without obtaining a permit as required by the Ontario Heritage Act.

The plan must also make recommendations as to any changes that will be required in the municipality's Official Plan, Zoning by-law or other documents.

Before approving a by-law to adopt a Heritage Conservation District plan, a municipality must also conduct consultation in the form of giving appropriate public notice, ensuring that copies of the draft plan are available and that at least one public meeting is held.

Should a Municipal Council pass a by-law to adopt a Heritage Conservation District plan, interested parties have the right to appeal the decision to the Ontario Municipal Board.

The effect of a Heritage Conservation District plan is to require owners of property within a designated district to obtain a permit from the municipality prior to any alteration, construction, demolition or removal unless the work has been identified as a minor alteration within the plan. An application under this plan must be considered by City Council within 90 days.

This approach is not recommended as it requires a significant effort to implement and administer and may be considered overly restrictive by some property owners. Further, the City's current policy is to provide grants for work on designated buildings and a 40% tax rebate on designated properties. Should this policy be extended to a larger area, there would also be significant financial implications for the municipality.

At present, the City has designated 36 properties under the Ontario Heritage Act. Past practice has been to only designate properties in which the owner agrees to the designation. This building specific approach should be continued.

An alternative to the heritage conservation district approach permitted by the Ontario Heritage Act is to place similar policies within the City's Official Plan and adopt procedures that require all Planning Act development approvals and capital works projects within identified areas to be reviewed by the Municipal Heritage Committee. The advantage of this approach is that it fits within the City's existing development review process, focuses on larger projects and is less restrictive on individual property owners.

Specifically, the following approach is recommended:

1. Amend the City's Official Plan to include specific heritage resource policies intended to conserve the heritage value and character defining elements of both buildings and identified areas. This work would be undertaken in consultation with the Municipal Heritage Committee and be included as part of the Official Plan Comprehensive Review that is currently underway. While general policies can be developed over the next few months, the identification of specific areas will require further study in consultation with the area property owners.
2. At present, all development approval applications such as requests for Official Plan Amendments, Rezonings or new Plans of Subdivision are reviewed by Community Services Department staff on behalf of the Municipal Heritage Committee. Development applications which affect a designated property are identified for further review. This review should be extended to include any applications within an area that has been identified as having specific heritage value. Building Permit applications

are reviewed by the Municipal Heritage Committee only for designated properties and this practice will continue.

3. Where road reconstruction or other significant capital works projects are proposed, the Municipal Heritage Committee will be consulted as part of the design process to ensure that heritage values are considered and preserved where possible.

### **IMPACT**

Approval of this recommendation will not have a significant impact on the City's financial resources.

### **STRATEGIC PLAN**

Although not specifically identified in the City's Corporate Strategic Plan, the preservation of heritage conservation areas and values is consistent with Strategic Direction 3 – Enhancing Quality of Life.

### **MUNICIPAL HERITAGE COMMITTEE**

The Municipal Heritage Committee met three time to discuss the approach and review the draft report. At the November 4<sup>th</sup> 2015 meeting, the following resolution was approved:

“Resolved that the Sault Ste. Marie Municipal Heritage Committee support the Council Report regarding Heritage Conservation Districts and the recommendation as proposed by D. McConnell, Planning Director, Engineering and Planning Department.”

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Planning Director dated November , 2015 be accepted and that City Council approve the recommended approach to heritage conservation relating to the Official Plan, new development approvals, and road reconstruction or other significant capital works project.

Recommended for approval,



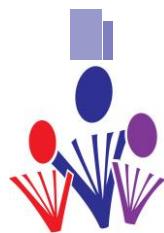
Donald B. McConnell, MCIP, RPP  
Planning Director

Recommended for approval,



Jerry Dolcetti, RPP  
Commissioner Engineering & Planning

DBM:ps



# Sault Ste. Marie Public Library

## REPORT TO CITY COUNCIL October 24, 2016

Prepared by the Sault Ste. Marie Public Library Board of Directors  
and staff at the request of Council.

*If you have any questions before Council meeting please  
feel free to contact Roxanne Toth-Rissanen at 705 759-5246*

The health of our civilization, the depth of our awareness about  
the underpinnings of our culture and our concern for the future  
can all be tested by how well we support our libraries.

*Carl Sagan*

**“One stop . . . *endless possibilities*”**

## **BACKGROUND:**

- The Public Libraries Act, RSO 1990, governs the operation of libraries in Ontario. It is the Public Library Board's duty to determine the **level of service** that responds to the community's needs. As per the Public Libraries Act 19(1), a board requires the consent of the appointing municipal council for all matters regarding **real estate property**.
- The eleven members of the Sault Ste. Marie Public Library Board appointed by this Council have been diligent in fulfilling their fiduciary duty to set and provide the best level of library service possible within the parameters of municipal funding. The Sault Ste. Marie Public Library is among one of the lowest municipal funded libraries in Northern Ontario (see appendix A).
- Beginning June 29, 2015, in whole and in part, members of the Sault Ste. Marie Public Library Board, the Library CEO and library staff have had numerous meetings with Mayor Provenzano, the CAO and city staff to discuss library locations and possible options for providing library services to citizens of Sault Ste. Marie.
- An opportunity to partner with the Algoma District School Board (ADSB) in creating a community hub and locating a library service point and accessible archives became available in the fall of 2015.
- Since that time, several reports have been prepared and submitted to the clerks office.

This report contains the information requested from the March 22, 2016, April 11, 2016, April 25, 2016 and May 16, 2016 motions from Council:

- Analysis of contributions by outlying communities
- Maintaining the Churchill Branch library
- Alternative sites for an east end library
- Alternative delivery formats
- Estimated budget for 2 library locations (Centennial Library and Korah Branch)
- Positive, negative effects of 2 or 3 library locations with option for archival space
- Recommendation

## MOTION OF MARCH 22, 2016

Analysis of contributions by outlying communities to the Sault Ste. Marie Public Library vis-a-vis circulation to citizens of those communities

### Contracting Communities:

Aweres  
Goulais and District  
Laird Township  
MacDonald, Meredith and Aberdeen  
Searchmont  
Tarbutt and Tarbutt Additional

The Sault Ste. Marie Public Library receives \$21,687.00 which is the Ontario Public Library Grant provided to these communities. The Sault Ste. Marie Public Library incurs no additional expenses as a result of servicing these Contracting Communities. The additional revenue of \$21,687.00 enhances the collections and programming opportunities available to the residents of Sault Ste. Marie as well as the Contracting Communities.

## MOTION OF APRIL 25, 2016

The costs, staffing requirements, benefits and drawbacks of maintaining the Churchill Branch at its existing location.

| Churchill Branch Library  |                                 |
|---|---------------------------------|
| Associated Cost Items   | Annual Operating Costs for 2016 |
| Library Materials (Books and Periodicals)                           | \$22,428.00                     |
| Operating Expenses ie. Security, Machine Rental, Office, Janitorial | \$14,835.00                     |
| Rent  | \$107,042.12                    |
| Staffing  | \$178,000.00                    |
| Benefits  | \$37,610.00                     |
| Utilities   | \$19,500.00                     |
| <b>Totals</b>   | <b>\$379,415.12</b>             |

| Benefits                        | Drawbacks   |
|---------------------------------|---|
| Nice neighbourhood branch       | Lease and maintenance costs continue to increase over time  |
| Convenient to those in the area | Location is hidden  |
| Status quo remains              | Sustainability is questionable with budget considerations   |
|                                 | Space is limited for programming  |
|                                 | Large proportion of budget for small space  |
|                                 | Difficult to maintain current hours of operation given current budget   |
|                                 | Does not meet AODA accessibility requirements without extensive renovations and reduction of collection (washrooms, both entrances, shelving) |

MOTION OF APRIL 25, 2016

2. The potential for alternate sites for an east-end library within the City of Sault Ste. Marie and the estimated costs, staffing requirements, benefits and drawbacks of relocating the existing east end Churchill Branch within the City of Sault Ste. Marie.

This chart provides options for other east-end physical library spaces along with the costs associated. The MacDonald Avenue sites would be designed to hold small, popular collections as well as allowing patrons to pick up the holds they have placed on items held at the other library locations.

|   | <b>Wellington Square Site</b>  | <b>MacDonald Ave. Site #1</b>  | <b>MacDonald Ave. Site #2</b>  |
|---|--|--------------------------------|--------------------------------|
| Operating Costs (Excluding Staffing, but including utilities) | \$272,335.00 (includes \$100,000 in necessary <u>basic</u> renovation costs) | \$37,682.50 ("turn-key" ready) | \$18,933.75 ("turn-key" ready) |
| Square Footage  | 10,000   | 3,000                          | 1,365                          |
| Operating Costs Per Square Foot                               | \$27.23  | \$12.56                        | \$13.87                        |
| One Time Moving Costs   | \$15,553.00  | \$15,553.00                    | \$15,553.00                    |
| FTE Staff   | 3.8  | 2*                             | 2*                             |
| Salary Costs  | \$178,000.00   | \$91,442.64                    | \$91,442.64                    |
| Benefits Costs  | \$37,610.00  | \$18,805.00                    | \$18,805.00                    |

\*staffing based on operating 24 hours per week.

| <b>Benefits</b>   | <b>Drawbacks</b>  |
|---|---|
| East end location   | Lease and maintenance costs continue to increase over time  |
| Convenient to those in the area   | Location is hidden  |
| Smaller sites would meet basic library needs; would be designed to hold small, popular collections and allow patrons to pick up holds | Smaller sites have one washroom for staff and patrons   |
| Smaller site costs are less   | Space is limited for programming at smaller sites   |
| Archives could be located at Wellington Square site   | Potential accessibility issues at smaller sites   |
|   | Difficult to maintain current hours of operation given current budget   |
|   | Wellington Square Mall site would require an additional \$200,000 in renovations to have "turn-key" ready operation |

## MOTION OF APRIL 25, 2016

3. Provide report on alternate service delivery formats that would maintain some physical space within the east end, while exploring whether any potential public-private partnerships could be formed to reduce the annual costs to taxpayers of the City of Sault Ste. Marie for providing a physical library space within the east end of the City of Sault Ste. Marie.

|                                  | <b>Expanded Visiting Library and CELA Service</b> | <b>Book Vending Machine at Churchill Plaza</b> | <b>Book Vending Machine at Other East-End Location</b> | <b>Pop Up Library Service</b> |
|----------------------------------|---|--|--|-------------------------------|
| Equipment Costs                  | \$0.00  | \$50,000.00                                    | \$50,000.00  | \$12,500.00                   |
| Annual Maintenance               | \$0.00  | \$5,000.00**                                   | \$5,000.00**   | \$500.00                      |
| FTE Staff                        | 0.25  | 0.4  | 0.4  | 0.35                          |
| Salary Costs                     | \$13,188.24                                       | \$20,515.04                                    | \$20,515.04  | \$17,584.32                   |
| Internet Access                  | \$0.00  | \$1,350.00                                     | \$1,350.00   | \$1,020.00***                 |
| Integrated Library System Module | \$0.00  | \$2,500.00                                     | \$2,500.00   | \$2,500.00                    |

\*\* Cost of maintenance contract for book vending machines for first 5 years.

\*\*\* Mobile internet plan and device for areas without access to Shaw Wifi.

The Library's Visiting Library Service and CELA is to provide all members of our community with library resources they need. These include community members with print disabilities and those unable to visit their local library.

Pop Up Library Service is an excellent advocacy, marketing and promotions tool. A table, cart of books, laptop or iPad for checkout and patron registration provides library service.



4. Provide an estimated budget for the Sault Ste. Marie Public Library showing the costs, staffing requirements, benefits and detriments if only the Korah Branch and Centennial Libraries were maintained.

|                       | <b>Centennial Library</b> | <b>Korah Branch Library</b> |
|-----------------------|---------------------------|-----------------------------|
| Salaries              | \$1,891,108.93            | \$276,942.64                |
| Benefits              | \$435,640.00              | \$55,845.00                 |
| Library Materials     | \$158,257.00              | \$44,856.00                 |
| Office Expenses       | \$131,334.00              | \$2,170.00                  |
| Operating Expenses    | \$145,375.00              | \$15,382.00                 |
| Equipment Purchases   | \$44,250.00               | \$0                         |
| Training              | \$20,000.00               | \$0                         |
| FTE Staff*            | 32.5**                    | 3.7                         |
| <b>Totals</b>         | <b>\$2,825,964.93</b>     | <b>\$372,767.64</b>         |
| <b>Combined Total</b> |                           | <b>\$3,221,106.57</b>       |

\*Staffing levels at remaining locations reflect anticipated increase in patron use.

\*\* Includes Library Administration

| <b>Benefits</b>   | <b>Drawbacks (Detriments)</b>  |
|---|--|
| Cost savings could be used for much needed renovations at Centennial Library            | Parts of the city would not have neighbourhood library service; Visiting Library Services program would have to be increased |
| Could potentially increase hours of operation at one or both sites, depending on budget | No added space for expanding archives  |
| Electronic material collections could grow  | Less space for physical collections  |
|   | Reduced programming due to limited space   |
|   | Will result in staff layoffs   |

MOTION FROM MAY 16, 2016

Now therefore be it resolved that council direct city staff, in conjunction with the library Board to report on the effects, positive and negative of having either 2 or 3 library sites in the City of Sault Ste. Marie, including potential options for an archive at one of those branches

**OPTION A: STATUS QUO.**

Churchill, Korah and Centennial Library continue operations (See Appendix B).

**SQUARE FOOTAGE 43,705**

| Positive   | Negative  |
|--|---|
| Nice neighbourhood branches  | Lease of the Churchill Branch and maintenance costs continue to increase over time  |
| Convenient to those in the area  | Branches are not in high visibility areas   |
| Status quo remains; no change  | Sustainability is questionable with budget considerations   |
| Korah site is operationally economical   | Space is limited for programming (current and future) at all library locations  |
| The Centennial Library is a heritage building in design and is the Jewel of the waterfront | Costs associated with maintaining three library locations does not allow for the much needed revitalization of the Centennial Library |
| The Centennial Library houses the Administration   | Archival space at Centennial is grossly inadequate.   |
|  | Difficult to maintain current hours of operation given current budget   |
|  | Churchill Branch does not meet AODA accessibility requirements.   |

**Potential reduction of positions : None**

**OPTION B: Three library sites:**

**Centennial Library, Korah Branch and new “Northern” Branch. This will require closure of the Churchill Branch.**

**SQUARE FOOTAGE 49,186**

| Positive  | Negative   |
|---|--|
| Additional space to establish Archives that are accessible and able to accept additional archival material to tell our community's story  | East end residents would have to travel to Centennial Library (additional 3 km) nearest branch |
| Cost per square foot at Northern branch is significantly less than Churchill or any other proposed site (\$9.75) which also includes utilities, janitorial services and security. | It is change for those accustomed to library services at the Churchill Branch                  |
| HUB setting at Northern Branch; input received from community in Strategic Planning sessions suggested library location in an educational setting                                 | Road traffic could be increased in area of Northern Branch                                     |
| Northern location is in a high traffic area and is a similar setting to the current east-end location   | The Board will need to continue to monitor service levels based on budget                      |
| Additional space for programming to reflect changing needs in library services  |  |
| Branch locations are in proximity to many schools and concentrated multi-family dwellings   |  |
| Northern site has highest community school use; increased visibility of library and opportunity for use of additional school space for programming outside of school hours        |  |
| Cost savings over time to allow for continued updating and revitalizing of Centennial Library   |  |
| Aligns with the City of Sault Ste. Marie's Strategic Plan: Infrastructure, Service delivery, Quality of life, Community Development and Partnerships                              |  |
| Adequate parking and accessible parking for seniors at all locations  |  |
| Relocation of archives to Northern Branch will allow for additional, much needed community space at Centennial Library  |  |

**Potential reduction of positions : None**

**OPTION C: Two library sites:****SQUARE FOOTAGE: 43,146**

**Centennial Library and “Northern” Branch with a consolidated, fully accessible archives  
(See Appendix C).**

| Positive   | Negative   |
|--|--|
| Cost savings could be used for <u>much needed renovations</u> at Centennial Library (estimated at \$2.5M with Facilities Asset Management and EPOH)  | Will result in staff reduction   |
| Affords the opportunity to use the space currently occupied by the Korah Branch, for accessible, community programming with additional parking and providing additional savings  | Change for residents in west and east ends of the city                         |
| Aligns with the City of Sault Ste. Marie’s Strategic Plan -- Pillars <ul style="list-style-type: none"> <li>- Infrastructure</li> <li>- Service delivery</li> <li>- Quality of life</li> <li>- Community Development and Partnerships</li> </ul> | Additional travel would be required to get to Northern or Centennial locations |
| Archives are consolidated, accessible to the public and allow future acquisitions  | Road traffic could be increased in area of Northern Branch                     |
| Much needed community space at the Centennial Library would be made available by moving archives to Northern Branch  |  |
| Both locations are conveniently located, easily accessible on main arteries  |  |
| Hours of service would meet the needs of the community   |  |
| Programming would be increased/expanded to meet the needs of the community and the changing role of the library  |  |
| Staff potential can be fully realized at two sites   |  |
| Use of technology in the library to enhance the users’ experience would be possible given more flexibility in budget   |  |
| Community use of/access to technology would be increased due to additional resources   |  |
| HUB setting at Northern Branch; input received from community in Strategic Planning sessions suggested library location in an educational setting  |  |
| Possibility of pop up libraries and book clubs in other locations in the city  |  |
| Both sites would be fully accessible (AODA)  |  |
| Consolidation of French-language collections at Northern site  |  |
| Consolidation to two sites would enable/enhance diverse collections and decrease duplication; this would provide a stronger level of service   |  |
| Convenient to those in the area  |  |
| <b>Potential reduction of positions : 8</b>  |  |

**Considerations:**

- Conditional on Algoma District School Board receiving Ministry of Education approval
- City to review the conditions put in place when funding was received for locating the Korah Branch at the WECC to ensure this option is in compliance with the funding agreement.
- The community hub concept (proposed through the location of the “Northern Branch” within the ADSB property – the former Alexander Henry site) supports integrated and longer-term local planning at the municipal level, integrated service delivery and efficient use of buildings.

| <b>Library Location</b> | <b>Staffing Costs</b> | <b>Operating Costs</b> | <b>Square Footage</b> | <b>Operating Costs Per Sq. Ft.</b> | <b>Client Visits 2015</b> |
|-------------------------|-----------------------|------------------------|-----------------------|------------------------------------|---------------------------|
| Centennial              | \$1,093,084.00        | \$293,639.00           | 33,150                | \$8.85                             | 221,969                   |
| Churchill               | \$178,000.00          | \$147,335.00           | 4,574                 | \$32.21                            | 51,240                    |
| Korah                   | \$185,000.00          | \$35,102.00            | 6,050                 | \$5.80                             | 61,647                    |
| Alexander Henry         | \$223,000.00          | \$97,552.00            | 10,000                | \$9.75                             | N/A                       |
| Administration          | \$612,524.93          |                        | 875                   |                                    | N/A                       |

### **RECOMMENDATION:**

The Sault Ste. Marie Public Library Board requires a property decision from Council in order to prepare its 2017 Budget and to respond to the Algoma District School Board.

The Library Board has been diligent in addressing its fiduciary duties and continuing to uphold the public's trust to ensure that Sault Ste. Marie's libraries are well-run, meet the needs of community members while responding to changing environments and in safeguarding the right of every citizen to receive equitable and unfettered access to excellent library services and collections including the internet and computers.

During this entire process the Library Board has kept in its view the challenging economic times that face our community. Libraries shine in tough economic times and the works cited in the bibliography have documented the research on the perception and reality of public libraries and the value they provide. Public Libraries are utilized to a greater degree during economic uncertainty. The research being done by library associations support the impressions that are being received through the daily interactions at the Sault Ste. Marie Public Library with our community.

***The Sault Ste. Marie Public Library Board made the determination to “close the Churchill Branch Library with the intention of pursuing a public library location at the Alexander Henry School site with the establishment at that location of a fully accessible and consolidated archives” with Council’s consent.***

**Moved and carried by the Sault Ste. Marie Public Library Board.  
Dated: December 21, 2015**

## APPENDIX A - Comparisons of Public Libraries in Northern Ontario

| Library          | Cost per Resident | Population Size | Municipal Grant | Number of Service Points | Professional Librarians (Holds a Master of Library and Information Science Degree) | FTE Staff |
|------------------|-------------------|-----------------|-----------------|--------------------------|--|-----------|
| Thunder Bay      | \$50.99           | 108,359         | \$5,526,100.00  | 4                        | 9  | 53        |
| Greater Sudbury  | \$47.19           | 160,274         | \$7,563,497.00  | 13                       | 10   | 75        |
| North Bay        | \$38.54           | 53,651          | \$2,067,518.00  | 1                        | 4  | 24        |
| Sault Ste. Marie | \$37.48           | 75,140          | \$2,811,035.00  | 3                        | 5  | 40        |
| Timmins          | \$35.78           | 43,165          | \$1,544,721.00  | 2                        | 2  | 19        |

## APPENDIX B - Library Usage

| Library Location | Memberships | Circulation | Reference Questions | Program Attendance | Internet/Computer Bookings |
|------------------|-------------|-------------|---------------------|--------------------|----------------------------|
| Centennial       | 14,093      | 367,557     | 17,985              | 18,893             | 17,985                     |
| Churchill        | 2,508       | 34,338      | 11,671              | 1,230              | 5,978                      |
| Korah            | 2,387       | 26,540      | 7,985               | 1,274              | 6,023                      |

## APPENDIX C - Archives Cost

Specific spaces are required for proper storage/conservation of archives. Cost per square foot was provided by Iona McCraith, Archives Advisor for the Archives Association of Ontario.

| Room Name and Square Footage              | Function and Requirements of Room   | Construction Cost per Square Foot | Total Costs         |
|---|---|-----------------------------------|---------------------|
| Isolation (Dirty) Room<br>500 Square Feet | Newly acquired materials are received into this room to ensure there is no cross contamination. This room requires suitable ventilation as well as appropriate work space, materials for cleaning all forms of archival material, shelving and proper archival storage boxes. | \$ 50.00                          | \$25,000.00         |
| Work (Clean) Room<br>300 Square Feet      | Materials are catalogued appropriately. The room requires suitable ventilation as well as work space, shelving and proper archival storage boxes.   | \$ 50.00                          | \$15,000.00         |
| Archives Room<br>2,000 Square Feet        | The archives are permanently held in this room. This room requires suitable ventilation, humidity control features, along with shelving.  | \$ 75.00                          | \$150,000.00        |
| Viewing Room<br>150 Square Feet           | This room serves as a clean room to allow for the viewing of archival materials and to ensure no cross contamination of archival materials occur. The room requires seating and desk space as well as suitable ventilation.   | \$ 10.00                          | \$1,500.00          |
| <b>Total</b>                              |   |                                   | <b>\$205,000.00</b> |

The one time capital cost to establish the physical space for the Archives is \$205,000.00. These costs are in the process of being negotiated.

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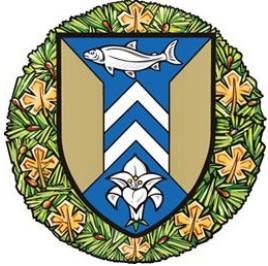
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## The Corporation of the City of Sault Ste. Marie

### C O U N C I L   R E P O R T

October 24, 2016

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Virginia McLeod, Manager Recreation & Culture

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** Library Community Plan /Steelton Seniors Centre

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#### **PURPOSE**

This report is provided to City Council as information.

#### **BACKGROUND**

At the May 16, 2016 meeting of City Council the following resolution was passed:

“Whereas the library board has provided a report to council which outlines the costs of each library site and the potential benefits of having a new library site at the old Alexander Henry school in co-operation with the ADSB; and

Whereas it is important that Council have all the necessary information in order to fulfill its obligation to determine and set the level of service,

Now therefore be it resolved that Council direct city staff, in conjunction with the library board to report on the effects, positive and negative of having either 2 or 3 library sites in the City of Sault Ste. Marie, including potential options for an archive at one of those branches.”

On June 6, 2016 City staff met and reviewed the information the library board presented to City Council and discussed potential options. The Community Services Department was asked to review in more detail options for usage of the Korah Branch library space located at the Northern Community Centre, should the eventual decision be to operate 2 library sites (Main Branch, Northern Branch).

#### **ANALYSIS**

The relocation of the Steelton Seniors Centre to the current Korah Branch location within the Northern Community Centre would provide 6,444 sq. ft. of fully accessible space. In addition, the turf area provides over 40,000 sq. ft. space

## Library Community Plan

Page 2.

which would allow for expanded programming opportunities for both the seniors and the community. The attached document provides an overview of the benefits of shifting the seniors programming to the Northern Community Centre.

### **FINANCIAL IMPLICATIONS**

The relocation would result in savings to the annual operating budget for utilities and maintenance. The City would also be saving over \$1.5 million in future capital costs over the next 20 years for items identified in the Asset Management Facility Condition Assessment report. It would be necessary to invest some capital funds into enhancements of the interior space to accommodate the new programming.

### **STRATEGIC PLAN / POLICY IMPACT**

This item is not specifically identified in the City's Corporate Strategic Plan.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation and Culture dated October 24, 2016 concerning the Library Community Plan be received as information.

Respectfully submitted,



Virginia McLeod  
Manager Recreation & Culture  
705.759.5310  
[v.mcleod@cityssm.on.ca](mailto:v.mcleod@cityssm.on.ca)

Attachment

## **Relocation of Steelton Seniors Centre to the Northern Community Centre**

### **Background**

The Steelton Seniors Centre is located at 235 Wellington Street West. The facility consists of two linked buildings, the older section was constructed in 1906 and the newer two storey building was constructed in 1968. The total square footage of the multi-level facility is 8,413 sq. ft. Programming is spread out over 4 levels and the upper levels are not fully accessible. Many of the seniors have difficulty with the stairs. Those participants who use mobility aids or wheel chairs are not able to access programs located on upper levels. Staff attempt to reassign rooms whenever possible; however there are occasions when the participants cannot be accommodated as there are multiple programs running at the same time.

The Asset Management Facility Condition Assessment indicates that over the next 20 years \$1.5 million in capital repairs will be required.

### **Analysis**

A seniors centre located within the Northern Community Centre would provide 6,444 sq. ft. of fully accessible space. In addition, the turf area provides over 40,000 sq. ft. space which would allow for expanded programming opportunities for both the seniors and the community. Furthermore, the W.J. McMeeken Centre ice surface would also be available for programming.

There are a number of benefits to shifting seniors programming to the Northern Community Centre:

- It would provide a fully accessible space for programming which would ensure all participants are able to take part in any program. Ensuring that physical barriers are removed is critical in providing inclusive and accessible services for our citizens.
- The relocation would also greatly improve parking by providing an increased number of parking spaces. Currently, there are only 10 parking spaces adjacent to the Steelton Seniors Centre 2 of which are accessible spaces. The Wellington street parking lot has another 23 spots available. Currently, many participants park on the street in order to access the centre. The Northern Community Centre offers 4 accessible spaces and 98 parking spaces.
- Currently, Steelton Seniors Centre is located only 1.4 km from the Seniors Drop In Centre on Bay Street. A move to the west end would expand the area being serviced. Based on the 2011 Census profile there are 9,850 individuals 55 years of age or older within a 3 km radius of the Seniors Drop In Centre and 5,710 individuals within a 3 km radius of the Northern Community Centre.
- The annual operating budget would realize a savings of approximately \$30,000 (utilities and building maintenance). These funds could be reallocated within the Recreation and Culture Division in order to expand the programs for individuals 55+ over in our community.

Furthermore, additional programming opportunities for all ages would be explored to maximize facility usage.

- The City would be saving over \$1.25 million in future capital costs. However, it would be necessary to invest some capital funds into enhancements of the interior space to accommodate the new programming. As well, it would be recommended that the parking lot expansion at the Northern Community Centre be completed to accommodate additional vehicles. It is important to note that the majority of programming would not conflict with peak facility use. The Seniors Centre traditionally operates from 10 to 5 pm; soccer and hockey would be starting as senior programs are wrapping up.
- Consistent City staff presence at the Northern Community Centre would improve customer service, improved access to the facility, and expanded programming would be feasible which would provide more active living and recreational based opportunities.
- The Steelton Seniors Centre would not be required for programming and the City would be able to investigate selling the property or leasing the space.

Community Services Department staff have considered several options for the space; including leasing the space to the private sector. The option that makes the most sense for the City is to relocate the Steelton Seniors Centre to the Northern Community Centre.

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**BY-LAW NO. 2016-158**

**STREET ASSUMPTION:** (PR4) A by-law to assume for public use and establish as public streets various parcels of land conveyed to the City.

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

**1. STREETS ESTABLISHED AND ASSUMED**

The streets or parts of streets more particularly described in Schedule "A" to this by-law are hereby established as public streets and are assumed for public use.

**2. SCHEDULE "A"**

Schedule "A" hereto forms a part of this by-law.

**3. EFFECTIVE DATE**

This by-law takes effect on the date of its final passing.

**PASSED** in open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK - MALCOLM WHITE**

SCHEDULE "A" TO BY-LAW 2016-158

**1) RUSCIO CRESCENT**

PIN 31485-0237 (LT)  
RUSCIO CRESCENT, PLAN 1M575; T/W EASEMENT OVER PT LT 59  
RCP H708. PT 4 1R11366 AS IN AL19493; SAULT STE. MARIE

**2) QUEENSGATE BOULEVARD**

- (a) PART PIN 31485-0052 (LT)  
BLK 32 PL 1M525, SAVE AND EXCEPT PART 5 1R11366,  
RANKIN LOCATION; SAULT STE. MARIE
- (b) PART PIN 31485-0053 (LT)  
BLK 33 PL 1M525 RANKIN LOCATION; SAULT STE. MARIE

**3) RIVER ROAD**

PIN 31483-0130 (LT)  
RIVER ROAD, PLAN 1M586; SAULT STE. MARIE

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**BY-LAW NO. 2016-170**

**STREET ASSUMPTION:** (PR4) A by-law to amend Schedule "A" to Street Assumption By-law 2016-110.

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

**1. AMENDMENTS TO BY-LAW 2016-110**

Schedule "A" to By-law 2016-110 is hereby amended by deleting Paragraph 2(b) PART PIN 31510-0178 (LT) BLOCKS 7 AND 8 1M558; SAULT STE. MARIE.

**2. EFFECTIVE DATE**

This by-law takes effect on the date of its final passing.

**PASSED** in open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK - MALCOLM WHITE**

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**BY-LAW 2016-171**

**TAXES:** (T1) A by-law to exempt from taxation, except for local improvement rates, property of the Royal Canadian Legion, Branch 25.

**WHEREAS** Section 6.1 of the *Assessment Act*, R.S.O. 1990, Chapter A.31, as amended, provides authority for a Council of a municipality to exempt from taxation for a period not exceeding ten years, any premises actually used and occupied as a memorial home, clubhouse or athletic grounds by persons who served in the armed forces of His or Her Majesty or His or Her Majesty's allies in the war;

**AND WHEREAS** the Royal Canadian Legion, Branch 25, was by By-law 2006-93 exempted from taxation for the years 2007 through 2016 inclusive;

**AND WHEREAS** the Royal Canadian Legion, Branch 25 has requested an extension of the tax exemption;

**NOW THEREFORE THE COUNCIL** of The Corporation of the City of Sault Ste. Marie pursuant to Section 6.1 of the *Assessment Act*, R.S.O. 1990, Chapter A.31 ENACTS as follows:

**1. LEGION PROPERTY EXEMPT**

The premises of the Royal Canadian Legion, Branch 25 located at 96 Great Northern Road in the City of Sault Ste. Marie is hereby exempt from taxation, except for fees or charges that have priority lien status for the years 2017 through 2026 inclusive.

**2. EFFECTIVE DATE**

This by-law is effective as of January 1<sup>st</sup>, 2017.

**PASSED** in open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK – MALCOLM WHITE**

THE CORPORATION OF THE CITY OF SAULT STE.MARIE

**BY-LAW 2016-176**

**OFFICIAL PLAN AMENDMENT:** A by-law to adopt Amendment No. 217 to the Official Plan for the City of Sault Ste. Marie (1188061 Ontario Limited – 267 Cathcart Street).

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to section 21 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. The Council hereby adopts Amendment No. 217 to the Official Plan for the Sault Ste. Marie planning area in the form attached hereto.
2. Subject to any referrals under the Planning Act, this by-law shall come into force on the date of its final passing.

PASSED in open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK - MALCOLM WHITE**

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**AMENDMENT NO. 217  
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 Residential policies.

**LOCATION**

PLAN 12983 LOTS 77 to 81 and PT LOT 82 RP 13095 PART 2, located on the south side of Cathcart Street, approximately 60m (197') west of its intersection with John Street. Civic No. 267 Cathcart Street.

**BASIS**

This Amendment is necessary in view of a request to permit the ground floor of the existing building to be utilized for commercial purposes, more specifically a 'social innovation hub' or business incubator.

The proposal does not conform to the Residential Policies contained within the OP.

Council now considers it desirable to amend the Official Plan.

**DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO**

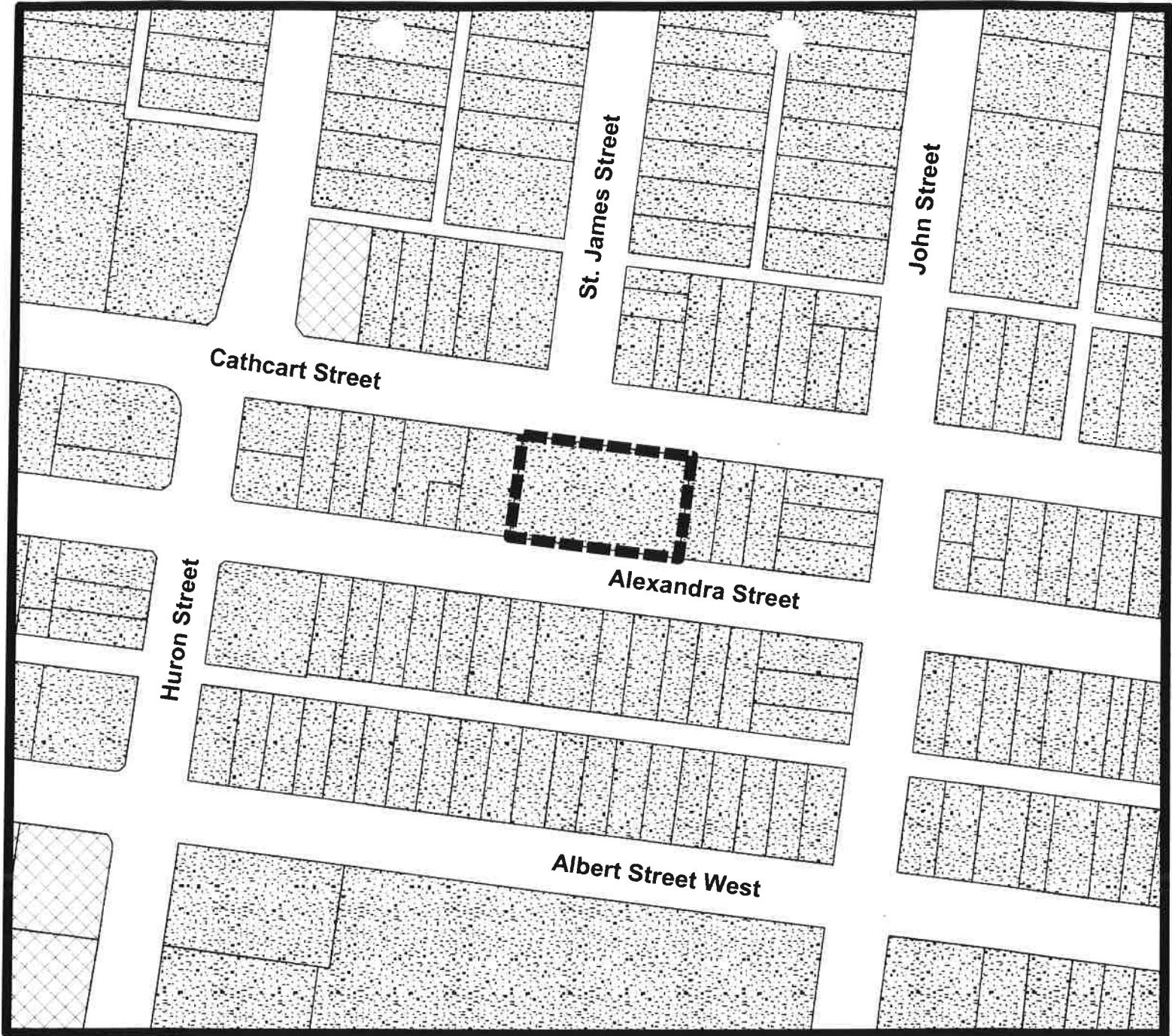
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

145. Notwithstanding the Residential Policies of the Official Plan, lands described as PLAN 12983 LOTS 77 to 81 and PT LOT 82 RP 13095 PART 2, located on the south side of Cathcart Street, approximately 60m (197') west of its intersection with John Street, Civic No. 267 Cathcart Street, may be utilized to permit commercial uses upon the ground floor within the existing building.

**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"

267 Cathcart Street

PLANNING APPLICATION A-14-16-Z-OP



## Legend

Subject Property = 267 Cathcart Street

## Official Plan Land Use Designation

### Land Use Designation

Residential

Commercial

OFFICIAL PLAN  
AMENDMENT

Page 179 of 104  
**NUMBER 217**

METRIC SCALE  
1 : 1800

ROLL NUMBER  
040-026-039-00

MAP NUMBERS  
16 & 1-27

MAIL LABEL  
A-14-16-Z

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2016-177**

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 267 Cathcart Street (1188061 Ontario Limited).

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

**1. 267 CATHCART STREET; LOCATED ON THE SOUTH SIDE OF CATHCART STREET, APPROXIMATLEY 60M WEST OF ITS INTERSECTION WITH JOHN STREET; CHANGE FROM R3 TO R3.S WITH A "SPECIAL EXCEPTION"**

The zone designation of the lands described in section 2 of this by-law, which lands are shown on Map 16 & 1-27 of Schedule "A" to By-law 2005-150, is changed from R3 (Low Density Residential) zone to R3.S (Low Density Residential) zone with a "Special Exception".

**2. BY-LAW 2005-151 AMENDED**

Section 2 of By-law 2005-151 is amended by adding the following subsection 2(365) and heading as follows:

**"2(365) 267 Cathcart Street**

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the south side of Cathcart Street, approximately 60m west of its intersection with John Street and having civic no. 267 Cathcart Street and outlined and marked "Subject Property" on the map attached as Schedule 365 hereto is changed from R3 (Low Density Residential) zone to R3.S (Low Density Residential) zone with a "Special Exception" to permit, in addition to those uses permitted in an R3 zone:

1. Not more than sixteen (16) dwelling units to locate within the existing building.
2. The ground floor of the existing building to be utilized for commercial purposes as part of 'Social Innovation Hub' which for the purposes of this By-law is defined as;
  - a. A business incubator to support a number of small start-up businesses in a collaborative environment with on-site support services.

3. That there is outdoor storage associated with the ground floor commercial uses.
4. That where commercial uses occupy the ground floor, the required parking be reduced from 37 spaces to 21 spaces."

3. **SCHEDULE "A"**

Schedule "A" hereto forms a part of this by-law.

4. **CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law as amended by Official Plan Amendment No. 217.

PASSED in Open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK - MALCOLM WHITE**

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SCHEDULE "A" TO BY-LAW 2016-177 AND  
SCHEDULE 365 TO BY-LAW 2005-151



## SUBJECT PROPERTY MAP

PLANNING APPLICATION A-14-16-Z-OP  
267 Cathcart Street



METRIC SCALE  
1 : 1800

ROLL NUMBER  
040-026-039-00

MAP NUMBERS  
16 & 1-27

### Legend



Subject Property = 267 Cathcart Street

MAIL LABEL  
A-14-16-Z

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**BY-LAW 2016-178**

**TEMPORARY STREET CLOSING:** (S4.1) A by-law to permit the temporary closing of various streets to facilitate the annual Rotary Santa Claus parade on November 19, 2016.

**THE COUNCIL** of the Corporation of the City of Sault Ste. Marie pursuant to Section 10 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

**1. TEMPORARY STREET CLOSING OF VARIOUS STREETS**

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of the following streets to facilitate the annual Rotary Santa Claus parade:

- (a) Closure of Bay Street from Elgin Street to Pim Street from 5:00 p.m. to 6:30 p.m.
- (b) Closure of Pim Street from Bay Street to Queen Street East from 5:00 p.m. to 6:30 p.m.
- (c) Closure of Queen Street East to Gore Street from 5:30 p.m. to 7:30 p.m.

**2. EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

**PASSED** in open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK – MALCOLM WHITE**

# THE CORPORATION OF THE CITY OF SAULT STE. MARIE

## BY-LAW 2016-179

**REGULATIONS:** (R1.41 and R1.1) A by-law to exempt the 49<sup>th</sup> (SSM) Field Regiment Royal Canadian Artillery, while using the Roberta Bondar property in the vicinity of the former tour boat mooring site, from By-law 2008-168 being a firearms by-law to prohibit the discharge of firearms in the municipality and from By-law 80-200 being a by-law respecting noises in the City of Sault Ste. Marie.

**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 49<sup>th</sup> (SSM) Field Regiment Royal Canadian Artillery may be allowed the use of a 105mm howitzer using three blank artillery shells on the Roberta Bondar property in the vicinity of the former tour boat mooring site to carry out the gun salute to support the Legion's Remembrance Day parade on November 11<sup>th</sup>, 2016.

### 2. BY-LAW 80-200 AMENDED

Despite the provisions of By-law 80-200, the 49<sup>th</sup> (SSM) Field Regiment Royal Canadian Artillery may be allowed the use of a 105mm howitzer using three blank artillery shells on the Roberta Bondar property in the vicinity of the former tour boat mooring site to carry out the gun salute to support the Legion's Remembrance Day parade on November 11<sup>th</sup>, 2016.

### 3. EFFECTIVE DATE

This by-law is effective on the date of its passing.

**PASSED** in Open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK – MALCOLM WHITE**

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2016-172

**LOCAL IMPROVEMENT:** (L2.1) A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" pavement on Franklin Street from Henrietta Avenue to Laura 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" and Schedule "B" hereto as a local improvement under the said Act and in accordance with plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said work.
3. The construction and completion of the said work shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual installments.
8. The debentures to be issued for the loan to be effected to pay the cost of the work when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.

10. The said Schedule "A" and Schedule "B" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the **FIRST** and **SECOND** time in open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK – MALCOLM WHITE**

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**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 2016-172, SECTION 3  
REGULATION 586/06 MUNICIPAL ACT**

**ENGINEER'S REPORT**

2016 10 24

|  |   |  |
|--|---|--|
| Nature of Work   | Construction of:<br>On:<br>From:<br>To: | Construction of sanitary sewer, private drain connection and Class "A" pavement<br>Franklin Street<br>Henrietta Avenue<br>Laura Street |
| Estimated Cost of Work                                     |   | \$1,440,000.00   |
| Estimated Assessable Abutting Frontage                     |   | 314.4m (Sanitary Sewer)<br>314.4m (Class "A" Pavement)   |
| Estimated Cost to be Borne by Assessable Abutting Property |   | \$14,147.85 (Sanitary Sewer)<br>\$24,991.44 (Class "A" Pavement)   |
| Estimated Cost to be Borne by The Corporation              |   | \$1,400,860.71   |
| Special Rate per Metre Frontage                            |   | \$30.50 (Sanitary Sewer)<br>\$79.50 (Class "A" Pavement)   |
| Special Rate per Private Drain Connection                  |   | \$304.00   |
| Estimated Interest Rate Term                               |   | 3.2%<br>10 years   |
| Estimated Annual Rate per Metre Frontage                   |   | \$3.61 (Sanitary Sewer)<br>\$9.42 (Class "A" Pavement)   |
| Estimated Annual Rate per Private Drain Connection         |   | \$36.00  |
| Estimated Lifetime of the Work                             |   | 20 years   |

Respectfully submitted,

**Carl Rumiell, P. Eng.**  
Design & Construction Engineer

Attachments

**CORPORATION OF THE CITY OF SAULT STE. MARIE  
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3**

**SCHEDULE "A"**

**BY-LAW 2016-172**

| <u>JOB<br/>NUMBER</u> | <u>STREET</u>   | <u>FROM</u>      | <u>TO</u>    | <u>LENGTH</u> | <u>SIZE</u> | <u>#OF<br/>P.D.C.</u> | <u>ASSESSABLE<br/>FRONTAGE</u> | <u>ESTIMATED<br/>COST</u> |
|-----------------------|-----------------|------------------|--------------|---------------|-------------|-----------------------|--------------------------------|---------------------------|
| A-2015-5-09           | Franklin Street | Henrietta Avenue | Laura Street | 300m          | 250mm       | 15                    | 314.4m                         | \$14,147.85               |

**CORPORATION OF THE CITY OF SAULT STE. MARIE  
CLASS "A" PAVEMENT - SECTION 3**

**SCHEDULE "B"**

| <u>JOB<br/>NUMBER</u> | <u>STREET</u>   | <u>FROM</u>      | <u>TO</u>    | <u>LENGTH</u> | <u>WIDTH</u> | <u>#OF<br/>P.D.C.</u> | <u>ASSESSABLE<br/>FRONTAGE</u> | <u>ESTIMATED<br/>COST</u> |
|-----------------------|-----------------|------------------|--------------|---------------|--------------|-----------------------|--------------------------------|---------------------------|
| A-2015-7-08           | Franklin Street | Henrietta Avenue | Laura Street | 300m          | 10.0m        | n/a                   | 314.4m                         | \$24,991.44               |

**BY-LAW 2016-172**

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2016-173

**LOCAL IMPROVEMENT:** (L2.1) A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" pavement on Grace Street from Bruce Street to Elgin 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" and Schedule "B" hereto as a local improvement under the said Act and in accordance with plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said work.
3. The construction and completion of the said work shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual installments.
8. The debentures to be issued for the loan to be effected to pay the cost of the work when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.

10. The said Schedule "A" and Schedule "B" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the **FIRST** and **SECOND** time in open Council this 24<sup>th</sup> day of October, 2016.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK – MALCOLM WHITE**

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**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 2016-173, SECTION 3  
REGULATION 586/06 MUNICIPAL ACT**

**ENGINEER'S REPORT**

2016 10 24

|   |   |   |
|---|---|---|
| Nature of Work  | Construction of:<br>On:<br>From:<br>To: | Construction of sanitary sewer, private drain connection and Class "A" pavement<br>Grace Street<br>Bruce Street<br>Elgin Street |
| Estimated Cost of Work  |   | \$915,000.00  |
| Estimated Assessable Abutting Frontage                        |   | 329.1m (Sanitary Sewer)<br>352.5m (Class "A" Pavement)  |
| Estimated Cost to be Borne by<br>Assessable Abutting Property |   | \$19,462.75 (Sanitary Sewer)<br>\$22,022.26 (Class "A" Pavement)  |
| Estimated Cost to be Borne by<br>The Corporation              |   | \$873,514.99  |
| Special Rate per Metre Frontage                               |   | \$30.50 (Sanitary Sewer)<br>\$79.50 (Class "A" Pavement)  |
| Special Rate per Private Drain Connection                     |   | \$304.00  |
| Estimated Interest Rate<br>Term                               |   | 3.2%<br>10 years  |
| Estimated Annual Rate per Metre Frontage                      |   | \$3.61 (Sanitary Sewer)<br>\$9.42 (Class "A" Pavement)  |
| Estimated Annual Rate per Private Drain Connection            |   | \$36.00   |
| Estimated Lifetime of the Work                                |   | 20 years  |

Respectfully submitted,

Carl Rumiell, P. Eng.  
Design & Construction Engineer

Attachments

CORPORATION OF THE CITY OF SAULT STE. MARIE  
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3

SCHEDULE "A"

| <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-2015-5-10       | Grace Street  | Bruce Street | Elgin Street | 224m          | 250mm       | 31                | 329.1m                     | \$19,462.75           |

BY-LAW 2016-173

**CORPORATION OF THE CITY OF SAULT STE. MARIE  
CLASS "A" PAVEMENT - SECTION 3**

**SCHEDULE "B"**

**BY-LAW 2016-173**

| <u>JOB<br/>NUMBER</u> | <u>STREET</u> | <u>FROM</u>  | <u>TO</u>    | <u>LENGTH</u> | <u>WIDTH</u> | <u>#OF<br/>P.D.C.</u> | <u>ASSESSABLE<br/>FRONTAGE</u> | <u>ESTIMATED<br/>COST</u> |
|-----------------------|---------------|--------------|--------------|---------------|--------------|-----------------------|--------------------------------|---------------------------|
| A-2015-7-07           | Grace Street  | Bruce Street | Elgin Street | 224m          | 10.0m        | n/a                   | 352.5m                         | \$22,022.26               |