

CITY COUNCIL AGENDA

City Council Meeting
Tuesday, April 11, 2017
Tom Davies Square

MAYOR BRIAN BIGGER, CHAIR

***Revised**

4:00 p.m. CLOSED SESSION, COMMITTEE ROOM C-11

6:00 p.m. OPEN SESSION, COUNCIL CHAMBER

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ROLL CALL

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Resolution to move to Closed Session to deal with two (2) Litigation or Potential Litigation / Solicitor - Client Privilege matters: 1) Regarding potential litigation; and 2) Regarding the Coroner's inquest;

And one (1) addendum Litigation or Potential Litigation / Solicitor - Client Privileged matter regarding an Ontario Municipal Board hearing in accordance with the Municipal Act 2001, s. 239(2)(e)(f).

(RESOLUTION PREPARED)

RECESS

MOMENT OF SILENT REFLECTION

ROLL CALL

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

PRESENTATIONS

Water Wastewater Master Plan

(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

- Akli Ben-Anteur , Projects Engineer
- Kevin Morawski, Project Engineer and Manager of Infrastructure Management, WSP Canada Inc.

(This presentation will provide a review of the Water Wastewater Master Plan.)

MATTERS ARISING FROM THE CLOSED SESSION

Deputy Mayor Landry-Altmann will rise and report on any matters discussed during the Closed Session. Council will then consider any resolution emanating from the Closed Session.

MATTERS ARISING FROM THE PLANNING COMMITTEE

February 27, 2017

Council will consider, by way of one resolution, resolutions PL2017-19 to PL2017-20 and PL2017-22 to PL2017-32, all of which are found at

<http://agendasonline.greatersudbury.ca/pg=agenda&action=navigator&id=1102&itemid=rec>. Any questions regarding the resolutions should be directed to Councillor McIntosh, Chair, Planning Committee. (Deferred from the March 7, 2017 City Council Meeting)

(RESOLUTION PREPARED)

March 6, 2017

Council will consider, by way of one resolution, resolutions PL2017-34 and PL2017-35, all of which are found at

<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1103&itemid=rec>. Any questions regarding the resolutions should be directed to Councillor McIntosh, Chair, Planning Committee.

(RESOLUTION PREPARED)

March 20, 2017

Council will consider, by way of one resolution, resolutions PL2017-37 and PL2017-39 to PL2017-44, all of which are found at

<http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1104&itemid=rec>. Any questions regarding the resolutions should be directed to Councillor McIntosh, Chair, Planning Committee.

(RESOLUTION PREPARED)

MATTERS ARISING FROM FINANCE AND ADMINISTRATION COMMITTEE

March 28, 2017

Council will consider, by way of one resolution, resolutions FA2017-07 and FA2017-08, all of which are found at <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1201&itemid=rec>.

Any questions regarding the resolutions should be directed to Councillor Jakubo, Chair, Finance and Administration Committee.

(RESOLUTION PREPARED)

CONSENT AGENDA

(For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.)

ADOPTING, APPROVING OR RECEIVING ITEMS IN THE CONSENT AGENDA

(RESOLUTION PREPARED FOR ITEMS C-1 AND C-8)

MINUTES

C-1.	Planning Committee Minutes of February 27, 2017 (RESOLUTION PREPARED - MINUTES ADOPTED)	20 - 29
C-2.	City Council Minutes of February 28, 2017 (RESOLUTION PREPARED - MINUTES ADOPTED)	30 - 46
C-3.	Planning Committee Minutes of March 6, 2017 (RESOLUTION PREPARED - MINUTES ADOPTED)	47 - 49
C-4.	City Council Minutes of March 7, 2017 (RESOLUTION PREPARED - MINUTES ADOPTED)	50 - 56
C-5.	Planning Committee Minutes of March 20, 2017 (RESOLUTION PREPARED - MINUTES ADOPTED)	57 - 64
C-6.	Special City Council Minutes of March 21, 2017 (RESOLUTION PREPARED - MINUTES ADOPTED)	65 - 67

TENDERS AND REQUESTS FOR PROPOSALS

- C-7. Report dated March 29, 2017 from the General Manager of Corporate Services regarding Tom Davies Square Courtyard Project. **68 - 69**
(RESOLUTION PREPARED)
(This report provides Council with an update on the Tom Davies Square Courtyard project.)

ROUTINE MANAGEMENT REPORTS

- C-8. Report dated March 2, 2017 from the Executive Director of Assets, Transit and Fleet regarding 140 Durham Street - Condominium Corporation. **70 - 99**
(RESOLUTION PREPARED)
(This report authorizes that the Chief Administration Officer or in his or her absence, the Director of Assets and Fleet, be authorized to attend meetings on behalf of the Corporation to protect the City's interests in the matters of the Condominium Corporation.)

CORRESPONDENCE FOR INFORMATION ONLY

- C-9. Report dated March 27, 2017 from the General Manager of Community Development regarding Municipal Obligations to Operate a Long-Term Care Home. **100 - 107**
(FOR INFORMATION ONLY)
(This report will speak to the City of Greater Sudbury's legal obligations, under the Long-Term Homes Act, 2007, to redevelop 122 of Pioneer Manor's long-term care beds.)

REGULAR AGENDA

REFERRED & DEFERRED MATTERS

- R-1. Report dated March 8, 2017 from the General Manager of Community Development regarding Pioneer Manor – Bad Debt Write-Offs. **108 - 116**
(RESOLUTION PREPARED)
(This report recommends the approval of bad debt write-offs for accommodation fees at Pioneer Manor.)
- R-2. Report dated March 8, 2017 from the Executive Director of Finance, Assets and Fleet regarding Continuous Safety Services Agreement with the Electrical Safety Authority. **117 - 118**
(RESOLUTION PREPARED)
(This report outlines the proposed terms and conditions for the Electrical Safety Authority Agreement.)
- R-3. Report dated March 8, 2017 from the Executive Director of Finance, Assets and Fleet regarding By-laws 87-340 and 87-341 Requiring Owners to Connect Water and Wastewater Works 2016 Exemption Amount. **119 - 120**
(FOR INFORMATION ONLY)
(This report updates the level of financial exemption for mandatory connections to water and wastewater systems in accordance with policy.)
- R-4. Report dated March 24, 2017 from the Chief Administrative Officer regarding Large Projects Update. **121 - 125**
(FOR INFORMATION ONLY)
(Staff will provide an update on the four large projects endorsed by CGS Council in April 2016.)

MANAGERS' REPORTS

- R-5. Report dated March 22, 2017 from the General Manager of Community Development regarding RFP for Investment in Affordable Housing for Ontario 2014 Extension. **126 - 130**
(RESOLUTION PREPARED)
 (This report is regarding the results of Contract CDD17-030, Request for Affordable Housing under the Investment in Affordable Housing for Ontario 2014 Extension (IAH-E.))
- R-6. Report dated March 22, 2017 from the General Manager of Community Development regarding Universal Bus Pass Agreement Extension. **131 - 132**
(RESOLUTION PREPARED)
 (This report is to request authorization to extend the current Universal Bus Pass Agreement with Laurentian University Student Associations.)
- R-7. Report dated March 29, 2017 from the General Manager regarding Event Centre Site Evaluation Matrix. **133 - 137**
(RESOLUTION PREPARED)
 (This report is to provide City Council with a recommended site evaluation matrix that the Consultant/Staff team will use to rank potential Event Centre sites.)

BY-LAWS

The following By-Laws will be read and passed:

- 2017-57 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at Its Meeting of March 7th, 2017
- 2017-58 A By-law of the City of Greater Sudbury to Declare Certain Parcels of Land to be Part of the City Road System
 (This by-law is presented to Council from time to time. It provides for all the small “bits and pieces” of roadway that have been purchased or otherwise acquired by the City for road purposes to be formally declared as roads.)
- 2017-59 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at Its Meeting of April 11th, 2017
- 2017-60 A By-law of the City of Greater Sudbury to Authorize a Lease Agreement with City of Lakes Family Health Team as Tenant to Lease a Portion of the City-owned Building at 3400 Highway 144, Chelmsford
 Planning Committee Resolution #PL2017-20
- 2017-61 A By-law of the City of Greater Sudbury to Authorize the Transfer Vacant Land on Elm Street in Coniston Described as Parts 1 to 8, Plan 53R-20805 to the Coniston Non-Profit Seniors Housing Corporation
 Planning Committee Recommendation PL2012-88
- 2017-62 A By-law of the City of Greater Sudbury to Amend By-law 2017-2 being a By-law of the City of Greater Sudbury Respecting the Appointment of Officials of the City
 (This by-law updates certain appointments to reflect staff changes.)
- 2017-63 A By-law of the City of Greater Sudbury to Amend By-law 2017-5 being a By-law of the City of Greater Sudbury Respecting the Delegation of Authority to Various Officers of the City
 (The Delegation By-law is being amended to incorporate some changes of a housekeeping nature, to update certain titles, and to add delegated authority:
 •to the General Manager of Corporate Services to negotiate and Continuous Safety Services Agreements with sign Electrical Safety Authority (refer to Item R-2);
 • to the General Manager of Community Development and the Director of Transit Services to negotiate and sign standard form Universal Bus Pass Agreements with local University and

College Student Associations (refer to Item R-6);

- to the Director of Economic Development to sign standard form collaboration agreements with parties chosen as 'collaborators' by the city of Greater Sudbury Development Corporation (City Council Resolution #2017-50); and
- to the Executive Director of Legislative Services / City Clerk to sign agreements to secure voting locations for municipal elections and any other agreements required to fulfill the duties of the Clerk in a municipal election.)

2017-64 A By-law of the City of Greater Sudbury to Amend By-law 2011-235 being a By-law of the City of Greater Sudbury to Establish Procedures for the City of Greater Sudbury

City Council Resolutions #CC2017-55 and #CC2017-56

(This by-law amends the Procedure By-law to implement Council's direction regarding the meeting nights and times for meetings of the Emergency Services Committee.)

2017-65 A By-law of the City of Greater Sudbury to amend By-law 2017-24 being a By-Law of the City of Greater Sudbury to Establish Miscellaneous User Fees for Certain Services Provided by the City of Greater Sudbury

City Council Resolution CC2017-49

(This amendment implements the 2017 vendor fees for the Market approved by Council.)

2017-66 A By-law of the City of Greater Sudbury to Authorize Various Matters Under the Municipal Elections Act, 1996, as Amended, for the 2018 Municipal Election

138 - 140

(This report summarizes the proposed method of vote to be used during the 2018 Municipal and School Board Elections, as well as the use of French language.)

Report dated March 14, 2017 from the General Manager of Corporate Services regarding Various Matters - 2018 Municipal and School Board Elections.

2017-67Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2016-132

(This by-law rezones the subject lands from "FD", Future Development to "R3-1(27)", Medium Density Residential One Special in order to construct a multiple residential dwelling. The holding symbol may be removed and the development may proceed once an agreement to provide adequate water services has been approved by the City - City of Greater Sudbury, Elm Street, Coniston.)

2017-68 A By-Law of the City of Greater Sudbury to Authorize Certain Financial Incentives Under the Town Centre Community Improvement Plan for the Property Known as 519 Notre Dame Avenue, Sudbury

Planning Committee Resolution #PL2017-35

(This by-law authorizes the General Manager of Growth and Infrastructure Services to sign any required incentive agreements for the facade improvement program grant and the planning and building fee rebate program, approved under the Town Centre Community Improvement Plan for 519 Notre Dame Avenue, Sudbury.)

2017-69 A By-law of the City of Greater Sudbury to Authorize the City of Greater Sudbury to Enter into an Agreement with Perry + Perry Developments Inc.

Community Services Committee Resolution CS2016-16

(This By-law supplements and reinforces the authority delegated in By-law 2011-213 and authorizes an agreement which provides among other matters for the City to consent to the

property owner registering a mortgage funding the construction of a full market rent addition to the existing affordable housing project, in priority to the City's affordable housing mortgage as approved by Council.)

2017-70 A By-law of the City of Greater Sudbury to Authorize Grants to the Ukrainian Seniors Centre and to Child Care Resources for the 2017 Calendar Year

(This by-law authorizes the City's annual grant of services/use of facilities to two non-profit organizations:

- grant to the Ukrainian Seniors Centre of the supply and installation of signs and fencing to facilitate the holding of the Canadian Garlic Festival, to a value of \$2000; and
- grant to Child Care Resources of: the use of the Gatchell Pool during the summer of 2017 for summer programming, with charge only for the life guard services; and of City staff assistance with the organization's 2017 program registration.

These annual grants form part of the service level approved in the budget but were not referenced in the report to Council on January 17, 2017 regarding Annual Grants Value for Money Review or By-law 2017-38, which related only to grants of cash.)

MOTIONS

M-1. Feasibility Study for the Development of an Independent Laundry Hub

As presented by Councillor Vagnini:

Whereas unemployment in the City of Great Sudbury is very high and the loss of 38 jobs at Sudbury Hospital Services represents permanent loss of jobs from the City and,

Whereas the job losses at Sudbury Hospital Services represents an economic loss to the City of over \$7,000,000 and,

Whereas purchasing of local goods and services represents an economic loss to the City of \$291,767.42 and, Whereas Sudbury Hospital Services is a major user of water/wastewater, the reduction of which will remove \$128,520 of annual revenue, before applying a multiplier factor, to the City and,

Whereas Sudbury Hospital Services is a major user of Greater Sudbury Utilities, the reduction of which will remove \$91,584 of annual revenue, before applying a multiplier factor, to the City and,

Whereas \$2,300,000 of capital investment, before applying a multiplier factor, within the City will be lost and,

Whereas loss of the Sudbury Hospital Services will impose an additional cost on EMS Services of \$280,377 and,

Whereas four (4) other clients in the Sudbury catchment area will suffer similar consequences and,

Whereas the loss of these jobs appears to be the first of a number of employment transfers out of the City by Health Sciences North and,

Whereas the loss of these jobs is not consistent with the stated objective of the City of Greater Sudbury to not only promote economic development but also that the economic development be sustainable and,

Whereas the exporting of this employment is not consistent with City of Greater Sudbury objectives to be a Hub for northern Ontario services and,

Whereas the loss of these jobs from Sudbury will place undue hardship on the City of Greater Sudbury at a time when economic activity in the City is at risk and major efforts are being made to improve the economics of the City and,

Whereas a hub laundry service within the City of Greater Sudbury would provide significant positive sustainable economic activity for the City and,

Whereas the Greater Sudbury Development Corporation (GSDC) has indicated that if Council makes a request for GSDC to evaluate a business model or project for a laundry hub based on Sudbury Hospital Services as the hub, they will do so given that they work closely with Economic Development and would have access to the research and work already completed for the report recently furnished to Council.

Be it therefore resolved that the City of Greater Sudbury directs the Greater Sudbury Development Corporation to prepare a feasibility study, that explores a variety of options for partnerships and business models, for presentation to Health Sciences North, for the development of an independent laundry hub operated from the existing facility at Sudbury Hospital Services.

M-2. Motion for Reconsideration

As presented by Councillor Kirwan:

That Motion CC2016-55 which directs staff to bring a report to Council in October 2016 regarding the optimization of Fire and Emergency Medical services, stations and manpower be reconsidered.

M-3. Should Item M-2 be carried by two-thirds majority, the following Motion will be presented

As presented by Councillor Kirwan:

That Motion CC2016-55 which directs staff to bring a report to Council in October 2016 regarding the optimization of Fire and Emergency Medical services, stations and manpower be amended and that staff be directed to return that report to Council only after all collective bargaining with both the Sudbury Professional Fire Fighters Association (SPFFA) Local 527 and the Christian Labour Association Canada Local 920 (CLAC) have been successfully completed.

ADDENDUM

CIVIC PETITIONS

QUESTION PERIOD AND ANNOUNCEMENTS

NOTICES OF MOTION

CONTINUATION OF CLOSED MEETING

RECESS

MATTERS ARISING FROM CONTINUANCE OF CLOSED MEETING

ADJOURNMENT

CONSEIL MUNICIPAL ORDRE DU JOUR

Réunion du Conseil municipal
11 avril 2017
Place Tom Davies

MAYOR BRIAN BIGGER, PRÉSIDENT(E)

***Reviser**

16 h SÉANCE A HUIS CLOS, SALLE DE RÉUNION C-11

18 h SÉANCE PUBLIQUE, SALLE DU CONSEIL

Les réunions du Conseil de la Ville du Grand Sudbury et de ses comités sont accessibles et sont diffusés publiquement en ligne et à la télévision en temps réel et elles sont enregistrées pour que le public puisse les regarder sur le site Web de la Ville à l'adresse <https://agendasonline.greatersudbury.ca>.

Sachez que si vous faites une présentation, si vous prenez la parole ou si vous vous présentez sur les lieux d'une réunion pendant qu'elle a lieu, vous, vos commentaires ou votre présentation pourriez être enregistrés et diffusés.

Vos renseignements sont recueillis aux fins de prise de décisions éclairées et de transparence du Conseil municipal en vertu de diverses lois municipales et divers règlements municipaux, et conformément à la *Loi de 2001 sur les municipalités*, à la *Loi sur l'aménagement du territoire*, à la *Loi sur l'accès à l'information municipale et la protection de la vie privée* et au *Règlement de procédure* de la Ville du Grand Sudbury.

Pour obtenir plus de renseignements au sujet de l'accessibilité, de la consignation de vos renseignements personnels ou de la diffusion en continu en direct, veuillez communiquer avec le Bureau de la greffière municipale en composant le 3-1-1 ou en envoyant un courriel à l'adresse clerks@grandsudbury.ca.

APPEL NOMINAL

DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES

Résolution pour passer à une séance à huis clos pour délibérer sur deux (2) questions relatives à un litige ou à un litige possible/secret professionnel de l'avocat: 1) Concernant un litige possible; et 2) Concernant l'enquête du coroner

Et un (1) ajout – litige ou litige possible/question du secret professionnel de l'avocat au sujet d'une audience de la Commission des affaires municipales de l'Ontario conformément à la *Loi de 2001 sur les municipalités*, art. 239(2)(e)(f)).

(RÉSOLUTION PRÉPARÉE)

SUSPENSION DE LA SÉANCE

MOMENT DE SILENCE

APPEL NOMINAL

DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES

PRÉSENTATIONS

Plan directeur sur l'eau et les eaux usées

(PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)

- Akli Ben-Anteur , Ingénieur de projets
- Kevin Morawski, Ingénieur de projet et gestionnaire de gestion d'infrastructure, WSP Canada Inc.Canada Inc.

(Cette présentation passera en revue le Plan directeur sur l'eau et les eaux usées.)

QUESTIONS DÉCOULANT DE LA SÉANCE À HUIS CLOS

Maire adjointe Landry-Altmann rapportera toutes questions traitée pendant la séance à huis clos. Le Conseil examinera ensuite les résolutions.

QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DE LA PLANIFICATION

Le 27 février, 2017

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions PL2017-19 à PL2017-20 et PL2017-22 à PL2017-32, qui se trouve à

<http://agendasonline.greatersudbury.ca/pg=agenda&action=navigator&id=1102&itemid=rec>. Toute question concernant ces résolutions devrait être adressée au Conseiller McIntosh, présidente du Comité de la planification.

(RÉSOLUTION PRÉPARÉE)

Le 6 mars, 2017

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions PL2017-34 et PL2017-35, qui se trouve à

<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1103&itemid=rec>.

Toute question concernant ces résolutions devrait être adressée au Conseiller McIntosh, présidente du Comité de la planification.

(RÉSOLUTION PRÉPARÉE)

Le 20 mars 2017

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions PL2017-37 et PL2017-39 à PL2017-44, qui se trouve à

<http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1104&itemid=rec>. Toute

question concernant ces résolutions devrait être adressée à la conseillère McIntosh, présidente du Comité de la planification.

(RÉSOLUTION PRÉPARÉE)

QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DES FINANCES ET DE L'ADMINISTRATION

Le 28 mars, 2017

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions FA2017-07 et FA2017-08, qui se trouve à

<http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1201&itemid=rec>. Toute question concernant ces résolutions devrait être adressée au Conseiller Jakubo, président du Comité des finances et de l'administration.

(RÉSOLUTION PRÉPARÉE)

Order du jour des résolutions

(Par souci de commodité et pour accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses à l'ordre du jour des résolutions, et on vote collectivement pour toutes les questions de ce genre.

À la demande d'un conseiller, on pourra traiter isolément d'une question d'affaires de l'ordre du jour des résolutions par voie de débat ou par vote séparé. Dans le cas d'un vote séparé, la question d'affaires isolée est retirée de l'ordre du jour des résolutions et on ne vote collectivement qu'au sujet des questions à l'ordre du jour des résolutions.

Toutes les questions d'affaires à l'ordre du jour des résolutions sont inscrites séparément au procès-verbal de la réunion.)

ADOPTION, APPROBATION OU RÉCEPTION D'ARTICLES DANS L'ORDRE DU JOUR DES CONSENTEMENTS

(RÉSOLUTION PRÉPARÉE POUR LES ARTICLES DE L'ORDRE DU JOUR DES RÉSOLUTION C-1 ET C-8)

PROCÈS-VERBAUX

C-1.	Procs Verbal du 27 février 2017, Comité de planification (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	20 - 29
C-2.	Procs Verbal du 28 février, 2017, Conseil municipal (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	30 - 46
C-3.	Procs Verbal du 3 mars, 2017, Comité de planification (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	47 - 49
C-4.	Procs Verbal du 7 mars, 2017, Conseil municipal (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	50 - 56
C-5.	Procs Verbal du 20 mars 2017 Comité de planification (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	57 - 64

- C-6. Procs Verbal du 21 mars, 2017, Réunions extraordinaires du Conseil municipal **65 - 67**
(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)

SOUSSIONS ET DEMANDES DE PROPOSITIONS

- C-7. Rapport du directeur général des Services corporatifs, daté du 29 mars 2017 portant sur Projet de cour à la Place Tom Davies . **68 - 69**
(RÉSOLUTION PRÉPARÉE)
(Ce rapport donne au Conseil municipal un compte rendu du projet de cour à la Place Tom Davies.)

RAPPORTS DE GESTION COURANTS

- C-8. Rapport du directeur général des Finances, des Biens et des Véhicules , daté du 02 mars 2017 portant sur 140, rue Durham — Condominium Corporation. **70 - 99**
(RÉSOLUTION PRÉPARÉE)
(Ce rapport autorise l'administrateur en chef ou, en son absence, le directeur des Biens et des Véhicules, à assister à des réunions au nom de la Corporation pour protéger les intérêts de la Ville en ce qui concerne la Condominium Corporation.)

CORRESPONDANCE À TITRE DE RENSEIGNEMENTS SEULEMENT

- C-9. Rapport de la directrice générale des Services de développement communautaire, daté du 27 mars 2017 portant sur Obligations municipales de faire fonctionner un foyer de soins de longue durée. **100 - 107**
(A TITRE D'INFORMATION)
(Ce rapport abordera les obligations de la Ville du Grand Sudbury prévues par la Loi de 2007 sur les foyers de soins de longue durée de réaménager 122 des lits de soins de longue durée au Manoir des pionniers.)

Ordre du jour régulier

QUESTION RAPPORTÉES ET QUESTIONS RENVOYÉES

- R-1. Rapport de la directrice générale des Services de développement communautaire, daté du 08 mars 2017 portant sur Manoir des pionniers – radiation des créances irrécouvrables . **108 - 116**
(RÉSOLUTION PRÉPARÉE)
(Ce rapport recommande l'approbation de la radiation des créances irrécouvrables pour des frais de chambre au Manoir des pionniers.)
- R-2. Rapport du directeur général des Finances, des Biens et des Véhicules , daté du 08 mars 2017 portant sur Entente de services de sécurité continus avec l'Office de la sécurité des installations électriques. **117 - 118**
(RÉSOLUTION PRÉPARÉE)
(Ce rapport décrit les conditions proposées pour l'entente de services de sécurité continus avec l'Office de la sécurité des installations électriques.)

- R-3. Rapport du directeur général des Finances, des Biens et des Véhicules , daté du 08 mars 2017 portant sur Montant de l'exemption de 2016 aux règlements 87-340 et 87-341 exigeant des propriétaires qu'ils se raccordent aux services de distribution d'eau et d'évacuation des eaux usées. **119 - 120**
- (A TITRE D'INFORMATION)**
- (Ce rapport met à jour le niveau d'exemption financière des raccordements obligatoires aux services de distribution d'eau et d'évacuation des eaux usées conformément à la politique.)
- R-4. Rapport Administrateur en chef, daté du 24 mars 2017 portant sur Compte rendu sur les projets de grande envergure. **121 - 125**
- (A TITRE D'INFORMATION)**
- (Des membres du personnel donneront un compte rendu sur les quatre projets de grande envergure qu'a appuyés le Conseil municipal de la VGS en avril 2016.)

RAPPORTS DES GESTIONNAIRES

- R-5. Rapport de la directrice générale des Services de développement communautaire, daté du 22 mars 2017 portant sur Demande de propositions pour l'Élargissement 2014 du Programme d'investissement dans le logement abordable de l'Ontario. **126 - 130**
- (RÉSOLUTION PRÉPARÉE)**
- (Ce rapport concerne les résultats du contrat CDD17-030, demande de logement abordable en vertu de l'Élargissement 2014 du Programme d'investissement dans le logement abordable de l'Ontario.)
- R-6. Rapport de la directrice générale des Services de développement communautaire, daté du 22 mars 2017 portant sur Prolongation de la convention sur le programme de laissez-passer universel du Transit . **131 - 132**
- (RÉSOLUTION PRÉPARÉE)**
- (Ce rapport a pour but de demander l'autorisation de prolonger la convention sur le programme de laissez-passer universel du Transit avec les associations d'étudiants de l'Université Laurentienne.)
- R-7. Rapport Directeur général, daté du 29 mars 2017 portant sur Matrice d'évaluation des emplacements proposés pour le centre d'activités. **133 - 137**
- (RÉSOLUTION PRÉPARÉE)**
- (Ce rapport a pour but de faire une recommandation au Conseil municipal quant à la matrice d'évaluation des emplacements proposés pour le centre d'activités dont se servira l'équipe d'experts-conseils et de membres du personnel pour classer les emplacements possibles pour le centre d'activités.)

RÈGLEMENTS

Les règlements suivants seront lus et adoptés :

- 2017-57 Règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de sa réunion tenue le 7 mars 2017
- 2017-58 Règlement de la Ville du Grand Sudbury déclarant que certaines parcelles de terre font partie du réseau routier de la Ville
- (Ce règlement municipal est présenté au Conseil municipal de temps à autre. Il tient compte des petites sections de route qui ont été achetées ou acquises d'une autre façon par la Ville à des fins routières pour déclarer officiellement qu'elles sont des routes.)
- 2017-59 Règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de sa réunion tenue le 11 avril 2017

- 2017-60 Règlement de la Ville du Grand Sudbury autorisant une convention de bail avec l'Équipe de santé familiale Ville de lacs à titre de locataire pour louer une partie de l'immeuble appartenant à la Ville situé au 3400, route 144, à Chelmsford
- Résolution du Comité de planification numéro PL2017-20
- 2017-61 Règlement de la Ville du Grand Sudbury autorisant le transfert d'un terrain vacant sur la rue Elm à Coniston, décrite officiellement comme les parties 1 à 8 du plan 53R-20805 à Coniston Non-Profit Seniors Housing Corporation
- Recommandation du Comité de planification numéro PL2012-88
- 2017-62 Règlement de la Ville du Grand Sudbury modifiant le règlement 2017-2 sur la nomination d'officiels de la Ville du Grand Sudbury
- (Ce règlement municipal met à jour certaines nominations pour refléter des changements de personnel.)
- 2017-63 Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2017-5 étant un règlement de la Ville du Grand Sudbury visant la délégation de l'autorité à divers représentants de la Ville
- (On modifie le règlement municipal sur la délégation de l'autorité pour incorporer certains changements d'ordre administratif, pour mettre à jour certains titres et pour ajouter l'autorité déléguée :
- au directeur général des Services organisationnels de négocier et de signer des conventions de services de sécurité continus avec l'Office de la sécurité des installations électriques (voir le point R-2);
 - à la directrice générale du Développement communautaire et au directeur des services du Transit de négocier et de signer des conventions de libellé type sur le programme de laissez-passer universel du Transit avec les associations d'étudiants de l'université et des collèges de la localité (voir le point R-6);
 - au directeur du Développement économique de signer des conventions de collaboration de libellé type avec des personnes ou des organisations choisies comme « collaborateurs » par la Société de développement du Grand Sudbury (résolution du Conseil municipal no 2017-50) et
 - à la directrice administrative des Services législatifs ou à la greffière municipale de signer des conventions pour assurer des bureaux de vote pour les élections municipales et toute autre convention nécessaire pour s'acquitter des tâches de greffière municipale lors d'une élection municipale.)
- 2017-64 Règlement de la Ville du Grand Sudbury modifiant le règlement 2011-235 étant le règlement de procédure de la Ville du Grand Sudbury
- Résolutions du Conseil municipal numéros CC2017-55 et CC2017-56
- (Ce règlement municipal modifie le règlement de procédure pour mettre en œuvre la directive du Conseil municipal concernant les soirs et les heures des réunions du Comité des services d'urgence.)
- 2017-65 Règlement de la Ville du Grand Sudbury modifiant le règlement 2017-24 étant un règlement établissant divers frais d'utilisation pour certains services fournis par la Ville du Grand Sudbury
- Résolution du Conseil municipal CC2017-49
- (Cette modification met en œuvre les droits que doivent payer les marchands du Marché en 2017 et qu'a approuvés le Conseil municipal.)

- 2017-66 Règlement de la Ville du Grand Sudbury autorisant diverses questions en vertu de la Loi de 1996 sur les élections municipales modifiée, quant à l'élection municipale de 2018
(Ce rapport résume la méthode proposée de vote pendant les élections municipales et des conseils scolaires de 2018, de même que l'utilisation du français.)

Rapport daté du 14 mars 2017 portant sur Questions diverses – élections municipales et des conseils scolaires de 2018. **138 - 140**
- 2017-67Z Règlement de la Ville du Grand Sudbury modifiant le règlement 2010-100Z étant le règlement général sur le zonage de la Ville du Grand Sudbury

Résolution du Comité de planification numéro PL2016-132

(Ce règlement municipal rezone les terres en question de « FD », zone d'aménagement à venir, à « R3-1(27) », zone résidentielle de densité moyenne un, afin de construire un immeuble résidentiel comportant plusieurs logements. Le symbole d'utilisation différée peut être enlevé et l'aménagement peut avoir lieu une fois qu'une entente visant à assurer un approvisionnement suffisant en eau aura été approuvée par la Ville – Ville du Grand Sudbury, rue Elm, à Coniston.)
- 2017-68 Règlement de la Ville du Grand Sudbury autorisant certains encouragements financiers aux termes du plan d'amélioration communautaire du Centre-Ville pour le terrain appelé le 519, avenue Notre Dame à Sudbury

Résolution du Comité de planification numéro PL2017-35

(Ce règlement municipal autorise le directeur général de la Croissance et des Infrastructures à signer toute convention d'encouragement financier nécessaire pour la subvention du Programme d'amélioration des façades et pour le Programme de réduction des droits de planification et de permis de construire, approuvée aux termes du Plan d'améliorations communautaire des centres-villes pour le 519, avenue Notre Dame, à Sudbury.)
- 2017-69 Règlement de la Ville du Grand Sudbury autorisant la Ville du Grand Sudbury à signer une convention avec la société Perry + Perry Developments Inc.
Résolution du Comité des services communautaires CS2016-16
(Ce règlement municipal complète et renforce l'autorité déléguée par le règlement municipal 2011-213 et autorise une convention qui prévoit, entre autres, le consentement de la Ville à ce que la ou le propriétaire enregistre une hypothèque pour financer la construction d'un agrandissement d'un projet de logement abordable existant qui compterait un ou plusieurs logements dont le loyer serait selon le marché, en priorité par rapport au prêt hypothécaire de logement abordable de la Ville conformément à l'approbation du Conseil municipal.)
- 2017-70 Règlement de la Ville du Grand Sudbury autorisant des subventions à l'Ukrainian Seniors Centre et aux Ressources sur la garde d'enfants pour l'année civile 2017
(Ce règlement municipal autorise la subvention annuelle de la Ville sous forme de services ou d'utilisation d'installations à deux organisations sans but lucratif :
- une subvention à l'Ukrainian Seniors Centre sous forme de la fourniture et de l'installation de panneaux et de clôtures pour faciliter la tenue du Festival de l'ail canadien, d'une valeur pouvant atteindre 2000 \$ et
 - une subvention aux Ressources sur la garde d'enfants sous forme de l'utilisation de la piscine Gatchell pendant l'été 2017 aux fins des programmes d'été, avec des droits à payer seulement pour les services des sauveteurs, et de l'aide du personnel de la Ville quant à l'organisation de l'inscription aux programmes de 2017.
- Ces subventions annuelles font partie du niveau de services approuvés dans le budget, mais elles n'ont pas été indiquées dans le rapport au Conseil municipal le 17 janvier 2017 concernant l'examen de l'optimisation des ressources quant aux subventions annuelles ou le règlement municipal 2017-38, qui portaient seulement sur les subventions en argent.)

MOTION

M-1. Étude de faisabilité pour la création d'un noyau de services de blanchisserie indépendant

Avis de motion présenté par le conseiller municipal Vagnini:

Attendu que le chômage dans la ville du Grand Sudbury est très élevé et que la perte de 38 emplois aux Sudbury Hospital Services représente une perte permanente d'emplois pour la ville;

Attendu que la perte d'emplois aux Sudbury Hospital Services représente une perte économique pour la ville de plus de 7 000 000 \$;

Attendu que la réduction d'achat des biens et services locaux représente une perte économique pour la ville de 291 767,42 \$;

Attendu que les Sudbury Hospital Services font une grande consommation d'eau et produisent beaucoup d'eaux usées, dont la réduction enlèvera 128 520 \$ en revenu annuel, avant d'appliquer un multiplicateur, pour la Ville;

Attendu que les Sudbury Hospital Services sont un grand client des Services publics du Grand Sudbury, dont la réduction de la consommation enlèvera 91 584 \$ en revenu annuel, avant d'appliquer un multiplicateur, pour la Ville;

Attendu que des dépenses en immobilisations de 2 300 000 \$, avant d'appliquer un multiplicateur, seront perdues pour la ville;

Attendu que la perte des Sudbury Hospital Services imposera un coût supplémentaire aux Services médicaux d'urgence de 280 377 \$;

Attendu que quatre (4) clients dans la zone d'attraction commerciale de Sudbury subiront des conséquences négatives semblables;

Attendu que ces emplois perdus semblent être les premiers d'un certain nombre de transferts d'emplois hors de la Ville par Horizon Santé-Nord;

Attendu que la perte de ces emplois n'est pas conforme à l'objectif déclaré de la Ville du Grand Sudbury non seulement de promouvoir le développement économique, mais aussi que ce développement économique soit durable;

Attendu que l'exportation de ces emplois n'est pas conforme aux objectifs de la Ville du Grand Sudbury d'être un noyau de services pour le nord de l'Ontario;

Attendu que la perte de ces emplois à Sudbury créera des difficultés excessives pour la Ville du Grand Sudbury pendant une période où l'activité économique dans la Ville est à risque et où de grands efforts sont faits pour améliorer l'économie de la Ville;

Attendu qu'un noyau de services de blanchisserie au sein de la Ville du Grand Sudbury assurerait une importante activité économique durable positive pour la Ville;

Attendu que la Société de développement du Grand Sudbury (SDGS) a indiqué que si le Conseil municipal faisait une demande à la SDGS d'évaluer un modèle d'entreprise ou un projet de noyau de services de blanchisserie fondé sur les Sudbury Hospital Services en tant que noyau de services, elle le ferait étant donné qu'elle travaille en étroite collaboration avec le Développement

économique et qu'elle aurait accès aux recherches déjà menées et au travail déjà effectué pour le rapport remis récemment au Conseil municipal.

Par conséquent, il est résolu que la Ville du Grand Sudbury demande à la Société de développement du Grand Sudbury de mener une étude de faisabilité qui explorera diverses options de partenariats et de modèles d'entreprise pour les présenter à Horizon Santé-Nord pour créer un noyau de services de blanchisserie indépendant exploité à partir des installations existantes des Sudbury Hospital Services.

M-2. Motion de réexamen

Présentée par le conseiller municipal Kirwan:

Que la motion CC2016-55 qui demande au personnel de présenter un rapport au Conseil municipal en octobre 2016 au sujet de l'optimisation des services d'incendie et des services médicaux d'urgence, des postes d'incendie et des effectifs soit reconsidérée.

M-3. Si le point M-2 est adopté par une majorité des deux tiers des voix, la motion suivante sera présentée

Présentée par le conseiller municipal Kirwan:

Que la motion CC2016-55 qui demande au personnel de présenter un rapport au Conseil municipal en octobre 2016 au sujet de l'optimisation des services d'incendie et des services médicaux d'urgence, des postes d'incendie et des effectifs soit modifiée et qu'on demande au personnel de présenter ce rapport au Conseil municipal seulement une fois que les négociations collectives tant avec la section locale 527 de la Sudbury Professional Fire Fighters Association qu'avec la section locale 920 de la Christian Labour Association Canada se seront terminées avec succès.

ADDENDA

PÉTITIONS CIVIQUES

PÉRIODE DE QUESTIONS ET ANNONCES

AVIS DE MOTIONS

SUITE DE LA SÉANCE À HUIS CLOS

SUSPENSION DE LA SÉANCE

AFFAIRES DÉCOULANT DE LA SUITE DE LA SÉANCE À HUIS CLOS

LEVÉE DE LA SÉANCE

Location:	Tom Davies Square
Commencement:	4:52 PM
Adjournment:	5:55 PM

Minutes

Planning Committee Minutes of 2/27/17

Councillor McIntosh, In the Chair

Present Councillors McIntosh, Jakubo, Landry-Altmann

City Officials Keith Forrester, Acting Director of Asset Services; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk

Declarations of Pecuniary Interests and the general nature thereof

None declared

Closed Session The following resolution was presented:

PL2017-18 Landry-Altmann/Jakubo: THAT the Planning Committee move to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:

- Lease Agreement, Highway 144, Chelmsford

in accordance with the Municipal Act, 2001, s.239(2)(c).

CARRIED

The Planning Committee moved into closed session at 4:53 p.m.

Recess At 4:57 p.m., the Planning Committee recessed.

Reconvene At 5:30 p.m., the Planning Committee commenced the Open Session in the Council Chambers

Councillor McIntosh, In the Chair

Present Councillors McIntosh, Jakubo, Landry-Altmann

City Officials Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager of Community and Strategic Planning; Keith Forrester, Acting Director of Asset Services; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Lisa Locken, Clerk's Services Assistant

Declarations of Pecuniary Interests and the general nature thereof

None declared

Public Hearings

- 1 Jules Jobidon & Lisa Langdon - Application for a temporary use by-law in order to permit a garden suite for a maximum of ten years, 838 Gravel Drive, Hanmer

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated February 7, 2017 from the General Manager of Growth and Infrastructure regarding Jules Jobidon & Lisa Langdon - Application for a temporary use by-law in order to permit a garden suite for a maximum of ten years, 838 Gravel Drive, Hanmer.

Jules Jobidon, the applicant was present.

Eric Taylor, Manager of Development Approvals, outlined the application.

Mr. Jobidon stated that the garden suite is beneficial for their elderly relatives so that they can take care of them. Living close to family, helps improve their quality of life.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolution was presented:

PL2017-19 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury approves the application by Jules Jobidon & Lisa Langdon to amend the Zoning By-law 2010-100Z with respect to lands described as PIN 73506-0236 (LT), Parcel 2337 Rem, Part 2, Plan 53R-16779, Lot 4, Concession 4, Township of Hanmer subject to the following condition:

1. That the amending by-law permit the temporary use of the existing garden suite for a period of three years.

Yeas: Councillor McIntosh, Jakubo, Landry-Altmann

CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

Matters Arising from the Closed Session

Councillor McIntosh presented the rise and report from the closed Planning session.

The following resolution was presented:

PL2017-20 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury authorize a Lease Agreement between the City of Greater Sudbury and the City of Lakes Family Health Team for the use of a portion of the City owned building municipally known as 3400 Highway 144, Chelmsford, for a 10 year term;

AND THAT the appropriate by-law be presented to authorize the lease and execution of the documents required to complete the Lease Agreement.

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2017-21 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-10 inclusive.

CARRIED

The following are the Consent Agenda Items:

Routine Management Reports

C-1 Baikinson Land Corp - Application to extend draft plan of subdivision approval (Marquis Park, Chelmsford)

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding Baikinson Land Corp - Application to extend draft plan of subdivision approval (Marquis Park, Chelmsford).

PL2017-22 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as Part of Parcels 15910A, 29828 and 31001 S.W.S., and Part of Lot 1, Plan 53M-1277 in Lots 1 and 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780 5/94003 as follows:

a) By replacing the references to "Commissioner of Public Works" and "General Manager of Public Works" with "General Manager, Growth & Infrastructure" in Conditions #13, #24 and #25;

b) By deleting Condition #14 and replacing it with the following:

"14. That this draft approval shall lapse on November 21, 2019."

c) By deleting Condition #17 and replacing it with the following:

“17. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path.”

d) By deleting Condition #26;

e) By adding the following as Condition #29:

“29. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and Conservation Sudbury (Nickel District Conservation Authority).”

f) By adding the following as Condition #30:

“30. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Inc. at the cost of the owner.”

g) By adding the following as Condition #31:

#31. All streets will be constructed to an urban standard, including the required curbs, gutters and sidewalks.”

h) By adding the following as Condition #32:

“32. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 metres.”

i) By adding the following as Condition #33:

“33. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Inc., Canada Post, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.”

j) By adding the following as Condition #34:

“34. Cash contributions toward the Lavallee Stormwater Management Facility are required as confirmed by the letter from S.A. Kirchhefer dated January 9, 2008.”

k) By adding the following as Condition #35:

“35. The municipal drain flowing westerly toward Errington Avenue will be abandoned as future phases of the subdivision proceed. The owner agrees to convey flows southeasterly, via a temporary ditch toward the Lavallee Municipal Drain Branch F inlet prior to the registration of the next phase.”

l) By adding the following as Condition #36:

“36. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

i) Phasing is proposed in an orderly progression, in consideration of such matters as the

timing of road improvements, infrastructure and other essential services; and,

ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.”

m) By adding the following as Condition #37:

“37. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager, Growth & Infrastructure.”

CARRIED

C-2

Consolidated Construction Services Group Inc. - Extension to Draft Plan of Subdivision Approval, Lots 1-32, Block A, Plan M-1094, Lot 4, Concession 1, Township of Rayside, Charlebois & St. Alphonse Street, Azilda

Report dated February 8, 2017 from the General Manager of Growth and Infrastructure regarding Consolidated Construction Services Group Inc. - Extension to Draft Plan of Subdivision Approval, Lots 1-32, Block A, Plan M-1094, Lot 4, Concession 1, Township of Rayside, Charlebois & St. Alphonse Street, Azilda.

PL2017-23 Landry-Altman/Jakubo: THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for plan of subdivision on those lands known as Lots 1 to 32, Block A, Plan M-1094, Lot 4, Concession 1, Township of Rayside, File 780-5/10004, upon the payment of the processing fee of \$1,701.50 as follows:

a) By deleting Condition # 11 and replacing it with the following:

“11. That this draft approval shall lapse on April 7, 2020.”

b) By deleting in Conditions # 10 and 31 reference to “General Manager of Infrastructure Services” and replacing it with “General Manager of Growth & Infrastructure”.

c) By deleting Condition #12 and replacing it with the following:

“12. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.”

d) By deleting in Condition # 21 reference to “Persona” and replacing it with “Eastlink”.

e) By deleting in Condition # 25 reference to “Department of Fisheries and Oceans and Ministry of Natural Resources”.

f) By adding Conditions # 34 and 35 as follows:

“34. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning, provided that:

i) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and

ii) all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.”

“35. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth & Infrastructure.”

CARRIED

C-3 Northern Home Builders - Extension to Draft Plan of Subdivision Approval. PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda

Report dated February 7, 2017 from the General Manager of Growth and Infrastructure regarding Northern Home Builders - Extension to Draft Plan of Subdivision Approval, PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda .

PL2017-24 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for plan of subdivision on those lands known as PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, File 780-5/12003, upon the payment of the processing fee of \$2,370.00 as follows:

a) By deleting Condition # 10 and replacing it with the following:

“10. That this draft approval shall lapse on December 23, 2019.”

b) By deleting in Condition # 22 reference to “General Manager of Infrastructure Services” and replacing it with “General Manager of Growth & Infrastructure”.

c) By adding Conditions # 33, and 34 as follows:

“33. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth & Infrastructure.”

“34. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning, provided that:

i) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and

ii) all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.”

CARRIED

C-4 Dalron Construction Ltd. - Application for draft plan of condominium in order to apply condominium tenure to a development consisting of four row dwellings and a semi-detached dwelling, Mallard's Landing Drive, Sudbury

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. - Application for draft plan of condominium in order to apply condominium tenure to a development consisting of four row dwellings and a

semi-detached dwelling, Mallard's Landing Drive, Sudbury.

PL2017-25 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject condominium following approval and subject to the following conditions:

1. That this approval applies to the draft plan of condominium of PIN 73478-1183, Parts 1 to 3, Plan 53R-20242, Part of Lot 14, Concession 6, Township of Broder, as shown on a plan prepared by Tulloch Engineering, Terry Del Bosco, O.L.S. and dated October 14, 2016;
2. That the final condominium plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be reference to NAD83 (CSRS) with grid coordinates expressed in the UTM Zone 17 projection and connected to two nearby City of Greater Sudbury Control Network Monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced;
3. That the owner shall fulfill all outstanding requirements of the registered Site Plan Control Agreement to the satisfaction of the Director of Planning Services;
4. That the owner shall establish a blanket easement across the subject lands in favour of Bell Canada for the purposes of providing services to the lands at the cost of the owner prior to the registration of the final plan of condominium; and,
5. If final approval is not granted within three years of the date of draft approval, the draft approval shall lapse in accordance with Section 51(32) of the Planning Act, unless an extension is granted by Council pursuant to Section 51(33) of the Planning Act.

CARRIED

C-5 2121917 Ontario Inc – Extension to draft plan of condominium approval, Montrose Mall, 766 Lasalle Boulevard, Sudbury

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding 2121917 Ontario Inc – Extension to draft plan of condominium approval, Montrose Mall, 766 Lasalle Boulevard, Sudbury.

PL2017-26 Landry-Altmann/Jakubo: THAT the conditions of draft approval for the plan of condominium on lands described as PIN 02171-0336, Parcel 27097 S.E.S., Lot 2, Plan M-397, Lot 3, Concession 6, Township of McKim, File 741-6/13003, be amended as follows:

a) By deleting Condition #8 and replacing it with the following:

“That this draft approval shall lapse on March 6, 2018, unless an extension is granted by Council pursuant to Section 51(33) of the Planning Act.”

CARRIED

C-6 Alder Street, Sudbury - By-law Repeal and Road Dedication

Report dated January 19, 2017 from the Executive Director of Finance, Assets and Fleet regarding Alder Street, Sudbury - By-law Repeal and Road Dedication.

PL2017-27 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury repeal By-law

2004-316;

AND THAT part of Alder Street, Sudbury, legally described as part of PIN 73585-1085(LT), being Part 1 on Plan 53R-17640, be dedicated as an open public road;

AND THAT the necessary by-law or by-laws be presented.

CARRIED

C-7 Coronation Blvd., Lively - Declaration of Surplus Vacant Parkland

Report dated February 3, 2017 from the Executive Director of Finance, Assets and Fleet regarding Coronation Blvd., Lively - Declaration of Surplus Vacant Parkland.

PL2017-28 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury declares surplus to the City's needs, vacant parkland on Coronation Blvd., Lively, legally described as PIN 73377-1043(LT), City of Greater Sudbury, and offer the land for sale to the abutting property owner to the west, pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet.

CARRIED

C-8 Bancroft Drive, Sudbury - Declaration of Surplus Vacant Land

Report dated January 19, 2017 from the Executive Director of Finance, Assets and Fleet regarding Bancroft Drive, Sudbury - Declaration of Surplus Vacant Land.

PL2017-29 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury declare surplus to the City's needs, vacant land on Bancroft Drive, Sudbury, legally described as PIN 73577-0526(LT), City of Greater Sudbury, and offer the land for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet.

CARRIED

C-9 Unopened Lane West of Simcoe Street, Sudbury - Lane Closure and Declaration of Surplus Land

Report dated February 2, 2017 from the Executive Director of Finance, Assets and Fleet regarding Unopened Lane West of Simcoe Street, Sudbury - Lane Closure and Declaration of Surplus Land.

PL2017-30 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs that part of the unopened lane west of Simcoe Street, Sudbury, legally described as part of PIN 73586-1371(LT), City of Greater Sudbury, and offer the lane for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet.

CARRIED

C-10 Unopened Lane South of Dell Street, Sudbury - Lane Closure and Declaration of Surplus Land

Report dated January 19, 2017 from the Executive Director of Finance, Assets and Fleet regarding Unopened Lane South of Dell Street, Sudbury - Lane Closure and Declaration of Surplus Land .

PL2017-31 Jakubo/Landry-Altman: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs part of the unopened lane south of Dell Street and west of Laforest Avenue, Sudbury, legally described as part of PIN 02132-0079(LT), City of Greater Sudbury, and offer the lane for sale to the abutting owners pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet.

CARRIED

Correspondence for Information Only

C-11 Ontario Municipal Board Decision Case PL151124 - Regulation of Hedgerows

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding Ontario Municipal Board Decision Case PL151124 - Regulation of Hedgerows.

For information only.

C-12 Ontario Municipal Board Decision - Case PL160609 – Minor Variance Application – 1046 Martindale Road, Sudbury

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding Ontario Municipal Board Decision - Case PL160609 – Minor Variance Application – 1046 Martindale Road, Sudbury.

For information only.

Managers' Reports

R-1 Allocation of Funds for the Chelmsford Community Improvement Plan

Report dated February 7, 2017 from the General Manager of Growth and Infrastructure regarding Allocation of Funds for the Chelmsford Community Improvement Plan.

The following resolution was presented:

PL2017-32 Landry-Altman/Jakubo: THAT the City of Greater Sudbury redirects \$34,700 from the Levack/Onaping Community Improvement Plan to the Nodes and Corridors Strategy for the completion of a Community Improvement Plan for the Chelmsford Town Centre.

CARRIED

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period and Announcements

No Questions were asked.

Notices of Motion

No Notices of Motion were presented.

Continuance of the Closed Meeting

The Continuance of the Closed Meeting was not required.

Matters Arising from Continuance of Closed Meeting

Matters Arising from the Continuance of the Closed Meeting was not required.

Recess

Recess was not required.

Adjournment

Jakubo/Landry-Altmann: THAT this meeting does now adjourn. Time: 5:55 p.m.

Brigitte Sobush, Deputy City Clerk

Location:	Tom Davies Square
Commencement:	6:00 PM
Adjournment:	7:38 PM

Minutes

City Council Minutes of 2/28/17

His Worship Mayor Brian Bigger, In the Chair

Present	Councillors Signoretti, Vagnini, Montpellier, Dutrisac, Lapierre, Jakubo, Cormier, Reynolds, Landry-Altmann, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Caroline Hallsworth, Executive Director, Legislative Services/City Clerk; Catherine Matheson, General Manager of Community Development; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Trevor Bain, Chief of Fire and Paramedic Services, General Manager of Community Safety; Eric Labelle, Acting City Solicitor; Eliza Bennett, Director of Communications and Community Engagement; Ron Foster, Auditor General; Melissa Zanette, Chief of Staff; Ian Wood, Director of Economic Development; Guido Mazza, Director of Building Services/Chief Building Official; Joseph Nicholls, Deputy Chief of Emergency Services; Monique Poirier, Manager of Children Services; Christine Hodgins, Legislative Compliance Coordinator; Renée Stewart, Clerk's Services Assistant

Declarations of Pecuniary Interests and the general nature thereof

None declared

Presentations

GSDC Board Update to Council

Report dated February 8, 2017 from the Chief Administrative Officer regarding GSDC Board Update to Council.

Wendy Watson, GSDC Board Chair, provided an electronic presentation regarding the GSDC's activities and investments since the last report in June 2016, for information only.

Rules of Procedure

Councillor Vagnini moved that the order of the agenda be altered to deal with Civic Petitions at this time.

CARRIED BY TWO-THIRDS MAJORITY

Civic Petitions

Councillor Vagnini submitted a petition to the City Clerk signed by 6594 residents of the City of Greater Sudbury which will be forwarded to the Chief of Fire and Paramedic Services, General Manager of Community Safety. The petition is requesting an economic impact statement on the termination of the Linen and Laundry services.

Councillor Signoretti submitted a petition to the City Clerk signed by 59 area residents which will be forwarded the General Manager of Growth and Infrastructure. The petition is regarding rescinding the By-law allowing parking on the west side of Moonrock Avenue between the intersections with Gemini Crescent.

Councillor Landry-Altmann submitted a petition to the City Clerk signed by 217 area residents which will be forwarded to the General Manager of Community Development. The petition is requesting that a form of transit being implemented to help Mont Adam residence access public transportation.

Councillor Jakubo submitted a petition to the City Clerk signed by 26 area residents which will be forwarded to the General Manager of Corporate Services. The petition is opposing the sale of the empty lot on the corner of Catherine Drive.

Matters Arising from Operations Committee

January 16, 2017

Councillor Dutrisac, as Vice-Chair of the Operations Committee, reported on the matters arising from the Operations Committee meeting of January 16, 2017.

The following resolution was presented:

CC2017-32 Montpellier/Cormier: THAT the City of Greater Sudbury approves Operation Committee resolutions OP2017-01 to OP2017-04 inclusive from the meeting of January 16, 2017.

CARRIED

The following are the Operations Committee resolutions:

Appointment of Chair and Vice-Chair - Operations Committee

OP2017-01 Lapierre/Landry-Altmann: THAT the City of Greater Sudbury appoints Councillor Kirwan as Chair and Councillor Dutrisac as Vice-Chair of the Operation Committee for the term ending December 31, 2017.

CARRIED

W/WW Frozen Water Policy

OP2017-02 Dutrisac/Lapierre: THAT the City of Greater Sudbury approves the policy

framework appended to the WIWW Frozen Policy report dated December 20, 2016 from the General Manager of Infrastructure Services;

AND THAT staff be authorized to implement the policy elements into services delivered for customers starting in the 2017 thawing season.

CARRIED

Traffic Control – Dominion Park Subdivision, Phase 12

OP2017-03 Lapierre/Landry-Altmann: THAT the City of Greater Sudbury controls traffic at the intersection of Bonaventure Drive and Laurence Street with a "Stop" sign facing westbound traffic on Laurence Street, and;

THAT the City of Greater Sudbury controls traffic at the intersection of Dominion Drive and Bonaventure Drive with a "Stop" sign facing southbound traffic on Bonaventure Drive, and;

THAT a by-law be prepared to amend Traffic and Parking By-Law 2010-1 in the City of Greater Sudbury to implement the recommended changes all in accordance with the report dated December 21, 2016 from the General Manager of Infrastructure Services.

CARRIED

Staff Direction Re: Working Strategic Session

OP2017-04 Landry-Altmann/Reynolds: THAT the City of Greater Sudbury directs staff to set a working strategic session with the City Council to discuss an infrastructure priority plan to address our future needs.

CARRIED

February 6, 2017

Councillor Dutrisac, as Vice-Chair of the Operations Committee, reported on the matters arising from the Operations Committee meeting of February 6, 2017.

The following resolution was presented:

CC2017-33 Montpellier/Cormier: THAT the City of Greater Sudbury approves Operation Committee resolution OP2017-05 from the meeting of February 6, 2017.

CARRIED

The following is the Operations Committee resolution:

Proposed Amendments to Traffic and Parking By-law 2010-1 – Cycling Facilities

OP2017-05 Reynolds/Landry-Altmann: THAT the City of Greater Sudbury designate the boulevard on the east side of Paris Street from Ramsey Lake Road to 200 metres south of York Street as a cycling facility;

AND THAT the City of Greater Sudbury designate the boulevard on the south side of MacIsaac Drive from 240 metres east of Long Lake Road to Algonquin Road as a cycling facility;

AND THAT a by-law be prepared to amend Traffic and Parking By-Law 2010-1 in the City of Greater Sudbury to implement the recommended changes in accordance with the report from the General Manager of Growth and Infrastructure dated January 16, 2017.

CARRIED

Matters Arising from Community Services Committee

January 16, 2017

Councillor Lapierre, as Chair of the Community Services Committee, reported on the matters arising from the Community Services Committee meeting of January 16, 2017.

The following resolution was presented:

CC2017-34 Cormier/Montpellier: THAT the City of Greater Sudbury approves Community Services Committee resolutions CS2017-01 to CS2017-04 inclusive from the meeting of January 16, 2017.

CARRIED

The following are the Community Services Committee resolutions:

Appointment of Chair and Vice-Chair – Community Services Committee

CS2017-01 Jakubo/Dutrisac: THAT the City of Greater Sudbury appoint Councillor Lapierre as Chair and Councillor Jakubo as Vice-Chair of the Community Services Committee for the term ending December 31, 2017.

CARRIED

Community Farm Project

CS2017-02 Dutrisac/Jakubo: WHEREAS the Social Planning Council has successfully applied for an Ontario Trillium Seed Grant for a Community Farm Project, and;

WHEREAS the City of Greater Sudbury is supportive of the project and its impact on the Strategic Plan of the City of Greater Sudbury and the Social Determinants of Health;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury approves the concept of a community farm and directs staff, in consultation with Planning Services, to enter into negotiations for a land lease agreement with the Social Planning Council in order to use the Ryan Heights property behind 720 Bruce Avenue for a Community Farm Project.

CARRIED

Staff Direction Re: language change referring to Seniors and update regarding AMO Strengthening Age-Friendly recommendations

CS2017-03 Dutrisac/Kirwan: THAT the City of Greater Sudbury directs staff to address AMO to change the language referring to "Seniors" as "Older Adults"; and

THAT staff provide the Community Services Committee with a status update of the AMO Strengthening Age-Friendly 26 Recommendation as to how they apply and are being applied in Sudbury and across the province in supporting the role of caregivers.

CARRIED

Staff Direction Re: staff report on Community Services meetings

CS2017-04 Kirwan/Dutrisac: THAT the City of Greater Sudbury directs staff to bring a report to the February 28, 2017 City Council meeting regarding options in order to hold Community Services Committee meetings monthly, including the budget impact.

CARRIED

Matters Arising from Audit Committee

January 17, 2017

Councillor Jakubo as Vice-Chair of the Audit Committee, reported on the matters arising from the Audit Committee meeting of January 17, 2017.

The following resolution was presented:

CC2017-35 Cormier/Montpellier: THAT the City of Greater Sudbury approves Audit Committee resolution AC2017-01 and AC2017-02 inclusive from the meeting of January 17, 2017.

CARRIED

The following are the Audit Committee resolutions:

Appointment of Chair and Vice-Chair – Audit Committee

AC2017-01 Kirwan/Reynolds: THAT the City of Greater Sudbury appoints Councillor McIntosh as Chair and Councillor Jakubo as Vice-Chair of the Audit Committee for the term ending December 31, 2017.

CARRIED

Audit Plan – 2017 to 2020

AC2017-02 Reynolds/Kirwan: THAT the City of Greater Sudbury receives the report dated December 23, 2016 from the Auditor General's Office;

AND THAT the City of Greater Sudbury approves the Audit Plan for 2017 to 2020 as outlined in the report dated December 23, 2016 from the Auditor General's Office.

CARRIED

Matters Arising from Finance and Administration Committee

January 17, 2017

Councillor Jakubo as Chair of the Finance and Administration Committee, reported on the matters arising from the Finance and Administration Committee meeting of January 17, 2017.

The following resolution was presented:

CC2017-36 Signoretti/Montpellier: THAT the City of Greater Sudbury approves Finance and Administration Committee resolutions FA2017-01 to FA2017-05 inclusive from the meeting of January 17, 2017.

CARRIED

The following are the Finance and Administration Committee resolutions:

City of Lakes Family Health Team Tax Relief

FA2017-01 Lapierre/Reynolds: WHEREAS the City of Lakes Family Health Team taxes are currently paid by the Ministry of Health and Long Term Care (MOHL TC);

AND WHEREAS effective March 31, 2017, changes to the ministry funding agreement for Family Health Teams will result in property taxes no longer being paid by MOHLTC;

AND WHEREAS the City of Greater Sudbury Family Health Team model has been a key component of the City's rural health strategy and physician recruitment and retention initiative;

AND WHEREAS Section 110 of the Municipal Act allows a municipality to provide financial assistance at no cost to persons who have agreed to enter into an agreement with the Municipality to provide Municipal Capital Facilities of a type specified in the regulation OR603/06;

AND WHEREAS regulation OR603/06 includes 14 categories of services which can be deemed Municipal Capital Facilities and one of these categories is health services;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury approves the request for the City of Lakes Family Health Team locations in Walden, Val Caron and Chelmsford to be deemed Municipal Capital Facilities;

AND THAT the applicable Municipal Capital Facility by-law and agreement with the City of Lakes Family Health Team be prepared.

DEFEATED

Annual Grants Value for Money Review

FA2017-02 McIntosh/Reynolds: WHEREAS staff were directed by City Council on March 8th, 2016 to develop clear criteria and an application process for annual grants, and each grant recipient was advised they would have to reapply every five years commencing in 2017, and;

WHEREAS the Finance and Administration Committee of November 15th, 2016, directed staff to conduct a value for money audit on the Annual Grants, and;

WHEREAS a tool with clear criteria and scoring was utilized and staff contacted the recipients to gather the required information;

THEREFORE BE IT RESOLVED THAT the Finance and Administration Committee adopt the six (6) recommendations from the report dated January 17th, 2017 as amended by the Committee;

AND THAT any savings for 2017, generated as a result of the six recommendations, be considered to support Population Health Initiatives, a written report with recommendations for the use of these savings will be brought to Community Services Committee in April 2017,

AND THAT a Memorandum of Understanding is sent out with the 2017 grants for sign off by each recipient outlining the intended purpose of the grant along and for the provision of an annual year end report.

CARRIED

CAO Performance Evaluation and Performance Planning and Development

FA2017-03 Landry-Altmann/Reynolds: THAT the City of Greater Sudbury directs the Chief Administrative Officer and the Director of Human Resources and Organizational Development to implement an annual CAO Performance Evaluation process by adopting the steps outlined in the report dated December 21, 2016 from the Chief Administrative Officer.

CARRIED

Request For Proposal (RFP) for Employee Benefits Provider

FA2017-04 Lapierre/Dutrisac: THAT the City of Greater Sudbury authorizes the Director of Human Resources and Organizational Development to solicit an employee benefits provider

for a five (5) year term with the option for one (1) additional renewal term of up to five (5) years subject to Council's approval.

CARRIED

Minimum Property Tax Bill

FA2017-05 Dutrisac/Jakubo: THAT the City of Greater Sudbury establishes a minimum tax levy of \$50.00 per tax bill for the interim, final and supplementary tax billings in 2017;

AND THAT the Miscellaneous User Fee By-law be amended.

CARRIED

Matters Arising from Emergency Services Committee

February 6, 2017

Councillor Lapierre, as Chair of the Emergency Services Committee, reported on the matters arising from the Emergency Services Committee meeting of February 6, 2017.

The following resolution was presented:

CC2017-37 Montpellier/Signoretti: THAT the City of Greater Sudbury approves Emergency Services Committee resolution ES2017-01 from the meeting of February 6, 2017.

The following is the Emergency Services Committee resolution:

Appointment of Chair and Vice-Chair – Emergency Services Committee

ES2017-01 Kirwan/Montpellier: THAT the City of Greater Sudbury appoints Councillor Lapierre as Chair and Councillor Signoretti as Vice-Chair of the Emergency Services Committee for the term ending December 31, 2017.

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

CC2017-38 Signoretti/Montpellier: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-15 inclusive.

Rules of Procedure

Councillor Lapierre requested that consent Agenda Item C-11 be pulled and dealt with separately.

The following resolution was presented:

CC2017-38 Signoretti/Montpellier: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-10 and C-12 to C-15 inclusive.

CARRIED

The following are the Consent Agenda Items:

Minutes

- C-1 Planning Committee Minutes of January 9, 2017
CC2017-39 Montpellier/Signoretti: THAT the City of Greater Sudbury adopts the Planning Committee meeting minutes of January 9, 2017.
CARRIED
- C-2 City Council Minutes of January 10, 2017
CC2017-40 Signoretti/Montpellier: THAT the City of Greater Sudbury adopt City Council meeting minutes of January 10, 2017.
CARRIED
- C-3 Operations Committee Minutes of January 16, 2017
CC2017-41 Reynolds/Signoretti: THAT the City of Greater Sudbury adopts the Operations Committee meeting minutes of January 16, 2017.
CARRIED
- C-4 Community Services Committee Minutes of January 16, 2017
CC2017-42 Signoretti/Reynolds: THAT the City of Greater Sudbury adopts the Community Services Committee meeting minutes of January 16, 2017.
CARRIED
- C-5 Audit Committee Minutes of January 17, 2017
CC2017-43 Reynolds/Signoretti: THAT the City of Greater Sudbury adopts the Audit Committee meeting minutes of January 17, 2017.
CARRIED
- C-6 Finance and Administration Committee Minutes of January 17, 2017
CC2017-44 Signoretti/Reynolds: THAT the City of Greater Sudbury adopts the Finance and Administration Committee meeting minutes of January 17, 2017.
CARRIED
- C-7 Planning Committee Minutes of January 23, 2017
CC2017-45 Reynolds/Signoretti: THAT the City of Greater Sudbury adopts the Planning Committee meeting minutes of January 23, 2017.
CARRIED
- C-8 City Council Minutes of January 24, 2017
CC2017-46 Signoretti/Reynolds: THAT the City of Greater Sudbury adopt the City Council meeting minutes of January 24, 2017.
CARRIED
- C-9 Operations Committee Minutes of February 6, 2017
CC2017-47 Cormier/Jakubo: THAT the City of Greater Sudbury adopts the Operations Committee meeting minutes of February 6, 2017.
CARRIED
- C-10 Emergency Services Committee Minutes of February 6, 2017
CC2017-48 Cormier/Jakubo: THAT the City of Greater Sudbury adopts the Emergency Services Committee meeting minutes of February 6, 2017.
CARRIED

Routine Management Reports

C-12 2017 Market Vendor Fees & Amendment to User Fee Bylaw

Report dated February 7, 2017 from the Chief Administrative Officer regarding 2017 Market Vendor Fees & Amendment to User Fee Bylaw.

CC2017-49 Jakaubo/Cormier: THAT the City of Greater Sudbury accepts the proposed 2017 Market Vendor Fee structure as outlined in the report dated February 7th, 2017, developed by staff with the recommendations of the Downtown Market Working Group Advisory Panel;

AND THAT the new Fee Structure is implemented as an amendment to the 2017 User Fee Bylaw.

CARRIED

C-13 Regional Business Centre Collaboration Framework

Report dated February 7, 2017 from the Chief Administrative Officer regarding Regional Business Centre Collaboration Framework.

CC2017-50 Cormier/Jakubo: THAT the City of Greater Sudbury Council adopts the Collaboration Framework as described in the report from the Director of Economic Development dated February 7, 2017;

AND THAT the authority be delegated to Ian Wood, Director of Economic Development, to enter into collaboration agreements with the collaborators as selected by the City of Greater Sudbury Development Corporation;

AND THAT the necessary by-laws be prepared.

CARRIED

C-14 Tax Adjustments Under Sections 357 and 358 of the Municipal Act

Report dated January 17, 2017 from the Executive Director of Finance, Assets and Fleet regarding Tax Adjustments Under Sections 357 and 358 of the Municipal Act.

CC2017-51 Jakubo/Cormier: THAT the City of Greater Sudbury strikes the amount of \$19,180.27 from the tax roll.

CARRIED

C-15 Administrative Corrections to the Minutes of the November 1, 2016 City Council Meeting

Report dated January 18, 2017 from the Executive Director, Legislative Services/City Clerk regarding the Administrative Corrections to the Minutes of the November 1, 2016 City Council Meeting.

CC2017-52 Cormier/Jakubo: THAT the City of Greater Sudbury adopts the administrative corrections to page 6 of the City Council minutes of the November 1, 2016 meeting, as outlined in the report dated January 18, 2017 from the Executive Director, Legislative Services/City Clerk.

CARRIED

Item C-11 was dealt with separately.

C-11 Child Care Subsidies for 10 to 12 Year Olds related to Authorized Recreation Programs

Report dated February 9, 2017 from the General Manager of Community Development regarding Child Care Subsidies for 10 to 12 Year Olds related to Authorized Recreation Programs.

The following resolution was presented:

CC2017-53 Jakubo/Cormier: WHEREAS, in 2012, the Ministry of Education announced and changed the funding formula for child care across the Province of Ontario, resulting in excess funding of \$6.4M in the calculated entitlement for the City of Greater Sudbury; and

WHEREAS this reduction was implemented in 2013 and the first year of funding reduction was capped at \$1.8M to mitigate the financial impact to the City of Greater Sudbury; and

WHEREAS, in June 2013, Council requested a Child Care System Review to recommend changes to the child care system, to plan for future funding reductions; and

WHEREAS the Children Services Section led a community process in partnership with all child care operators and school boards that brought forward several recommendations and policy changes, which received unanimous endorsement from that group of partners and which was approved by Council in June 2014; and

WHEREAS further funding reductions have been realized since 2013, leaving a current remaining balance of \$2.6M to be potentially reduced in future years; and

WHEREAS the City of Greater Sudbury can continue to maximize the Child Care Subsidy budget until the budget reduction is later implemented; and

WHEREAS in 2017, Children Services and Leisure Services will partner to pilot changes to the summer playground programs to make the programs compliant with Ministry of Education guidelines for authorized recreation and skills-building programs, enabling eligible parents/guardians (those requiring child care to support their work or school activities) to access child care subsidies and creating more choices for care for children in the 6 to 12 age group;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury approve the revised Prioritized Child Care Subsidy Wait List Policy outlined in the report dated February 28, 2017 from the General Manager of Community Development.

CARRIED

Correspondence for Information Only

C-16 St. Clair Depot Roof Patching

Report dated February 9, 2017 from the Executive Director of Finance, Assets and Fleet regarding St. Clair Depot Roof Patching.

For information only.

C-17 SHS Laundry Plant Economic Impact

Report dated February 6, 2017 from the Chief Administrative Officer regarding SHS Laundry Plant Economic Impact.

For information only.

C-18 Canada 150 Grant

Report dated February 23, 2017 from the Executive Director, Legislative Services/City Clerk regarding Canada 150 Grant .

For information only.

C-19 Citizen Survey Results

Report dated February 3, 2017 from the Director of Communications and Community Engagement regarding Citizen Survey Results.

For information only.

Managers' Reports

R-1 Kivi Park Development Update

Report dated February 10, 2017 from the General Manager of Community Development regarding Kivi Park Development Update.

The following resolution was presented:

CC2017-54 Jakubo/Cormier: WHEREAS the purchase of the former Long Lake Public School property (identified as a priority acquisition in the Green Space Report 2010) was made possible in September 2015 through a \$245,000 donation from the Clifford and Lily Fielding Charitable Foundation (Foundation), and;

WHEREAS the Foundation in consultation with the community has developed detailed plans to enhance the existing amenities and to add park improvements at the site for the benefit of the community, and;

WHEREAS the Foundation is funding and constructing the improvements at the site including the addition of a second ice rink, reconstruction of the softball diamond, soccer field and the development of tennis courts, volleyball courts, basketball courts, a new play structure and other park amenities;

THEREFORE BE IT RESOLVED THAT the General Manager of Community Development be authorized to negotiate and sign one or more agreements with the Clifford and Lily Fielding Foundation setting out the conditions on which the Foundation is authorized to construct improvements to Kivi Park described in this report;

AND FURTHER THAT any operating costs or capital funds required to support the park be included as a Business Case for consideration as part of the 2018 budget.

CARRIED

R-2 Community Services Committee Meeting Schedule Changes

Report dated January 31, 2017 from the Executive Director, Legislative Services/City Clerk regarding Community Services Committee Meeting Schedule Changes.

The following resolution was presented:

CC2017-55 Lapierre/Jakubo: THAT the report entitled Community Services Committee Meeting Schedule Changes from the Executive Director Legislative Services/City Clerk dated January 31, 2017 be received;

AND THAT Council reconsiders resolution CC2016-128; which approved the creation of the new Emergency Services Committee and set the frequency of meetings for both the Emergency Services and Community Services Committees.

CARRIED BY TWO-THIRDS MAJORITY

The following resolution was presented:

CC2017-56 Jakubo/Lapierre: THAT staff be directed to take the steps necessary to implement Option One as outlined in the report entitled Community Services Committee Meeting Schedule Changes from the Executive Director Legislative Services/City Clerk;

Option One: Consolidate the Community Services and Emergency Services Committee, revising the committee's terms of reference to reflect the mandate of the former Community Services Committee and have the committee meet monthly.

DEFEATED

The following resolution was presented:

CC2017-57 Lapierre/Jakubo: THAT staff be directed to take the steps necessary to implement Option Two as outlined in the report entitled Community Services Committee Meeting Schedule Changes from the Executive Director Legislative Services/City Clerk;

Option Two: Move Emergency Services Committee meetings to the same night as the tentatively scheduled dates of the Hearing Committee meetings (February, April, August, October and December).

CARRIED

R-3 Linen and Laundry Contract for Paramedic Services

Report dated February 14, 2017 from the Chief of Fire and Paramedic Services, General Manager of Community Safety regarding Linen and Laundry Contract for Paramedic Services.

Motion for Deferral

Councillor Landry-Atlmann moved to defer this item to the next City Council meeting of March 7, 2017 at the request that more information on different options be provided.

CARRIED

R-4 2017 CAO Performance Objectives

Report dated February 15, 2017 from the Chief Administrative Officer regarding 2017 CAO Performance Objectives.

The following resolution was presented:

CC2017-58 Jakubo/Lapierre: THAT the City of Greater Sudbury accept the Chief Administrative Officer's performance objectives, as set out in Appendix A of the report entitled "2017 CAO Performance Objectives" and dated February 15, 2017;

AND THAT these performance objectives be included in the Chief Administrative Officer's 2017 Personal Performance and Development Plan as set out in the CAO's Performance Evaluation Process as recommended by Finance and Administration Committee Resolution FA2017-03.

CARRIED

R-5 Consolidated Noise By-Law

Report dated February 8, 2017 from the Executive Director, Legislative Services/City Clerk regarding Consolidated Noise By-Law.

The following resolution was presented:

CC2017-59 Jakubo/Lapierre: WHEREAS Council directed staff to develop a consolidated Noise By-Law for discussion by Council that is based on the principles outlined in the report dated November 03, 2015 from the Executive Director Legislative Services/City Clerk CC2015-369;

AND WHEREAS a September 27, 2016 report to Council from the Executive Director Legislative Services/City Clerk was deferred;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury receives the report entitled Consolidated Noise By-Law from the Executive Director, Legislative Services/City Clerk;

AND THAT staff be directed to prepare a new consolidated Noise By-Law founded upon principles previously adopted by Council in Resolution CC2015-369 and consistent with the noise by-law framework presented in this report.

CARRIED

By-Laws

The following resolution was presented:

CC2017-60 Lapierre/Jakubo: THAT the City of Greater Sudbury read and pass By-law 2017-33 to and including By-law 2017-56.

CARRIED

The following are the By-Laws:

2017-33 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at Its Meeting of February 28th, 2017

2017-34 A By-law of the City of Greater Sudbury to Authorize a Grant to the City of Greater Sudbury Community Development Corporation for Promotion of Community Economic Development for the 2017 Calendar Year
(This by-law authorizes the annual grant of \$989,184 was authorized in the budget process.)

2017-35 A By-law of the City of Greater Sudbury to Authorize a Grant to the City of Greater Sudbury Community Development Corporation for Funding for Arts and Culture in the 2017 Calendar Year
(This by-law authorizes the 2017 annual grant to the City of Greater Sudbury Community Development Corporation for funding of both the Operating Grants and the Project Grants in accordance with the Arts and Culture Grant Program Policy.)

- 2017-36 A By-law of the City of Greater Sudbury to Authorize a Grant to the Nickel District Conservation Authority for its 2017 Capital Program
(This by-law authorizes the annual grant of \$250,000 to the Nickel District Conservation Authority as a contribution towards its capital budget.)
- 2017-37 A By-law of the City of Greater Sudbury to Authorize a Grant to the Nickel District Conservation Authority for the Benefit of the Junction Creek Stewardship Committee for the 2017 Calendar Year
(This by-law authorizes a grant of \$30,000 to the Nickel District Conservation Authority, approved as a budget enhancement in the 2015 budget process.)
- 2017-38 A By-law of the City of Greater Sudbury to Authorize the Payment of Grants to Various Non-Profit Community Organizations in the Leisure Services Sector
Finance and Administration Committee Resolution #FA2017-02
- 2017-39 A By-law of the City of Greater Sudbury to Authorize a Grant to the Art Gallery of Sudbury
(This by-law authorizes the annual grant of \$200,000 to the Art Gallery of Sudbury authorized in the 2015 budget process.)
- 2017-40 A By-law of the City of Greater Sudbury to Amend By-law 2017-22 being a By-law of the City of Greater Sudbury to Regulate the Keeping of Animals, Responsible Pet Ownership and the Registration of Dogs and Cats
(This amending by-law creates two changes. The City will no longer require evidence of rabies vaccination to issue a licence. The language around the disposition of dogs by the pound keeper is adjusted to reflect the applicable statutory authority.)
- 2017-41 A By-law of the City of Greater Sudbury to Amend By-law 2017-2 being a By-law of the City of Greater Sudbury Respecting the Appointment of Officials of the City
(This by-law updates certain appointments to reflect staff changes.)
- 2017-42 A By-law of the City of Greater Sudbury to Authorize the Cancellation, Reduction or Refund of Realty Taxes
Refer to Item C-14
(This by-law provides for tax adjustments under Sections 357 and 358 of the Municipal Act, 2001 for properties eligible for cancellation, reduction or refund of realty taxes.)
- 2017-43F A By-law of the City of Greater Sudbury to Amend By-law 2016-228F being a By-law of the City of Greater Sudbury to set an Interim Tax Levy and Tax Billing Dates Prior to the Development of the 2017 Tax Policy
Finance and Administration Committee Resolution #FA2017-05
(The resolution to impose a minimum tax amount on the interim levy is being implemented by amending By-law 2016-228F. No amendment to the User Fee By-law, as referenced in the resolution, is required.)

- 2017-44F A By-law of the City of Greater Sudbury to Amend By-law 2016-229F being a By-law of the City of Greater Sudbury to Levy and Collect Omitted and Supplementary Realty Taxes for the Year 2017
Finance and Administration Committee Resolution #FA2017-05
(The resolution to impose a minimum tax amount on supplementary levy is being implemented by amending By-law 2016-229F. No amendment to the User Fee By-law, as referenced in the resolution, is required.)
- 2017-45 A By-law of the City of Greater Sudbury to Limit the Weight of Vehicles on Certain Bridges in the City of Greater Sudbury
Operations Committee Recommendation #OP2016-03
- 2017-46 A By-law of the City of Greater Sudbury to Amend By-law 2010-1 being a By-law to Regulate Traffic and Parking on Roads in the City of Greater Sudbury
Operations Committee Resolution #OP2017-03
- 2017-47P A By-Law of the City of Greater Sudbury to Adopt Plan Amendment No. 63 to the Official Plan for the City of Greater Sudbury
Planning Committee Recommendation #PL2015-219
(The proposed amendment is a site-specific amendment to change the designation of the subject lands from General Industrial to Rural to permit the creation of one rural residential lot - Nickel District Conservation Authority, O'Neil Drive West, Garson.)
- 2017-48Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury
Planning Committee Recommendation #PL2015-220
(This by-law rezones the subject property from "OSC", Open Space - Conservation to "RU", Rural in order to permit the creation of one rural residential lot - Nickel District Conservation Authority, O'Neil Drive West, Garson.)
- 2017-49Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury
Planning Committee Resolution #PL2016-186
(This by-law changes the zoning classification from "M1", Mixed Light Industrial/Service Commercial to "M1(42)", Mixed Light Industrial/Service Commercial Special to permit a contractor's yard - Lamego Renovations Limited, 2758 White Street, Val Caron.)
- 2017-50Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury
Planning Committee Resolution #PL2017-03
(This by-law does not rezone the subject property. Pursuant to Section 39 of the Planning Act, Council has approved a temporary use by-law in order to allow the use of a mobile home as a second dwelling unit in the form of a garden suite as a temporary use for a ten year period ending January 24, 2027 - John & Barbara Zymantas and Lee Blouin & Victoria Zymantas, 3808 Regional Road 15, Chelmsford.)

- 2017-51P A By-Law of the City of Greater Sudbury to Adopt Plan Amendment No. 83 to the Official Plan for the City of Greater Sudbury
Planning Committee Resolution #PL2017-04
(The proposed amendment is a site-specific amendment to provide an exception to Section 5.2.2. 2 b) of the Official Plan to permit the severance of three lots in the Rural designation, where the original parent parcel has already had the maximum 3 lots allowed to be severed from the property in the Rural designation since June 14, 2006 - Rene Guenette, Paul Marleau, Richard Pharand and Robert Lamoureux, Deschene Road, Hanmer.)
- 2017-52Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury
Planning Committee Resolution #PL2017-16
(This by-law rezones the subject lands to "OSR", Open Space - Recreation in order to remove a split-zoning resulting from an approved consent application which is intended to facilitate a lot boundary re-alignment between the existing Idylwyld Golf and Country Club and Laurentian University. The lands being rezoned presently contain a portion of the golf course - Laurentian University, Ramsey Lake Road, Sudbury.)
- 2017-53 A By-law of the City of Greater Sudbury to Authorize a Grant to the Alzheimer's Society
(This by-law authorizes the annual grant to Alzheimer's Society as contribution toward their property taxes.)
- 2017-54 A By-law of the City of Greater Sudbury to Authorize a Grant to the Sudbury Finnish Rest Home Society Inc. Operating as Hoivakoti Nursing Home at 233 Fourth Avenue, Sudbury
(This By-law authorizes the annual grant to the Sudbury Finnish Rest Home Society Inc. Operating as Hoivakoti Nursing Home as a contribution towards the cost of the property taxes.)
- 2017-55 A By-law of the City of Greater Sudbury to Authorize a Grant to Health Sciences North as a Contribution for the 2016 and 2017 Calendar Years Towards the Costs to Acquire a PET Scanner
(This by-law authorizes a grant of \$100,000 to Health Sciences North for each of the 2016 and 2017 calendar years as the first two instalments of the \$1,000,000 authorized for up to 10 years towards the purchase of a PET Scanner.)
- 2017-56 A By-law of the City of Greater Sudbury to Amend By-law 2014-1 being a By-law of the City of Greater Sudbury Governing Procurement Policies and Procedures
(This by-law implements a 'housekeeping' type change by updating the definition of "Executive Leadership Team" as a result of the appointment of the General Manger of Corporate Services.)

Addendum

No Addendum was presented.

Question Period and Announcements

Official Plan Review - Public Meetings

Councillor Dutrisac asked if there will be other meetings regarding Phase 1 of the Official Plan Review.

Guido Mazza, Director of Building Services stated that there are meetings that will be occurring at Tom Davies Square on March 7, 2017 and March 9, 2017. They intend to have a press release advising people of these dates and to also advise individuals on how to make comments or review background reports through the City's Website.

Fire Optimization

Councillor Landry-Altmann asked if there would be a Fire Optimization meeting available for residents of New Sudbury.

Trevor Bain, Chief of Fire and Paramedic Services, General Manager of Community Safety stated that staff would be in contact to provide information on a possible meeting date.

Notices of Motion

No Notices of Motion were presented.

Adjournment

Jakubo/Lapierre: THAT this meeting does now adjourn. Time: 7:38 p.m.

Mayor Brian Bigger, Chair

Caroline Hallsworth, Executive
Director, Legislative Services/City
Clerk

Location:	Tom Davies Square
Commencement:	4:51 PM
Adjournment:	5:50 PM

Minutes

Planning Committee Minutes of 3/6/17

Councillor McIntosh, In the Chair

Present	Councillors Jakubo, Sizer, McIntosh
City Officials	Keith Forrester, Acting Director of Asset Services; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Gloria Kindrat, Supervisor of Parking

Declarations of Pecuniary Interests and the general nature thereof

None declared

Closed Session

The following motion was presented:

PL2017-33 Sizer/Jakubo: THAT the Planning Committee move to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:

- Lease Agreement, Elgin Street, Sudbury

In accordance with the Municipal Act, 2001 s. 239(2)(c).

CARRIED

The Planning Committee moved into Closed Session at 4:52 p.m.

Recess At 4:53 p.m. the Planning Committee recessed.

Reconvene At 5:30 p.m., the Planning Committee commenced the Open Session in the Council Chambers

Councillor McIntosh, In the Chair

Present	Councillors Jakubo, Sizer, McIntosh
City Officials	Jason Ferrigan, Director of Planning; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager of Community and Strategic Planning; Stephen Monet, Manager of Environmental Planning Initiatives; Ed Landry, Senior Planner; Suzanne Ouellette, Administrative Assistant to the Director of Planning; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Danielle Wicklander, Legislative Compliance Coordinator; Renée Stewart, Clerk's Services Assistant

Declarations of Pecuniary Interests and the general nature thereof

None declared

Presentations

- 1 Planning Services Division 2017 Work Plan
 Report dated February 14, 2017 from the General Manager of Growth and Infrastructure regarding Planning Services Division 2017 Work Plan.
 Jason Ferrigan, Director of Planning provided an electronic presentation regarding the 2017 Work Plan, for information only.

Matters Arising from the Closed Session

Councillor McIntosh presented the rise and report from the closed Planning session. Councillor McIntosh reported that item CM-1 regarding Lease Agreement, Elgin Street, Sudbury was deferred to the Planning Committee Closed Session of March 20, 2017.

Managers' Reports

- R-1 Downtown Sudbury Community Improvement Plan - Proposed 2017 Intake Process
 Report dated February 15, 2017 from the General Manager of Infrastructure Services regarding Downtown Sudbury Community Improvement Plan - Proposed 2017 Intake Process.
 The following resolution was presented:
 PL2017-34 Jakubo/Sizer: THAT the City of Greater Sudbury endorses the proposed 2017 application intake process for Downtown Sudbury Community Improvement Plan applications, as outlined in the February 15, 2017 report from the General Manager of Growth and Infrastructure;
 AND THAT the City of Greater directs staff to launch the 2017 application intake period and to report back to Council in June, 2017 with results of the first phase of the intake period, staff analysis and budget impact of funding requests.

CARRIED

R-2 Town Centre CIP - 519 Notre Dame Ave. Sudbury

Report dated February 10, 2017 from the General Manager of Growth and Infrastructure regarding Town Centre CIP - 519 Notre Dame Ave, Sudbury.

The following resolution was presented:

PL2017-35 Sizer/Jakubo: THAT the City of Greater Sudbury approves the following Town Centre Community Improvement Plan applications and authorizes staff to enter into any necessary agreements with the property owner, in accordance with By-law 2012-167:

519 Notre Dame Avenue – Façade Improvement Program Grant

519 Notre Dame Avenue - Planning and Building Fee Rebate Program

CARRIED

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period and Announcements

No questions were asked.

Notices of Motion

No Notices of Motions were presented.

Recess

Recess was not required.

Matters Arising from Continuance of Closed Meeting

Matters Arising from Continuance of Closed Meeting was not required.

Adjournment

Jakubo/Sizer: THAT this meeting does now adjourn. Time: 5:50 P.M.

Brigitte Sobush, Deputy City Clerk

Location:	Tom Davies Square
Commencement:	6:01 PM
Adjournment:	10:00 PM

Minutes

City Council Minutes of 3/7/17

His Worship Mayor Brian Bigger, In the Chair

Present	Councillors Signoretti, Vagnini, Montpellier, Dutrisac, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Reynolds, Landry-Altmann (D 9:40 p.m.), Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Caroline Hallsworth, Executive Director, Legislative Services/City Clerk; Ron Henderson, General Manager; Catherine Matheson, General Manager of Community Development; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Trevor Bain, Chief of Fire and Paramedic Services, General Manager of Community Safety; Eric Labelle, Acting City Solicitor; Eliza Bennett, Director of Communications and Community Engagement; Ron Foster, Auditor General; Mark Frayne, Director of Engineering; Melissa Zanette, Chief of Staff; Joseph Nicholls, Deputy Chief of Emergency Services; Christine Hodgins, Legislative Compliance Coordinator; Lisa Locken, Clerk's Services Assistant

Declarations of Pecuniary Interests and the general nature thereof

None declared

Presentations

Arena Presentation

Report dated February 22, 2017 from the General Manager regarding the Arena Presentation.

Ron Bidulka, Managing Director, PricewaterhouseCoopers Consulting and Conrad Boychuk, Senior Director of Recreation and Venue Development, HDR/CEI Architecture Associates Inc. provided an electronic presentation regarding the Event Centre.

Recess

At 8:02 p.m. Council Recessed

Reconvene

At 8:13 p.m. Council Reconvened

The following resolution was presented:

Resolution One:

CC2017-61 Reynolds/Lapierre: THAT the City of Greater Sudbury Council receives the Phase I Market Analysis and Business Case Assessment report dated March 7, 2017 from the Special Advisor to the CAO.

CARRIED

The following resolution was presented:

Resolution Two:

CC2017-62 Lapierre/Reynolds: THAT the City of Greater Sudbury Council endorses the recommendations from PWC as contained in Appendix A: Phase 1 Market Analysis and Business Case Assessment as attached to the report dated March 7, 2017 from the Special Advisor to the CAO, for the design and construction of a 5,800 seat Event Centre with a budget to be included in the 2018 capital budget that reflects all known or anticipated costs at that time.

Mayor Bigger presented the following amendment:

CC2017-62-A1 Bigger/Landry-Altmann: THAT Resolution Two be amended by striking "with a budget to be included in the 2018 capital budget that reflects all known or anticipated costs at that time" and if carried that this portion of the motion be presented separately, as Resolution Five.

CARRIED

The resolution as amended was presented:

CC2017-62 Lapierre/Reynolds: THAT the City of Greater Sudbury Council endorses the recommendations from PWC as contained in Appendix A: Phase 1 Market Analysis and Business Case Assessment as attached to the report dated March 7, 2017 from the Special Advisor to the CAO, for the design and construction of a 5,800 seat Event Centre.

Rules of Procedure

Councillor Kirwan requested a simultaneous written recorded vote.

YEA:Councillors Signoretti, Montpellier, Dutrisac, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Reynolds, Landry-Altmann, Mayor Bigger

NAY:Councillors Vagnini, Kirwan

CARRIED

The following resolution was presented:

Resolution Three:

CC2017-63 Reynolds/Lapierre: THAT the City of Greater Sudbury Council approves the

process described in the report dated March 7, 2017 from the Special Advisor to the CAO for evaluating and recommending a site to serve as a location for a new Event Centre;

AND THAT the site evaluation criteria and their weighting as described on pages 45-49 Appendix A: Phase I Market Analysis and Business Case Assessment as attached to the report dated March 7, 2017 from the Special Advisor to the CAO also be approved;

AND THAT an evaluation of potential sites and a recommendation for a preferred site be reported to Council no later than June 2017.

CARRIED

The following resolution was presented:

Resolution Four:

CC2017-64 Reynolds/Lapierre: THAT the City of Greater Sudbury Council direct that technical specifications for a 5,800 seat Event Centre be developed concurrently with the site selection process based on a Design/Build procurement method and incorporated into a Request for Proposals with a target release date of June, following Council's site selection decision as described in the Appendix A: Phase I Market Analysis and Business Case Assessment as attached to the report dated March 7, 2017 from the Special Advisor to the CAO;

AND THAT the City of Greater Sudbury complete a prequalification process to create a short-list of prospective design-build teams that will receive the Event Centre Request for Proposals from the City of Greater Sudbury in June 2017;

AND THAT a Request for Proposals for an Event Centre Operator be issued concurrent with the release of the Event Centre Request for Proposals;

AND THAT prior to the issuance of an RFP to select a venue operator, that the City negotiate a "term sheet" of key lease terms with the Sudbury Wolves;

AND THAT PWC's current engagement be extended to include assistance with the recommended next steps as described in the report dated March 7, 2017 from the Special Advisor to the CAO, with funding of up to \$200,000 provided from the Tax Rate Stabilization Reserve.

Rules of Procedure

Councillor Kirwan requested a simultaneous written recorded vote.

YEA:Councillors Signoretti, Vagnini, Montpellier, Dutrisac, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Reynolds, Landry-Altmann, Mayor Bigger

CARRIED

Resolution to Proceed past 9:00 p.m.

Jakubo/Signoretti: THAT this meeting proceeds past the hour of 9:00 p.m.

CARRIED BY TWO-THIRDS MAJORITY

The following resolution was presented:

Resolution Five:

2017-65 Bigger/Reynolds: THAT the City of Greater Sudbury direct staff to develop a budget for the design and construction of a 5,800 seat Event Centre, with that budget to be included in the 2018 capital for Council's consideration, which budget reflects all known or anticipated

costs at that time.

Mayor Bigger presented the following amendment:

CC2017-65-A1 Bigger/Landry-Altmann: THAT Resolution Five regarding the Arena be amended by the addition of: "THAT staff be directed to prepare a funding plan that minimizes or eliminates any tax impacts."

CARRIED

The resolution as amended was presented:

CC2017-65 Bigger/Reynolds: THAT the City of Greater Sudbury direct staff to develop a budget for the design and construction of a 5,800 seat Event Centre, with that budget to be included in the 2018 capital for Council's consideration, which budget reflects all known or anticipated costs at that time;

AND THAT Staff be directed to prepare a funding plan that minimizes or eliminates any tax impacts.

Rules of Procedure

Councillor Vagnini requested a simultaneous written recorded vote.

YEA:Councillors Signoretti, Montpellier, Dutrisac, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Reynolds, Landry-Altmann, Mayor Bigger

NAY:Councillors Vagnini, Kirwan

CARRIED

Rules of Procedure

Councillor Landry-Altmann moved that the order of the agenda be altered to deal with Addendums at this time.

CARRIED BY TWO-THIRDS MAJORITY

Addendum

The following resolution was presented:

CC2017-66 Dutrisac/Sizer: THAT the City of Greater Sudbury deals with the Addendum to the Agenda at this time.

CARRIED BY TWO-THIRDS MAJORITY

Declarations of Pecuniary Interests and the general nature thereof

None declared

MANAGERS' REPORT

Report dated March 3, 2017 from the Deputy Chief of Emergency Services regarding the Linen and Laundry Contract for Paramedic services.

The following resolution was presented:

CC2017-67 Sizer/Reynolds: THAT the City of Greater Sudbury approves Paramedic Services

to contract the purchase of linen and laundry services, including the purchase of replacement linens with Mohawk Shared Services Inc., Hospital Linen Service located in Hamilton, Ontario for a three-year period, with two optional one-year extensions;

AND THAT the General Manager, Community Safety be authorized to negotiate, enter into and execute any agreements to secure the services with Mohawk Shared Services Inc. (MSSI) for the purchase and delivery of linen and laundry services.

Councillor Landry-Altmann requested a simultaneous written recorded vote.

YEA:Councillors Signoretti, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Mayor Bigger

NAY:Councillors Vagnini, Montpellier, Dutrisac, Reynolds, Landry-Altmann

CARRIED

Rules of Procedure

Councillor Vagnini moved that the order of the agenda be altered to deal with Notices of Motion at this time.

CARRIED BY TWO-THIRDS MAJORITY

Notices of Motion

Rules of Procedure

Councillor Vagnini presented a Notice of Motion regarding a feasibility study for the development of an independent laundry hub and asked that notice be waived.

DEFEATED

Councillor Landry-Altmann departed at 9:40 p.m.

Tenders and Requests for Proposals

Tom Davies Square Elevator Project Update

Report dated February 22, 2017 from the General Manager of Corporate Services regarding Tom Davies Square Elevator Project Update.

The following resolutions were presented:

CC2017-68 Lapierre/Reynolds: THAT the City of Greater Sudbury receives the report dated February 22, 2017 from the General Manager of Corporate Services entitled Tom Davies Square Elevator Project Update.

CARRIED

CC2017-69 Reynolds/Lapierre: THAT the City of Greater Sudbury selects Option One (1), as described in the report dated February 22, 2017 from the General Manager of Corporate Services entitled Tom Davies Square Elevator Project Update, being to complete the interim repair work as outlined in the KJA Consultants feasibility study and re-tender the elevator project once additional funding is available.

DEFEATED

CC2017-70 Lapierre/Reynolds: THAT the City of Greater Sudbury selects Option Two (2), as described in the report dated February 22, 2017 from the General Manager of Corporate

Services entitled Tom Davies Square Elevator Project Update, being to provide additional funding from the Tax Rate Stabilization Reserve of \$965,000 (the variance, plus additional funding for contingency, plus additional consulting fees) to award the elevator replacement for a sum of \$2,304,000+HST prior to March 9, 2017.

CARRIED

Adjournment

Resolution to Proceed past 10:00 p.m.

Signoretti/Jakubo: THAT this meeting proceeds past the hour of 10:00 p.m.

DEFEATED

Rules of Procedure

Automatic Adjournment 10:00 p.m.

The following items were not addressed at the meeting and have been moved to the April 11, 2017 City Council Meeting:

Matters Arising From the Planning Committee

February 27, 2017 Planning Committee Meeting

Adopting, Approving or Receiving Items in the Consent Agenda

The following are the Consent Agenda items:

Routine Management Reports

C-1 Pioneer Manor – Bad Debt Write-Offs

Report dated February 9, 2017 from the General Manager of Community Development regarding Pioneer Manor – Bad Debt Write-Offs.

C-2 Continuous Safety Services Agreement with the Electrical Safety Authority

Report dated February 8, 2017 from the Executive Director of Finance, Assets and Fleet regarding Continuous Safety Services Agreement with the Electrical Safety Authority.

Correspondence for Information Only

C-3 By-laws 87-340 and 87-341 Requiring Owners to Connect Water and Wastewater Works 2016 Exemption Amount

Report dated February 8, 2017 from the Executive Director of Finance, Assets and Fleet regarding By-laws 87-340 and 87-341 Requiring Owners to Connect Water and Wastewater Works 2016 Exemption Amount.

Managers' Reports

R-1 Large Projects Update

Report dated February 21, 2017 from the Chief Administrative Officer regarding Large Projects Update.

By-Laws

The following are the By-Laws:

2017-57 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of March 7th, 2017.

2017-58 A By-law of the City of Greater Sudbury to Declare Certain Parcels of Land to be Part of the City Road System.

Civic Petitions

Question Period and Announcements

Mayor Brian Bigger, Chair

Caroline Hallsworth, Executive
Director, Legislative Services/City
Clerk

Location:	Tom Davies Square
Commencement:	4:48 PM
Adjournment:	6:32 PM

Minutes

Planning Committee Minutes of 3/20/17

Councillor Lapierre, In the Chair

Present Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann

City Officials Jason Ferrigan, Director of Planning; Kevin Fowke, General Manager of Corporate Services; Keith Forrester, Acting Director of Asset Services; Brigitte Sobush, Manager Clerk's Services/Deputy City Clerk

Declarations of Pecuniary Interests and the general nature thereof

Closed Session None declared

The following resolution was presented:

PL2017-36 McIntosh/Sizer: THAT the Planning Committee move to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:

- Lease Agreement, Elgin Street, Sudbury

In accordance with the Municipal Act, 2001 s. 239(2)(c).

CARRIED

The Planning Committee moved into closed session at 4:49 p.m.

Recess The Planning Committee recessed at 5:17 p.m.

Reconvene At 5:46 p.m. the Planning Committee commenced open session in the Council Chambers.

Councillor McIntosh, In the Chair

Present	Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann
	Councillor Kirwan
City Officials	Jason Ferrigan, Director of Planning; Kris Longston, Manager of Community and Strategic Planning; Stephen Monet, Manager of Environmental Planning Initiatives; Ed Landry, Senior Planner; Melissa Riou, Senior Planner; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Ariel Nelson, Vital Statistics Assistant; Lisa Locken, Clerk's Services Assistant

Public Hearings

1 Phase 1 Official Plan Review

Report dated March 1, 2017 from the General Manager of Growth and Infrastructure regarding Phase 1 Official Plan Review.

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following:

Kris Longston, Manager of Community and Strategic Planning and Stephen Monet, Manager of Environmental Planning Initiatives provided an electronic presentation regarding the Official Plan Review.

Ron Dupuis, area resident, stated that he would like to see an amendment to the Official Plan, proposed by developer Angelo Cusinato regarding industrial lands. They would like the City to relocate seventy one (71) acres of industrial lands from the Suez and Coniston Industrial locations and abut them to the Valley East Industrial Park. He advised that the Suez and Coniston locations have been available for quite some time, however, they are not suitable for development as an industrial park due to several environmental hazards. He stated that the demand is in the Valley East and Walden areas and re-designating the lands to this area still conforms with what the Province is requiring. He submitted a letter from Malette-Goring Real Estate Brokerage on behalf of Mr. Cusinato, regarding this proposal.

Naomi Grant, Coalition for a Liveable Sudbury, stated that the Official Plan is an important guidance policy for the city and substantial work has been done over the last few years, however, they would like to see the the local food system hi-lighted because of the strength of the content. She stated that they would like to see an increase in the lake water quality policy especially with regards to vegetative buffers. She advised that they work with many partners in the community and have collaborated together since 2012. She advised that they would also like to see better clarity on sub-watershed studies which are a holistic ecological study of a watershed versus a storm water study which focuses on drainage. This should be clarified in the Official Plan. She advised that in lakes where phosphorous is present there are new policies in the draft Official Plan. They would like to see the presence of blue-green algae as a trigger for a protective policy. It has been recommended in a background study, however, is not yet in the Official Plan. In addition, they would like the interim water quality objective for phosphorous to coincide with what is recommended by the Province. The lake capacity modeling does not apply which is the case with Sudbury lakes where the model does not predict phosphorous levels in our lakes and they recommend ten (10) micro grams per litre

for lakes that have a natural level below that and an upper cap of twenty (20) micro grams per litre. There is a need for an environmental assessment required for any wetland that has not been looked at through a sub-watershed study to identify any species at risk. They would like recognition of locally significant areas in the Official Plan, reclaim sites in particular since they are scientifically important for long term data collection and the Sudbury protocol for greening. The Greenspace Advisory Panel report is currently in the Official Plan, however, they would like to see more direction for allowed uses in parks. She also stated that they are concerned about rural lot splitting since it does not allow the best use of infrastructure and goes against the objectives for the local food system.

Nells Conroy, Drinking Water Source Protection Committee stated that they look at drinking water sources in the Sudbury area and advised that there are many good policies already in place that have been adopted in principle, including the requirement that communal services would be required for the vulnerable drinking water areas. He advised that the scope only looks at drinking water sources and does not look at surface or ground water sources. He would like the Official Plan to include policies that highlight the management of stormwater and protection that would not allow excess nutrients access to the lakes by using a stormwater mangment plan. He advised that work on area lakes is a continuum and there is no stopping the policies that have been put in place, however, they need the community to help protect these valuable resources.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this matter and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the matter.

The following resolution was presented:

PL2017-37 Jakubo/Sizer: THAT the City of Greater Sudbury receives the Five Year Review Phase 1 Draft Amendment to the City of Greater Sudbury Official Plan;

AND, THAT Staff be directed to report back to Council with a summary of feedback received at the March 20, 2017 Public Hearing, together with any additional proposed policy amendments, as appropriate;

AND, FURTHER THAT Staff be directed to bring the above referenced report and the final Five Year Review Phase 1 Draft Amendment to the City of Greater Sudbury Official Plan for adoption in the spring of 2017.

YEAS:Councillor Lapierre, Sizer, Jakubo, Landry-Altmann, McIntosh
CARRIED

Matters Arising from the Closed Session

Councillor Lapierre, as chair of the Closed Session, reported that the Planning Committee considered matters regarding Lease Agreement, Elgin Street, Sudbury and direction was given to staff with respect to this matter.

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2017-38 Sizer/Jakubo: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-6 inclusive.

CARRIED

The following are Consent Agenda Items:

Routine Management Reports

C-1 Sitiri Investments Ltd. (Agent: Dalron Construction Limited) - Application to amend draft plan of subdivision and rezoning approval (Algonquin Subdivision, Sudbury)

Report dated March 1, 2017 from the General Manager of Growth and Infrastructure regarding Sitiri Investments Ltd. (Agent: Dalron Construction Limited) - Application to amend draft plan of subdivision and rezoning approval (Algonquin Subdivision, Sudbury) .

Resolution regarding Draft Plan of Subdivision Amendment:

PL2017-39 Jakubo/Sizer: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, Plan 53R-19865 in Lot 3, Concession 5, Township of Broder City of Greater Sudbury, File 780-6/12004, upon payment of the processing fee of \$2,473.49, as follows:

a) That Condition #1 be deleted and replaced with the following:

"1. That this draft approval applies to the draft plan of subdivision of Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, 53R-19865 in Lot 3, Concession 5, Township of Broder as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., and dated August 16, 2012, as amended by a plan prepared by Terry Del Bosco, O.L.S., and dated January 11, 2017."

b) By amending the references to the "General Manager of Infrastructure Services" to "General Manager of Growth and Infrastructure" in Conditions #9, 18, 28 and 32.

c) By deleting Condition #10 and replacing it with the following:

"10. That this draft approval shall lapse on December 23, 2018."

d) By deleting Condition #13 and replacing it with the following:

"13. That Blocks 55 and 56 be transferred to the City for public purposes."

e) By amending the reference to "Block 55" to "Block 57" in Condition #14.

f) By deleting Conditions #15, 16, 33 and 34.

g) By deleting Condition #35 and replacing it with the following:

"35. The owner shall complete a watermain loop connecting to the existing 150mm diameter watermain at the Algonquin Road/Street A intersection and a second location westerly to the satisfaction of the General Manager of Growth and Infrastructure."

h) By amending the reference to "Lots 21-26, 51 and 52" to "Lots 9, 10, 36-41" in Condition

#36.

i) By amending Condition #38 by replacing "Growth and Development Department" with "Planning Services Division."

j) By adding the following as Condition #39:

"39. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,

ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered."

k) By adding the following as Condition #40:

"40. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure."

l) By adding the following as Condition #41:

"41. Based upon the recommendations in the Algonquin Watershed Study, a quantity control pond is not required at this location. The owner shall enter into an agreement to cost share quantity control with the City through downstream stormwater conveyance improvements. Quality stormwater control must be provided on site to an enhanced level of protection. Such land on the subject property as the City determines to be required for quality control measures shall be transferred to the City."

Resolution regarding Zoning By-law Amendment:

THAT the approval of rezoning application File 751-6/12-33 on lands described as Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, 53R-19865 in Lot 3, Concession 5, Township of Broder be amended as follows:

Paragraph 2 of Planning Committee Recommendation PL2013-218 as ratified by Council on December 10, 2013 shall be replaced and superceded with the following:

"2. That the lands on the amended draft plan of subdivision dated January 11, 2017 be rezoned as follows:

i) Lots 1 to 10 be zoned as "R1-5", Low Density Residential One;

ii) Lots 11 to 54 be zoned as "R2-2(S)", Low Density Residential Two Special; and,

iii) Blocks 55 and 56 and the lot identified as "City Parkland" be zoned as "P", Park.

AND THAT in accordance with Section 34(17) of the Planning Act, no further notice is required to be provided for changes to the amending zoning by-law as provided for in this resolution.

CARRIED

C-2 West of Greenvalley Drive, Sudbury - Declaration of Surplus Vacant Parkland and Land Exchange

Report dated February 27, 2017 from the General Manager of Corporate Services regarding West of Greenvalley Drive, Sudbury - Declaration of Surplus Vacant Parkland and Land Exchange.

PL2017-40 Sizer/Jakubo: THAT the City of Greater Sudbury declare surplus to the City's needs, vacant parkland west of Greenvalley Drive, Sudbury, legally described as Part of PIN 73475-1247(LT), being part of Part 16 on Plan 53R-13886, Township of McKim;

AND THAT the City of Greater Sudbury dispense with the procedures outlined in the Parkland Disposal Policy By-law 2010-15 in order to facilitate a land exchange with 2487893 Ontario Limited;

AND THAT the vacant parkland west of Greenvalley Drive, Sudbury, legally described as part of PIN 73475-1247(LT), being part of Part 16 on Plan 53R-13886, Township of McKim, be transferred to 2487893 Ontario Limited; in exchange for vacant land west of Greenvalley Drive, Sudbury, owned by 2487893 Ontario Limited and legally described as part of PIN 73475-1580(LT), being part of Part 1 on Plan 53R-19797.

AND THAT the appropriate by-law be presented to authorize the land exchange and execution of the documents require to complete the land exchange, all in accordance with the report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.

CARRIED

C-3 William Avenue, Coniston - Declaration of Surplus Vacant Land

Report dated February 27, 2017 from the General Manager of Corporate Services regarding William Avenue, Coniston - Declaration of Surplus Vacant Land.

PL2017-41 Jakubo/Sizer: THAT the City of Greater Sudbury declare surplus to the City's needs, vacant land on William Avenue, Coniston, legally described as part of PIN 73560-0759(LT), City of Greater Sudbury, and offer the land for sale to the abutting owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.

CARRIED

C-4 291 Lourdes Street, Sudbury - Declaration of Surplus Property

Report dated February 28, 2017 from the General Manager of Corporate Services regarding 291 Lourdes Street, Sudbury - Declaration of Surplus Property.

PL2017-42 Sizer/Jakubo: THAT the City of Greater Sudbury declare surplus to the City's needs 291 Lourdes Street, Sudbury, legally described as PINs 73583-0183(LT) and 73584-0882(LT), Township of McKim, all in accordance with the report from the Executive Director of Finance, Assets and Fleet dated February 24, 2017.

CARRIED

C-5 Unopened Elizabeth Street, Whitefish - Road Closure and Declaration of Surplus Land

Report dated February 27, 2017 from the General Manager of Corporate Services regarding Unopened Elizabeth Street, Whitefish - Road Closure and Declaration of Surplus Land .

PL2017-43 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs the unopened road allowance at Elizabeth Street, Whitefish, west of Bay Street, legally described as part of PIN 73382-0431(LT), City of Greater Sudbury, and offer the road allowance for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the Property By-law 2008-174, all in accordance with a report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.

CARRIED

C-6 Garson Lake Road (Lake Road), Garson - Road Closure

Report dated February 27, 2017 from the Executive Director of Finance, Assets and Fleet regarding Garson Lake Road (Lake Road), Garson - Road Closure.

PL2017-44 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury close by by-law part of Garson Lake Road (Lake Road), Garson, legally described as PIN 73495-0877(LT), City of Greater Sudbury, all in accordance with the report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.

CARRIED

Correspondence for Information Only

C-7 2016 Property Sales and Acquisitions

Report dated February 27, 2017 from the Executive Director of Finance, Assets and Fleet regarding 2016 Property Sales and Acquisitions.

This report summarizes the sales and acquisitions for 2016. For information only.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period and Announcements

No Questions were asked.

Notices of Motion

No Notices of Motion were presented.

Adjournment

Jakubo/Landry-Altmann: THAT this meeting does now adjourn. Time: 6:32 p.m.

Brigitte Sobush, Deputy City Clerk

Location:	Tom Davies Square
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Commencement:	4:05 PM
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Adjournment:	8:30 PM
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Minutes

Special City Council Minutes of 3/21/17

His Worship Mayor Brian Bigger, In the Chair

Present	Councillors Signoretti (A 4:09 p.m.), Vagnini (D 7:57 p.m.), Montpellier, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Reynolds, Landry-Altman, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Caroline Hallsworth, Executive Director, Legislative Services/City Clerk; Trevor Bain, Chief of Fire and Paramedic Services, General Manager of Community Safety; Eric Labelle, Acting City Solicitor; Eliza Bennett, Director of Communications and Community Engagement; Ron Foster, Auditor General; Melissa Zanette, Chief of Staff; Joseph Nicholls, Deputy Chief of Emergency Services; Darrel McAloney, Deputy Fire Chief; Lynn Webster, Manager of Strategic and Business Services; Christine Hodgins, Legislative Compliance Coordinator; Lisa Locken, Clerk's Services Assistant

Declarations of Pecuniary Interests and the general nature thereof

None declared

Presentations

Emergency Services Optimization Plan Update

Report dated March 17, 2017 from the Chief of Fire and Paramedic Services, General Manager of Community Safety regarding Emergency Services Optimization Plan Update.

Trevor Bain, Chief of Fire and Paramedic Services, General Manager of Community Safety, provided an electronic presentation for information only.

Addendum

No Addendum was presented.

Civic Petitions

Councillor McIntosh submitted a petition to the City Clerk which will be forwarded to the General Manager of Growth and Infrastructure. The petition is regarding improved sidewalk maintenance for the sidewalks at the four corners in the south end of Sudbury.

Councillor Vagnini submitted a petition to the City Clerk which will be forwarded to the Chief of Fire and Paramedic Services, General Manager of Community Safety. The petition is regarding opposition to the proposed closing of the Beaver Lake Fire Hall.

Question Period and Announcements

No Questions were asked.

Notice of Motion

Councillor Kirwan indicated that he had a Notice of Motion in regards to the Fire Optimization Plan, which would be presented at the next meeting.

Resolution to Meet In Closed Session

The following resolution was presented:

CC2017-71 Landry-Altmann/Signoretti: Resolution to move to Closed Session to deal with one (1) Labour Relations / Employee Negotiations matter regarding contract negotiations in accordance with the Municipal Act 2001, s. 239(2)(d).

CARRIED

Recess

At 6:13 p.m. Council recessed

Reconvene

At 6:50 p.m. Council reconvened in Committee Room C-11

Deputy Mayor Sizer, In the Chair

Resolution to Proceed past 7:30 p.m.

Landry-Altmann/Signoretti: THAT this meeting proceeds past the hour of 7:30 p.m.

CARRIED BY TWO-THIRDS MAJORITY

Councillor Vagnini departed at 7:57 p.m.

Recess

At 8:27 Council recessed

Reconvene

At 8:28 p.m. Council reconvened the Open Session

Matters Arising from the Closed Meeting

Deputy Mayor Sizer, as Chair of the Closed Session, reported that Council met in Closed Session to deal with one (1) Labour Relations / Employee Negotiations matter regarding contract negotiations in accordance with the Municipal Act 2001, s. 239(2)(d). No direction or recommendations emanated from this meeting.

Adjournment

Jakubo/Landry-Altmann: THAT this meeting does now adjourn. Time 8:30 p.m.

Mayor Bigger, Chair

Caroline Hallsworth, Executive
Director, Administrative
Services/City Clerk

Request for Decision

Tom Davies Square Courtyard Project

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Wednesday, Mar 29, 2017
Type:	Tenders and Requests for Proposals

Resolution

THAT the City of Greater Sudbury accept the report dated March 28, 2017 from the General Manager of Corporate Services entitled Tom Davies Courtyard Project Update and approve an additional \$2.31 million funded from the Parking Improvements Reserve Fund based on annual payments of approximately \$330,000 over the next 7 years.

Finance Implications

If approved, the funding of the additional \$2.31 million for the TDS Courtyard project will be funded from the Parking Improvements Reserve Fund with annual payments of approximately \$330,000 for the next 7 years.

Background

Downtown Master Plan Project 37 – Tom Davies Square Courtyard Upgrade

This report is a follow up to a previous Council information report presented March 22, 2016.

<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=942&itemid=10961&lan>

Budget

In the 2015 Capital Budget, an initial \$2.2 million was approved for the courtyard improvements, and in the 2016 Capital Budget a further \$4.8 million was approved.

Total Approved Funding is \$7,060,000 (\$5,750,000 TDS and \$1,310,000 199 Larch).

Although some landscaping was included in the current tender documents, no funding was identified for landscaping improvements in the current budget approvals.

First Tender Update:

In July 2016, the first tender closed was for the upper concourse only (2nd floor roof above office space and

Signed By

Report Prepared By

Nick Najdenov
Capital Projects Co-ordinator
Digitally Signed Mar 29, 17

Division Review

Ed Stankiewicz
Executive Director of Finance,
Assets and Fleet
Digitally Signed Mar 29, 17

Recommended by the Department

Kevin Fowke
General Manager of Corporate
Services
Digitally Signed Mar 29, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 29, 17

daycare area) to address a shift in priority to the second floor for roof leaks above office spaces. The tender included some minor landscaping improvement to the areas along with replacement of the existing waterproofing and interlocking pavers.

The estimate for this portion of the project was \$1,696,000 and the lowest compliant bid for this tender was \$2,669,500. Upon review of the bids, Architecture49 (City's consultant also known as A49) advised that the tender likely came in higher than anticipated due to an escalation in the waterproofing and roofing materials industry that was already busy with other projects. In addition, the roofing contractor's work schedules are typically established in the second quarter of the year, which likely resulted in increased labour costs.

There were only two options that staff was able to consider in accordance with the Purchasing By-Law:

1. Issue the award to the low bidder and start the work in 2016. In this case, we were within overall budget, but the lowest bid was approx \$1 million over the estimate provided by A49 for this phase.
2. Cancel the tender and issue a new tender for both lower courtyard and upper podium.

A49 recommended to cancel the tender and combine both lower courtyard with the upper concourse as one design package in order attract more bidders with a much larger scope of work. The design of the upper concourse would be reduced to simply removing the existing pavers, waterproofing, and replacing with new pavers.

Tender with Revised Scope

The revised tender was issued in December 2016, and closed in February 2017. The current lowest compliant bid submission is in the amount of \$8,625,815.

The construction budget is \$6,618,750 (\$7,060,000 less Consultant fee 6.25%).

The variance against the project budget is \$2,007,065.

A construction contingency of \$300,000 is also required. In addition, this will create a total budget shortfall of \$2.31 million dollars.

Funding the Shortfall

It is recommended to proceed with this project, and the shortfall of \$2.31 million be funded from the Parking Improvements Reserve Fund over the next 7 years. On average, there is approximately \$600,000 that is contributed annually to the Parking Improvements Reserve Fund. This leaves approximately \$270,000 annually to be used for other capital parking projects throughout downtown Sudbury.

Request for Decision

140 Durham Street - Condominium Corporation

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Thursday, Mar 02, 2017
Type:	Routine Management Reports

Resolution

That the Chief Administrative Officer be given delegated authority to attend meetings of the Owners as the City's representative.

Finance Implications

No financial implications.

Background

In March, 1996 the Young Men's Christian Association (YMCA) and the former City of Sudbury entered into a Development Agreement to construct the Centre for Life building on Durham Street. The project was completed in August 2000.

The Development Agreement contractually bound the parties to proceed with the registration of the complex as a condominium. On November 9, 2012 Sudbury Standard Condominium Corporation # 21 was created and registered (the "Condominium").

The Condominium consists of 6 units, four which belong to the City, consisting of the Older Adults Centre, the former City Daycare, the parking garage and the washrooms for Memorial Park. The YMCA owns 2 units, one occupied by the YMCA and its Daycare and the other unit occupied by Health Sciences North.

The Condominium is managed by a Board of Directors consisting of 3 City representatives and 3 YMCA representatives. Vacancies currently exist and a meeting of the Owners is required to appoint new representatives. A meeting of the Owners is similar in nature to an Annual General Meeting (AGM) for a conventional corporation.

City Council at its meeting of June 10, 2009 received a report from the City Solicitor on the Condominium and passed the following Resolution:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=20&id=202>

"2009-246

Signed By

Report Prepared By

Keith Forrester
Acting Director of Asset Services
Digitally Signed Mar 17, 17

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets
and Fleet
Digitally Signed Mar 22, 17

Recommended by the Department

Kevin Fowke
General Manager of Corporate
Services
Digitally Signed Mar 22, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 28, 17

THAT a By-Law be passed to authorize the Chief Administrative Officer/Treasurer to execute the Condominium declaration and any other documents that are necessary to register the Centre for Life complex as a Condominium in accordance with section 2(1) of the *Condominium Act*;

AND THAT a By-law be passed to appoint the Chief Administrative Officer/Treasurer, the Director of Asset Services, the City Solicitor, Daran Moxam, Ian Sinclair and Paul Kusnierczyk as the first Board of Directors of the Centre for Life Sudbury Condominium Corporation in accordance with section 42(1) of the *Condominium Act*;

AND THAT the Chief Administrative Officer/Treasurer, or in his or her absence, the Director of Asset Services, be authorized by Bylaw to attend meetings of the Owners of Units of the Condominium Corporation on behalf of the City, and to note or take any other action he or she deems advisable in protecting the interests of the City at such meetings;

AND THAT a By-law be passed to exempt this property from municipal and school taxes.

Council passed bylaw 2009-158 to amend the Delegation bylaw in order to give effect to this resolution however the Delegation bylaw passed in 2014 did not carry this forward. As a result, an amendment to the Delegation bylaw appears on the agenda to include delegated authority for the Chief Administrative Officer or in his or her absence the Director of Assets and Fleet to attend meetings of the owners as the City's representative.

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=203&itemid=2123>

It is proposed that the Director of Assets and Fleet Services, the Manager of Accounting and the Director of Leisure Services represent the City of Greater Sudbury on the Board of Directors of the Centre for Life Condominium Corporation. The appointment of the directors will occur at an upcoming meeting of the owners of the Condominium Corporation.

Handwritten notes:
D. Nadeau
D. Braneau
Policy

BY-LAW 2009-158

**A BY-LAW OF THE CITY OF GREATER SUDBURY
TO AMEND BY-LAW 2006-259, A BY-LAW RESPECTING THE
DELEGATION OF AUTHORITY TO VARIOUS OFFICERS OF THE CITY**

WHEREAS the Council of the City of Greater Sudbury has passed By-law 2006-259, respecting the delegation of authority to various officers of the City, and has subsequently amended that By-law, and wishes to amend that By-law further;

**NOW THEREFORE THE COUNCIL OF THE CITY OF GREATER
SUDBURY ENACTS AS FOLLOWS:**

1. By-law 2006-259 as amended, is hereby further amended by adding the following as sections 26(1) and 26(2):

"26 (1) The Chief Administrative Officer is hereby authorized to execute the Condominium declaration and any other documents necessary to register the Centre for Life Complex as a Condominium in accordance with section 2(1) of the *Condominium Act*.

26 (2) The Chief Administrative Officer, or, in his or her absence, the Director of Asset Services, is hereby authorized to attend meetings of the Owners of Units of the Centre for Life Condominium Corporation on behalf of the City; and to vote or take any other action he or she deems desirable at such meetings to protect or promote the interests of the City."

2. This By-law shall come into force and take effect immediately upon the final passing thereof.

READ A FIRST AND SECOND TIME IN OPEN COUNCIL this 24th day of
June, 2009.

Rodriguez Mayor
A. Haché Clerk

READ A THIRD TIME AND FINALLY ENACTED AND PASSED IN
OPEN COUNCIL this 24th day of June, 2009.

Rodriguez Mayor
A. Haché Clerk

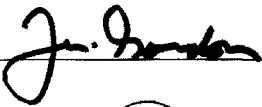

BY-LAW 96-43

**BEING A BY-LAW OF THE CORPORATION OF THE CITY OF
SUDBURY TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE
AN AGREEMENT BETWEEN THE SUDBURY YOUNG MEN'S
CHRISTIAN ASSOCIATION AND THE CORPORATION OF THE CITY OF
SUDBURY FOR THE WELLNESS CENTRE CONSISTING OF
THE YMCA CENTRE FOR LIFE AND OLDER ADULT CENTRE**

THE COUNCIL OF THE CORPORATION OF THE CITY OF SUDBURY HEREBY
ENACTS AS FOLLOWS:

- 1, THAT the Mayor and Clerk be and the same are hereby authorized to execute an Agreement and any and all other documents necessary to complete the transaction between The Corporation of the City of Sudbury and The Sudbury Young Men's Christian Association in the form attached hereto as Schedule "A" which Schedule forms part of this by-law.
2. THAT this by-law shall come into force and take effect immediately upon the final passing of same.

READ THREE TIMES AND FINALLY ENACTED AND PASSED IN OPEN COUNCIL
THIS TWELFTH DAY OF MARCH, 1996.

 _____ Mayor
 _____ Clerk

SCHEDULE "A"

THIS WELLNESS CENTRE DEVELOPMENT AGREEMENT MADE IN TRIPPLICATE
THIS EIGHTH DAY OF MARCH, 1996.

BETWEEN:

SUDBURY YOUNG MEN'S CHRISTIAN ASSOCIATION

Hereinafter called "the YMCA"

of the FIRST PART;

and -

THE CORPORATION OF THE CITY OF SUDBURY

Hereinafter called "the City"

of the SECOND PART;

WHEREAS the YMCA and the City deem it desirable to enter into a partnership
to provide to the citizens of Sudbury a combined YMCA Centre for Life and Older Adult
Centre on lands located in the downtown of the City of Sudbury;

AND WHEREAS the Wellness Centre, consisting of the YMCA Centre for Life
and Older Adult Centre, together with parking (hereinafter called the "Project") shall be
located on those lands described in Schedule "A" and shown on Schedule "B", which
Schedules shall form part of this Agreement;

AND WHEREAS the YMCA will bring together partners from the community to
meet the goal of total wellness;

AND WHEREAS the City will partner with the older adults to develop the Older
Adult Centre component of the Project and with the Metro Centre Management Board
to develop the parking component of the Project;

AND WHEREAS the Project will be funded by the YMCA, the City, Metro Centre
Management Board, community contributions and senior government grants;

AND WHEREAS this Agreement is being entered into as a public/private
partnership pursuant to Section 210.1 of the Municipal Act;

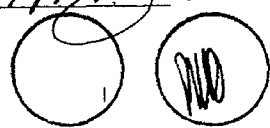
THIS IS SCHEDULE "A" TO BY-LAW 96-43 OF THE CORPORATION OF THE CITY OF SUDBURY

Per: 

Mayor

Per: 

Clerk



NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements hereinafter contained, the YMCA and the City agree as follows:

ARTICLE 1 - INTERPRETATION

1.01 DEFINITIONS

Schedule "C" to this Agreement includes the words and phrases defined for the purposes of this Agreement.

1.02 SCHEDULES

The following Schedules which are attached to this Agreement are incorporated by reference into this Agreement and are deemed to be part of it;

Schedule "A"	- Description of Lands
Schedule "B"	- Sketch of Lands
Schedule "C"	- Definitions
Schedule "D"	- Conditions Precedent
Schedule "E"	- Project Organizational Chart
Schedule "F"	- Project Co-ordinating Committee Mandate
Schedule "G"	- Pro-forma Operating Statements - Centre for Life - Pro-forma Operating Statements - Older Adult Centre

1.03 GOVERNING LAW

This Agreement shall be interpreted in accordance with the laws of the Province of Ontario and the laws of Canada applicable to the Province.

1.04 SECTION 210.1 MUNICIPAL ACT

This Agreement is entered into pursuant to Section 210.1 of the Municipal Act. The City agrees to enact the necessary by-law to exempt the Project from municipal and school board taxes pursuant to sub-section 210.1(7) of the Municipal Act.



1.05 NOT A PARTNERSHIP

Nothing in this Agreement is intended to or will be construed to create a relationship of partners, joint venturers or fiduciaries between the parties. Neither party hereto has any authority to enter into any contract, assume any obligations or give any warranties or representations on behalf of the other, except as expressly otherwise provided in this Agreement.

ARTICLE 2 - DEVELOPMENT

2.01 COMPONENTS

The parties hereto agree to develop, construct and operate upon the lands a Wellness Centre, consisting of a YMCA Centre for Life, Older Adult Centre and parking in accordance with the terms and conditions herein.

2.02 CONDITIONS PRECEDENT

This Agreement and the commencement of construction of the Project is subject to the fulfilment (or, in lieu of fulfilment, the signed Waiver of both parties) of all of the conditions precedent set out in Schedule "D", attached hereto.

2.03 CONDOMINIUM

The parties agree that the City shall assemble the lands and that the Project will be developed as a condominium in accordance with Article 6.

2.04 SCOPE OF PROJECT

It is a full-service Wellness Centre, addressing the needs of health, fitness/lifestyle programs, social-intellectual and spiritual dimensions, day-care services, cardiac-rehabilitation.



The functional space components within the building may include the following areas: gymnasium, fitness/activity rooms, pool, weight room, racquet-ball courts, running track, meeting/conference rooms, crafts room, quiet areas, food-services, administrative support and related mechanical/janitorial/physical plant support.

2.05 CONSTRUCTION ORGANIZATIONAL STRUCTURE

The organizational chart for the construction of the Project is shown on Schedule "E", attached hereto.

ARTICLE 3 - FINANCING

3.01 CITY'S CONTRIBUTION

Subject to paragraph 3.06, the City's contribution of approximately Five Million One Hundred Thousand (\$5,100,000.00) Dollars shall consist of an estimated Two Million Seven Hundred Thousand (\$2,700,000.00) Dollars towards the Older Adult Centre and Two Million Four Hundred Thousand (\$2,400,000.00) Dollars towards the parking component.

3.02 YMCA'S CONTRIBUTION

Subject to paragraph 3.06, the YMCA shall contribute a maximum of Nine Million Seven Hundred Thousand (\$9,700,000.00) Dollars for its share of the building (inclusive of Architect's fees) and a maximum of Eight Hundred and Forty Thousand (\$840,000.00) Dollars for the furnishings towards the contribution of the YMCA Centre for Life component of the Project.

3.03 FURNISHINGS

The parties acknowledge and agree that the estimated costs do include provision for furniture and equipment, which shall be the sole responsibility of each party hereto.



3.04 UPSET LIMITS

The City's contribution represents the upset limit of this Project. No demand shall be made upon the City by the YMCA for any additional contribution toward the YMCA's costs of the Project including operating and debt servicing costs if applicable. No demand shall be made upon the YMCA for an additional contribution towards the City's costs of the Project including operating and debt servicing costs, if applicable. Bridge financing, if required by the YMCA, must be secured through financial sources other than the City.

3.05 TRUST FUND

The City and the YMCA both recognize and agree that the construction of the Project shall require there to be on hand from time to time such monies as may be required by the Project to pay all of the Project's bills for goods, materials and or services. The City, pursuant to Section 3.02, shall contribute Six Million, One Hundred Thousand (\$6,100,000.00) Dollars towards the cost of construction of the Project. The YMCA shall contribute from government grants, community contributions and bank/mortgage financing, the sum of Nine Million Seven Hundred Thousand (\$9,700,000.00) Dollars towards the cost of the construction of the Project. In addition, the YMCA will be paying Eight Hundred and Forty Thousand (\$840,000.00) Dollars for furniture and equipment for its area of the Project. Each party shall pay such monies as the Project Co-ordinating Committee shall determine from time to time as being necessary to pay the obligations of the Project. Such monies will be paid into a special interest bearing account to be managed by the City and from this special account the monies will be paid out for the purposes of the Project. Any income/interest earned on the monies in the special account shall remain in the trust account for the benefit of the Project. The City shall provide to the Project Co-ordinating Committee on a monthly basis, statements relating to the special account. All cheques written/charged against the trust account shall be authorized in writing by a designated representative of the City and the YMCA.



3.06 JOINT USE/MANAGEMENT

It is the intention of both parties that the City is to assemble the lands required for the Wellness Centre. A portion of the lands is already owned by the City and a portion is to be acquired by the City from Her Majesty The Queen in Right of Canada, as represented by the Minister of Public Works ("Public Works") all of which is described in Schedule "A".

Further, it is the intention of both parties that the YMCA shall compensate the City with respect to the value of the lands assembled by the City for the Wellness Centre on the following basis:

A) ORIGINAL CITY LANDS

These lands comprise a total area of One Hundred and Forty Thousand and Seventy-nine (140,079) square feet (City lands - One Hundred and Eight Thousand, Two Hundred and Thirty-eight (108,238) square feet), (Public Works lands - Thirty-one Thousand, Eight Hundred and Forty-one (31,841) square feet).

Should the City pay Public Works full value for its lands at the rate of Eighteen (\$18.00) Dollars per square foot, the YMCA shall reimburse the City on account of the original City lands on the basis of Eighteen (\$18.00) Dollars per square foot of one-half (1/2) of that portion of the lands occupied by the main structure of the Wellness Centre calculated as follows:

YMCA REIMBURSEMENT TO CITY	=	\$18.00	X	Square Footage of that Portion of the lands occupied by the Main Structure of the Wellness Centre
				<hr/>
				2

This reimbursement by the YMCA to the City shall be in the form of community programming to be developed through a Joint Use Agreement or, possibly, Agreements between the City and the YMCA which Joint Use Agreement(s) shall, amongst other



matters, include:

- (i) a recognition of the specific mandate and mission of the YMCA;
- (ii) a period of twenty (20) years during which the YMCA shall provide to the City such community programming;
- (iii) assurances on the part of the City that the opportunity to provide such community programming will always be available during the twenty (20) year term, and that none of the amount of the reimbursement will have to be paid in cash, although the privilege of paying cash shall be available to the YMCA;
- (iv) principles of valuing the community program as aforesaid shall be based on the dollar difference between the budgeted amount in the approved City budget in existence at the time of the implementation of the particular community program and the actual City budget at the time the applicable Joint Use Agreement(s) comes into force;
- (v) a recognition that should there be a minimum annual amount set out in the Joint Use Agreement(s) and should the value of the annual programming provided by the YMCA to the City in any one year exceed such annual minimum, any excess shall be credited towards the total value of the reimbursement, it being possible that the reimbursement could be satisfied in less than the twenty (20) years aforesaid;
- (vi) a recognition that should there be a minimum annual amount set out in the Joint Use Agreement(s) and should the value of the annual programming provided by the YMCA to the City in any one year be less than such annual minimum, any difference will be carried forward during the term of the Joint Use Agreement(s) and if in the twentieth (20th) year at the termination of this Agreement



the total amount credited to the YMCA is less than the minimum provided herein then the City shall make no further claim for this difference;

(vii) a recognition that the intent of the Joint Use Agreement(s) is that the YMCA will not necessarily abandon any of its programming commitments once the terms of the Joint Use Agreement(s) are completed;

(viii) an acknowledgment that the amount of the reimbursement owing by the YMCA to the City shall not bear any interest whatsoever.

Should the Public Works lands be conveyed to the City by Public Works for nothing or for an amount less than Eighteen (\$18.00) Dollars per square foot, the value of the reimbursement payable by the YMCA to the City shall be reduced to reflect the benefit received by the City from Public Works.

B. CITY LANDS TO BE ACQUIRED

Based on the understanding that the incorporation of the City lands to be acquired into the Wellness Centre will result in savings in construction costs in the range of Five Hundred Thousand (\$500,000.00) Dollars for the City and in the range of Three Hundred Thousand (\$300,000.00) Dollars for the YMCA, should the City acquire the City lands to be acquired for incorporation into the Wellness Centre the YMCA agrees to reimburse to the City an amount equal to Thirty-seven and one-half percent (37.5%) of the cost of the City lands to be acquired. Such monies shall be payable by the YMCA to the City within eighteen (18) months of the City taking possession of these additional lands. Provided, however, should the Wellness Centre not go ahead and this Agreement be terminated:

- (i) the YMCA shall make no claim with respect to such lands; and,
- (ii) the YMCA shall have no responsibility to pay to the City any money with respect to the acquisition of these lands.



3.07 COMMUNITY CONTRIBUTIONS

The parties acknowledge and agree that the funds raised by the YMCA, its agents or any of its YMCA Centre for Life partners shall be included as the YMCA's share of the Project funding and further that the funds raised by the older adults, or their agents, shall be included as the City's share of the Project funding.

3.08 SHARED COSTS

The costs to the parties of the legal Counsel regarding condominiums and the Construction Project Manager shall be shared equally between the parties.

ARTICLE 4 -PROJECT CO-ORDINATING COMMITTEE

4.01 COMPOSITION

The parties hereto agree to appoint a Project Co-ordinating Committee (hereinafter referred to as "the Committee") consisting of the following:

- 7 representatives of the YMCA
- 4 representatives of the City
- 1 representative of the Metro Centre Management Board
- 2 representatives of the Older Adult community.

4.02 CHAIR

The Chair of the Committee shall be appointed by the Committee provided that the Chair shall be a representative of either the YMCA or the City. The Chair of the Committee shall be a voting member of the Committee.

4.03 RESPONSIBILITIES

The responsibilities of the Committee are as stated in Schedule "F" attached hereto, or as may be agreed to by time to time by the parties hereto.



ARTICLE 5 - PROJECT PLANNING, DESIGN AND TECHNICAL TEAM

5.01 COMPOSITION

A Project Planning, Design and Technical Team (hereinafter called "the Team") shall be established and shall consist of the two divisions as shown on schedule "E" attached hereto. The Team shall be composed of the following and such other persons as the Committee deems appropriate:

- (1)(a) the Project Manager who shall be hired by the Committee;
 - (b) the Project Architect who shall be hired by the Committee's principal members, being the City and the YMCA;
 - (c) the General Contractor/Construction Project Manager;
 - (d) Quantity Surveyor.
-
- (2)(a) the Director of Leisure Services of the City - an employee of the City; and
 - (b) the Executive Director of the YMCA - an employee of the YMCA.

5.02 DUTIES

- (i) The Project Planning, Design and Technical Team shall report to the Committee and shall be responsible for the technical aspects of the project. The Project Manager shall be responsible for the design, supervision and construction of the project. The Project Architect shall report to the Committee through the Project Manager. The General Contractor/Construction Project Manager shall report to the Project Manager. The Project Manager shall be responsible for managing and coordinating the day to day construction of the Project in consultation with the Architect, the Director of Leisure Services of the City and the Executive Director of the YMCA.
- (ii) The Director of Leisure Services of the City and the Executive Director of the YMCA shall be responsible for the development of programming, ongoing operation and central management of the completed facility. The



Project Manager shall work with the Director of Leisure Services and the Executive Director of the YMCA on the advance planning of the Project.

5.03 COMMITTEE MEETINGS

The Project Planning, Design and Technical Team members shall attend the meetings of the Committee as required.

ARTICLE 6 - CONDOMINIUM

6.01 REGISTRATION

The parties agree that the Project shall be registered upon completion of construction ^{6 units} as a condominium. The condominium shall consist of six (6) units together with common elements. Three (3) of the units shall, upon registration be owned by the YMCA for the YMCA Centre for Life component. Two (2) of the units shall, upon registration be owned by the City for the parking component. One (1) of the units shall, upon registration, be owned by the City for the Older Adult Centre component. The condominium documentation shall provide for an equality of votes amongst the unit holders.

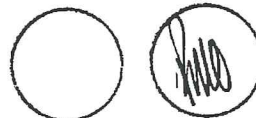
6.02 LEGAL ADVICE

The parties agree to jointly retain legal Counsel to advise upon and undertake those matters necessary to register the Condominium Corporation in accordance with this Agreement. It is agreed that the legal Counsel shall retain an Ontario Land Surveyor to prepare the necessary Condominium plans.

ARTICLE 7 - INSURANCE

7.01 INSURANCE COVERAGE TO BE OBTAINED

Each party will obtain and maintain throughout the term of this Agreement, insurance with insurers acceptable to the party opposite, to that extent that such insurance is



commercially acceptable and in the amounts agreed to in accordance with this paragraph and Schedule "D".

Liability insurance shall be obtained by the City with respect to claims arising out of the ownership, occupancy, use or maintenance of the assembled lands. The form of this coverage shall be that common to municipalities in Ontario. The amount of this insurance shall be not less than Eight Million (\$8,000,000.00) Dollars for each occurrence.

In addition, if the parties hereto agree, property insurance shall be obtained by the City to cover any damage, loss or destruction of the existing buildings, if any, as well as any subsequent loss of income. The amount and form of this insurance will be that purchased by prudent owners of similar property.

The policy(ies) shall name both The Corporation of the City of Sudbury and the YMCA as insureds. The premium for this insurance shall be shared equally by the City and the YMCA.

7.02 REVIEW

The policy limits agreed to will be reviewed annually by the YMCA and the City having regard to the claims history and the loss statistics of the previous year.

7.03 NOTICE OF LOSS

Each party shall notify the other of the first notice of loss or claim against the policies maintained pursuant to this Agreement. If such claims reduce the aggregate coverage amount available from those limits agreed to or as subsequently amended by agreement, then the party receiving the notice of loss may require that the other party acquire additional insurance coverage to ensure that the aggregate limits are maintained at the levels described above.

7.04 NAMED INSURED

The YMCA will cause the City to be named as additional named insured on all policies maintained by the YMCA pursuant to this Agreement and will provide the City with a



certificate(s) confirming that the YMCA has obtained coverage as described in this Agreement, before the commencement of construction and confirmation of the renewal of such policy or policies within sixty (60) days of their renewal date. Each policy of insurance will contain provision that the same will not be cancelled or not renewed unless the City is given thirty (30) days notice of such intended cancellation or non-renewal.

The City will cause the YMCA to be named as an additional named insured on all policies maintained by the City in respect of the Project, and will provide the YMCA with a certificate(s) confirming that the City has obtained coverage as described in this Agreement, before the commencement of construction and confirmation of the renewal of such policy or policies within sixty (60) days of their renewal date.

ARTICLE 8 - SECURITY

8.01 SECURITY OF YMCA'S INVESTMENT DURING CONSTRUCTION

The City and the YMCA both recognize and agree that the development of the Project on a condominium basis as anticipated in Articles 2 and 6 hereof shall result in the Project being developed initially on lands which are presently owned and other lands which will be acquired by the City and all of which lands will remain registered in the name of the City until such time as the condominium is registered. At the same time the City and the YMCA recognize and agree that both will be required to contribute monies to the Project for the construction which will take place on the lands prior to the registration of the condominium. Recognizing all of the above, the City and the YMCA agree that from the moment that the conditions precedent as defined in Section 2.02 and Schedule "D" hereto have been satisfied and/or waived, the City shall hold the title to the Project lands and all improvements constructed and/or located thereon as trustee of both the City and the YMCA as their respective financial contributions and/or other interests may appear from time to time.



Further, the City agrees that upon the Project reaching the state of completion which will allow the registration of the condominium, the City shall execute any and all documents as may be necessary and needed in order to complete the registration of the condominium.

ARTICLE 9 - REGISTRATION OF THIS AGREEMENT

9.01 Upon execution of this agreement, the parties hereto agree that this agreement shall be registered against those lands of the Project owned by the City. As the City requires additional lands for the Project, this agreement shall be registered by way of Notice of Agreement against those lands. This agreement shall remain on the title at the Land Registry Office until the condominium is registered or this agreement is otherwise terminated.

ARTICLE 10 - DISPUTE RESOLUTION

10.01 RESOLUTION THROUGH NEGOTIATION

In the event of any dispute or controversy between the parties with respect to or arising out of this Agreement, the parties will attempt to resolve such dispute or controversy by negotiation and discussion.

10.02 PROCEDURE

If the parties are unable to resolve any such dispute or controversy through negotiation, then either the City or YMCA may refer such dispute or controversy to a sole expert or panel of experts selected by agreement between the City and the YMCA as hereinafter provided, to act as the adjudicator (hereinafter referred to as "the adjudicator"), for resolution on the following terms and according to the following procedures:

- (a) the City Manager for the City and the Executive Director for the YMCA will identify a matter as eligible for dispute resolution and will be of written notice to the other party to the dispute of their decision to refer such matter to dispute resolution;



- (b) the party requesting that a matter be referred to dispute resolution has two (2) months from the date of written notice of the reference, or such other period as the parties may agree within which to schedule a dispute settlement meeting. No issue which has been the subject of dispute resolution can be the subject of a second dispute resolution without the consent of both the City and the YMCA;
- (c) the dispute settlement process will not be a quasi judicial "trial type" process. Lawyers may but need not represent either party at such meetings. It will be the responsibility of the parties to ensure that the facts, issues and argument are clearly presented to allow the adjudicator to make a decision. The adjudicator will have control over the procedure at any dispute settlement meeting, within the limits of the rules described herein, and the adjudicator may direct the parties to obtain and present additional information before making a decision;
- (d) the adjudicator will be selected by agreement of the City and the YMCA no later than thirty (30) days following delivery of the notice that a matter will be referred to dispute resolution as described in sub-paragraph (a) above. In the absence of agreement within such thirty (30) day period, then each of the City and the YMCA will within a further thirty (30) days give notice in writing of the person whom they elect to nominate to the panel and the persons nominated by each of the City and the YMCA shall select a third person, all of whom will sit as the adjudicator on such matter in dispute.

10.03 DECISION BINDING

The decision of the adjudicator will be final and binding upon the parties and there will be no appeal from such decision. Where a matter has been referred to dispute resolution, the successful party will be entitled to be reimbursed for the reasonable



costs incurred by it (including interest on amounts for which reimbursement was not made at the time claimed) as agreed or fixed by the adjudicator. This will not include the costs of referring the matter to dispute resolution which will be dealt with as described below.

10.04 COST OF DISPUTE RESOLUTION

Each of the parties will bear their own costs of any matter sent to dispute resolution, save and except for the costs of the adjudicator which will be shared equally by the parties to the matter referred to dispute resolution.

ARTICLE 11 - TERMINATION

11.01 This Agreement and the obligations of the parties hereto shall be terminable at such time as the conditions precedent in Schedule "D" are not satisfied or not waived, or at such other time as the parties hereto may agree.

ARTICLE 12 - GENERAL PROVISIONS

12.01 MUNICIPAL CONFLICT OF INTEREST

The City hereby declares that no member of City Council has any pecuniary interest, direct or indirect, as defined by the Municipal Conflict of Interest Act, in this Project.

12.02 ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties with respect to the subject matter of this Agreement and supersedes all prior understandings and agreements whether written or oral.

12.03 AMENDMENTS

No amendment to this Agreement will be effective unless in writing and signed by both parties to this Agreement.

Two circular stamps or signatures are located at the bottom right of the page. The first is a simple circle, and the second contains a handwritten signature.

12.04 **ENUREMENT**

This Agreement will enure to the benefit of the parties and be binding upon their respective successors and assigns, provided that a party will not be permitted to assign or transfer its rights and obligations under this Agreement without the prior written consent of the other, which consent may not be unreasonably withheld.

12.05 **NOTICE**

Where notice is required or permitted to be given by the YMCA to the City pursuant to this Agreement, such notice shall be in writing and shall be deemed to have been sufficiently given to the City, if delivered in person or sent by registered mail to the City Manager at the following address:

Box 5000, Station "A"
Civic Square Complex, 4th Floor
SUDBURY ON P3A 5P3

Where notice is required or permitted to be given by the City to the YMCA pursuant to this Agreement, such notice shall be in writing and shall be deemed to have been sufficiently given to the YMCA, if delivered in person or sent by registered mail to the YMCA at the following address:

185 Lloyd Street
SUDBURY ON P3B 1P2

12.06 **HEADINGS**

The division of this Agreement into articles, paragraphs and sub-paragraphs and insertion of headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement.



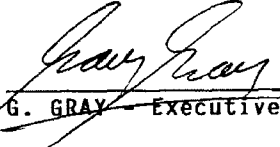
12.07 FORCE MAJEURE

In the event that either party hereto is delayed or prevented from performing any covenant hereunder by reason of unforeseen circumstances, then such party so prevented shall not be held responsible for damages caused by its delay or failure to perform such covenant.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals under the hands of their duly authorized Officers in that behalf as of the day and year first above written.

SUDBURY YOUNG MEN'S CHRISTIAN ASSOCIATION

Per:  (Title)
P. O'MALLEY - President

Per:  (Title)
G. GRAY - Executive Director

THE CORPORATION OF THE CITY OF SUDBURY

Per: _____ (Title)

Per: _____ (Title)

SCHEDULE "A"

SCHEDULE FOR DESCRIPTION:

**THE CORPORATION OF THE CITY OF SUDBURY LANDS
(ORIGINAL CITY LANDS):**

- FIRSTLY:** South 40 feet of Lot 26, Block A, Plan 3 S,
- SECONDLY:** North half of Lot 27, Block A, Plan 3 S,
- THIRDLY:** Part of Lot 29, Block A, Plan 3 S, more particularly described as follows:
- Commencing** at a point in the westerly limit of said lot, said point being 19.0 feet measured southerly along said western limit from the north-westerly angle of Lot 29;
- THENCE** easterly and parallel to the northern limit of said lot, 120.0 feet more or less to the eastern limit of said lot;
- THENCE** southerly along said eastern limit 31.0 feet more or less to the south-easterly angle of said lot;
- THENCE** westerly along the southerly limit of said lot 120.0 feet more or less to the south-westerly angle of said lot;
- THENCE** northerly along the westerly limit of said lot 31.0 feet more or less to the place of beginning.
- FOURTHLY:** Lot 30, Block A, Plan 3 S,
- FIFTHLY:** Lot 33, Block A, Plan 3 S
Dated: 29th day of March, 1887
Registered: 16th day of August, 1887
City of Sudbury,
- SIXTHLY:** Part of Block F, Plan 2 S
Being Part 7, Plan 53R-10349
City of Sudbury,
- SEVENTHLY:** Part of Lots 1,2,3,5,6 and 7 and Part of a lane (closed), Plan 40 S,
Being Parts 8, 9, 10, 11, 12, 13, and 14, Plan 53R-10349
City of Sudbury,
- EIGHTHLY:** Lots 3, 4, 5, 6 and 10, Part of Lots 1, 2, 7, 8 and 9 and part of a lane (closed), Plan 40 S,
- NINTHLY:** Part of Lot 5, Concession 3, Township of McKim, City of Sudbury (lanes),
- TENTHLY:** Part of Brady Street, (unopened), Plan 2 S.



Page20

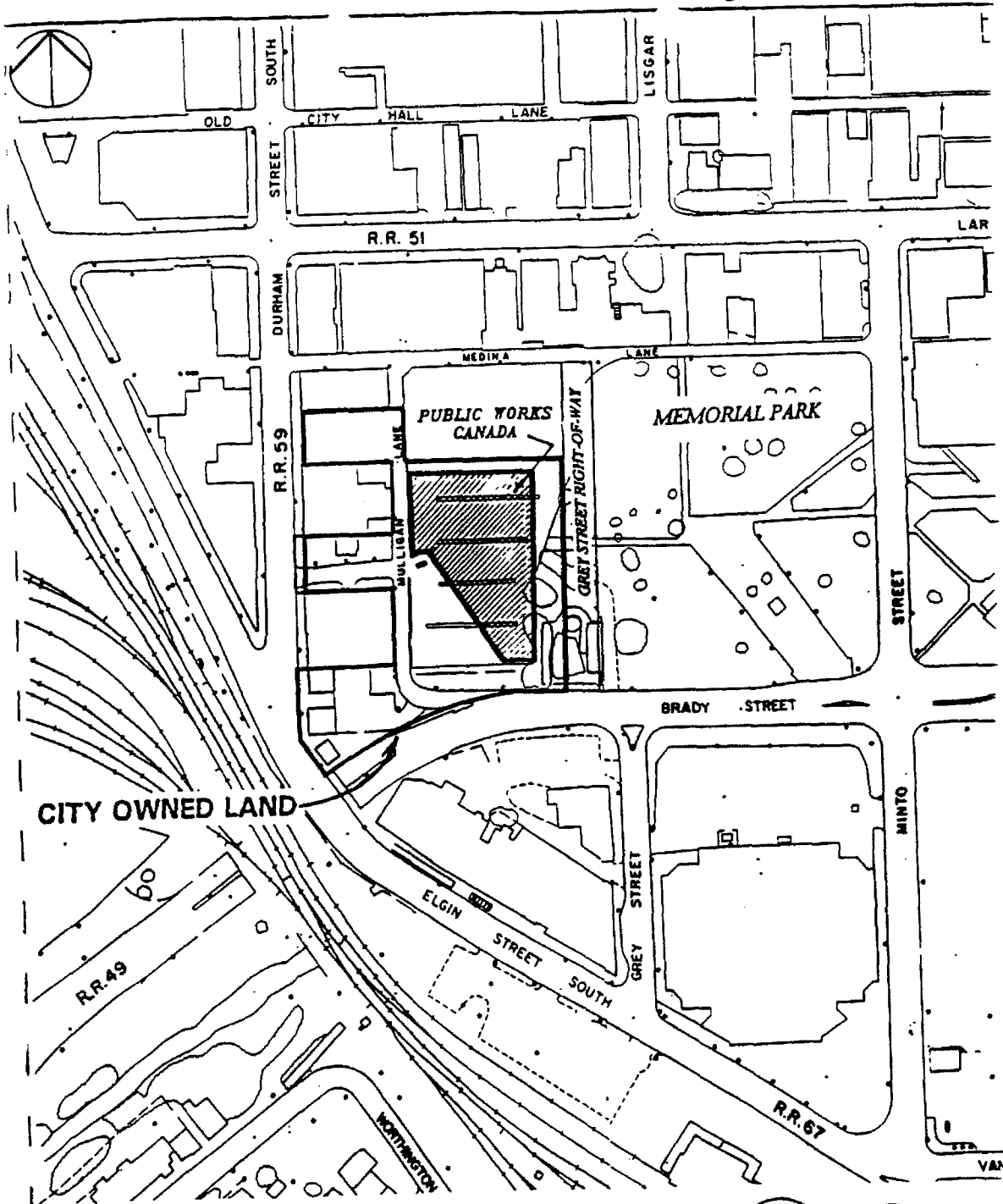
SCHEDULE "A" - cont'd

**HER MAJESTY THE QUEEN IN RIGHT OF CANADA LANDS
(PUBLIC WORKS LANDS):**

- FIRSTLY:** Part of Block F, Plan 2 S being Parts 1 and 2, Plan 53R-10271,
- SECONDLY:** Part of Lots 1, 2, 7, 8 and 9 and part of a lane (closed), Plan 40 S,
Being Parts 3, 4, 5, 6, 7 and 8, Plan 53R-10271,
City of Sudbury.



SCHEDULE "B"



SCHEDULE "C"

The following words and phrases shall have the following meaning in this Agreement:

1. **"Lands"** means the lands described in Schedule "A".
2. **"Committee"** means the Project Co-ordinating Committee.
3. **"Older Adult Centre"** means a community focal point within which older persons as individuals or groups come together for services and activities that enhance their dignity, support their independence, encourage their involvement in and with the community and promotes their physical, spiritual and intellectual well being.
4. **"Program Time"** includes:
 - (1) The provision of direct programming by the YMCA at the Wellness Centre, or
 - (2) the provision of programs by the YMCA at the Older Adult Community Recreation Centre, or
 - (3) the operation of a City facility such as a pool, fitness centre or day camp by the YMCA.
5. **"Project"** means the entire undertaking of the City and the YMCA as anticipated by this Agreement and includes the condominium which is included as a component of the undertaking.
6. **"Wellness Centre"** means the YMCA Centre for Life, the Older Adult Centre and the parking component.
7. **"YMCA Centre for Life"** means a centre which houses a combination of facilities, services and human resources that contributes to the collaborative effort of community associations in a conceptual approach to wellness or well being. It is an active approach through which the individual becomes aware of holistic health perspective and makes choices towards a healthier existence. Wellness may include the following six dimensions:
 - (1) physical,
 - (2) sociocultural,
 - (3) intellectual,
 - (4) emotional,
 - (5) occupational and
 - (6) spiritual



SCHEDULE "D"

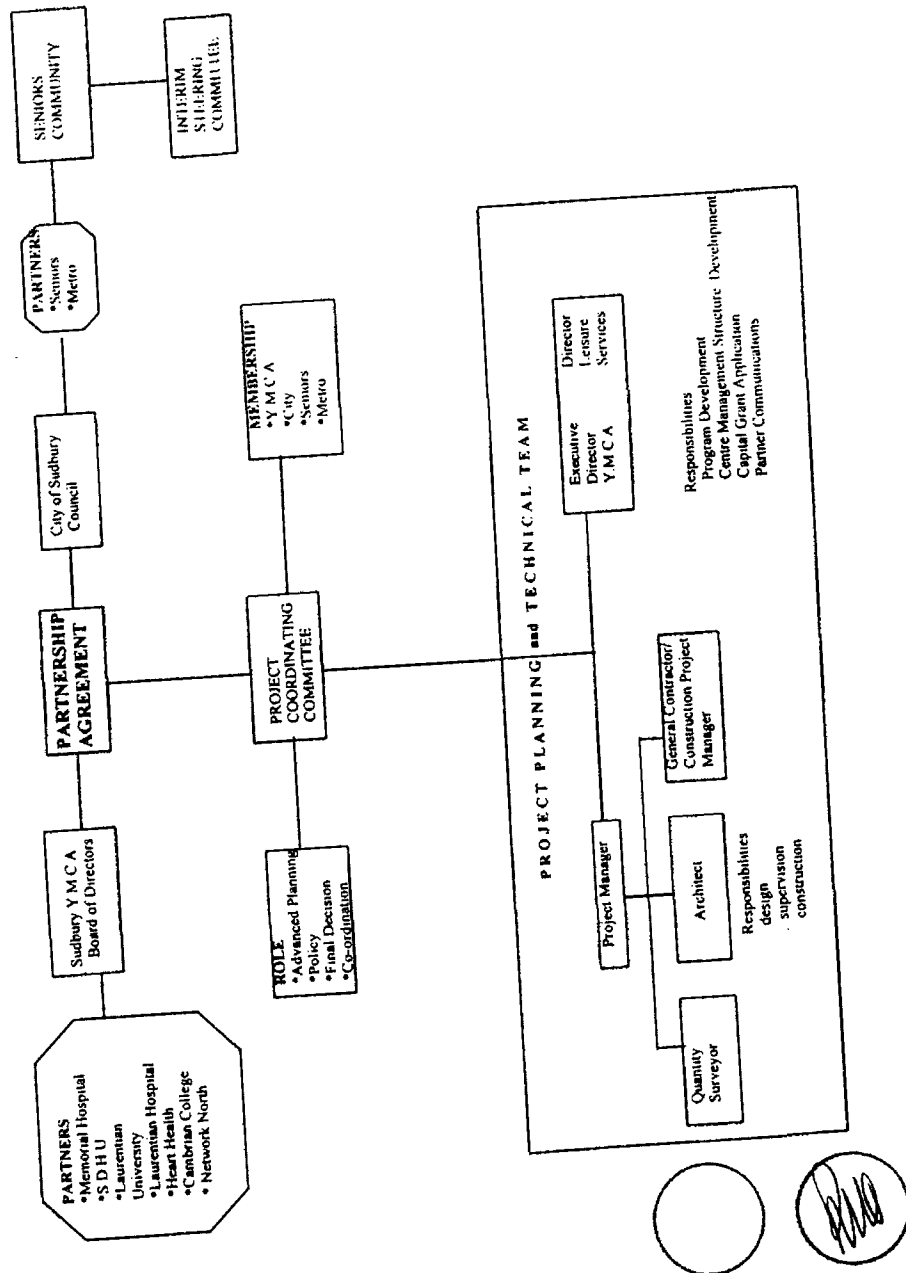
CONDITIONS PRECEDENT

1. The acquisition by the City, at its own expense, of a good and marketable title to those lands currently owned by Her Majesty the Queen in Right of Canada and described as Part of Block F, Plan 2 S, being Parts 1 and 2, Plan 53R-10271, and Part of Lots 1, 2, 7, 8 and 9 and part of a lane (closed), Plan 40 S, Being Parts 3, 4, 5, 6, 7 and 8, Plan 53R-10271, City of Sudbury.
2. The City shall enter into an Agreement with the Metro Centre Management Board to secure its financial contribution of 1.2 Million Dollars towards the parking component of the Project. The parties hereto acknowledge and agree that the Agreement between the City and the Metro Centre Management Board securing the interest of the Metro Centre Management Board may be registered against the title of the parking component of the Project.
3. The YMCA shall have satisfied the City Manager that it has collected or has a firm commitment for a minimum of 11.2 Million Dollars from government grants, bridge and mortgage financing, and community contributions. The money collected shall be held by the YMCA and deposited into the special account in the manner referred to in Paragraph 3.06.
4. The parties shall within thirty (30) days of the execution of this agreement acquire and maintain commercially acceptable insurance with limits agreeable to both parties.



SCHEDULE "E"

YMCA WELLNESS CENTRE

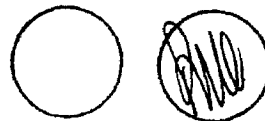


SCHEDULE "F"

PROJECT CO-ORDINATING COMMITTEE

The Project Co-ordinating Committee shall meet regularly and:

- be responsible to the Board of Directors of the YMCA and City Council
- ensure all proper procedures are followed to ensure the success of the Project
- co-ordinate the advanced planning of the project
- co-ordinating the preparation of documentation necessary to define the needs of the various participants and the Project as a whole and relating same to the building design and construction sub-committee
- considers and approves all preliminary and final design of the entire Project
- approves or hires those members of the Project Planning, Design and Technical Team who will join the Director of Leisure Services of the City and the Executive Director of the YMCA on the Team.
- co-ordinates the work of all sub-committees, including:
 - building design and construction
 - centre management
 - fund raising, including capital grant applications to senior levels of government
 - communication/public relations
- develop policy and guidelines for the entire Project.
- considers the hiring of a General Contractor or the use of a Construction Manager.
- develop guidelines for the development of parking facilities in the Project and the use of such parking facilities, including agreement whereby certain of the capacity of such parking facilities will be dedicated for use by YMCA members.



For Information Only

Municipal Obligations to Operate a Long-Term Care Home

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Monday, Mar 27, 2017
Type:	Correspondence for Information Only

Resolution

For Information Only

Finance Implications

There are no financial implications associated with this information report to Council. The net cost for Pioneer Manor that is on the 2017 property tax levy is \$3.9 million.

Background

This report is as a result of an information request stemming from Pioneer Manor's May 31, 2016, Bed Redevelopment presentation to Council. Council requested a follow up report regarding the municipal obligations under the *Long-Term Care Homes Act, 2007*.

On December 14, 2011, a similar Request for Decision was brought to Council to determine the City of Greater Sudbury's (CGS) commitment to the Operation of Pioneer Manor.

Municipalities & Long-Term Care Homes

The municipal operation of long-term care homes (LTCH) in the Province of Ontario dates back over 135 years. Their inception was predicated on the desire of municipalities to give back to the very founders of their communities. The use of tax dollar subsidy allowed for a standard of quality and care that was otherwise not accessible or available. [1]

- Long-term care homes in the province 627
- Total number of beds 78,120
- Municipal homes – 103 (16%) representing 16,433 beds (21%) of the total
- Private sector - 57% with the remaining 27% operated by not-for-profit corporations [2]
- In Sudbury, Pioneer Manor operates 433 of the 1,425 (30%) beds.

The governance of LTC Homes has, at times, presented challenges among municipal operators as funding pressures and aging demography continue to rise. Consideration of the municipal role extends far beyond

Signed By

Report Prepared By

Brenda Loubert
Director, North East Centre of Excellence for Seniors' Health (Pioneer Manor)
Digitally Signed Mar 27, 17

Division Review

Brenda Loubert
Director, North East Centre of Excellence for Seniors' Health (Pioneer Manor)
Digitally Signed Mar 27, 17

Recommended by the Department

Catherine Matheson
General Manager of Community Development
Digitally Signed Mar 27, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 27, 17

the provision of long-term care, it contemplates other ancillary seniors' services and the tremendous impact the growing needs will have on the Province's communities. As the older adult population continues to grow there is far greater urgency to ensure communities get it right. Often referred to as the 'gray tsunami', government at all levels are increasingly pressed for solutions to ensure sustainability of the system and ensure care provision is robust enough to meet the needs of the aging population.

Municipalities play a unique role in the provision of health services along that continuum. Municipalities are known for "setting the benchmark of quality in communities for long-term care and other services. Municipal governments are more than merely stakeholder in this regard. They are co-funders of long-term care services and set the bar in the provision of service excellence for the entire province". [3] They carry a distinct role within the broader long term care system.[4] Municipalities are community builders, with general expectations about the range of municipal services that should be available to meet local needs. "Citizens look to their local governments to respond to their social, health and human service needs. Services such as those for the elderly, the needy and the disadvantaged have become a cornerstone of the municipal mandate". [5]

Responding to social, health and human service needs has and continue to include subsidizing services for seniors and other age groups. In 2012 for example, a report by the Ontario Association for Not for Profit Homes and Services for Seniors (OANHSS) indicates that contributions from municipalities to LTC Homes exceeded \$270M in operating dollars over and above provincial funding or an average of \$44.88 per resident day. The CGS subsidy in the same year was equated to \$27.22 per resident day and has been reduced to \$22.18 in 2016. With these subsidies, municipalities are far more able to fulfill the needs of the population as profit is not among the priorities of the operations. In this regard, Local Health Integration Networks (LHIN) and ministries often depend on municipal homes to meet local needs with the build of a far greater number of basic accommodation beds than their for profit counterparts. Municipal homes furthermore make a significant contribution to the local economy and in many parts of the Province the home is a major employer. As such, these homes are a very visible symbol of the active role municipalities play as service providers. These are models of integration and collaboration.

The Association of Municipalities of Ontario (AMO) has, for many years, taken on a leadership role and has worked collaboratively with government to further define its evolving role in the continuum of service delivery. The municipal role is addressed in three of their most recent publications:

- *Coming to a Cross Road: The Future of Long-Term Care in Ontario*[6], 2009
- *COMING OF AGE: The Municipal Role in Caring for Ontario's Seniors*[7], 2011
- *Strengthening Age-Friendly Communities and Seniors' Services for 21st Century Ontario: A New Conversation about the Municipal Role*[8], 2016

With the input from broad based consultation, AMO's 2016 report discerns the role of municipalities as making contributions to the gaps in service where shortfalls are experienced in provincial allocations. Stemming from the two previous AMO papers, the 2016 document "furthers the dialogue on the municipal role in facilitating age-friendly communities and provision of services to seniors".[9] It highlights the implications for municipal government's involvement in planning, community services inclusive of transportation, housing and the provision of long-term care. It stresses the importance of ensuring serves are "culturally-appropriate and relevant in northern and rural communities".[10] Opportunities for enhancements are highlighted, and recommendations are made, calling on the Province to:

- Continue to play a supportive role to facilitate age-friendly community development under its Action Plan for Seniors;
- Work with municipal governments to enhance community services and housing including transportation options, the Elderly Person Centres program and seniors' housing;
- Amend the *Long-Term Care Homes Act, 2007* to provide municipal government the choice to operate

- a long-term care home which would allow them the flexibility to provide the most appropriate care to suit their local residents' needs;
- Work with municipal governments to address issues in long-term care delivery including simplifying regulatory frameworks, reducing wait times, developing a human resources strategy, addressing challenging behaviours, undertaking systems capacity planning, supporting the redevelopment of long-term care homes, facilitating innovative models, developing community hubs, reviewing the funding model and pursuing additional funding sources;
- Address regionally-specific issues; and
- Support the municipal sector to deliver culturally-appropriate services.

Demographic Shift

In 2011, there were 1.8M Ontarians aged 65+, by 2036 the number will more than double causing profound effects on our communities[11]. The impact on northern and rural communities will be substantially greater due primarily to the outmigration of youth and lower rates of immigrants. The lower than provincial levels of income and poorer health outcomes in Sudbury further accentuates the need. The 2012 Seniors Strategy for Ontario (Sinha Report) as commissioned by the Ministry of Health and Long-Term Care (MOHLTC), demarcates the criticality of the demographic change and how that will impact the current landscape with respect to growing service demands and demonstrated need. [12] Older adults in the province's LTC Homes are among the most vulnerable in our society. The Sinha Report recommends an "evidence informed capacity planning process" to determine and meet the needs of older adults along the continuum. In their 2016 publication *Ensuring the Care is There*, the OANHSS indicates that "we simply do not have the capacity in our system to meet current and future demand" [13].

Added Costs of Delivering Care in the Municipal Sector

The December 8, 2011, Manager's Report to City Council articulated the differences in the operations of municipally-operated homes in comparison to private sector and not for profit LTCHs. The most significant variance noted is the higher cost of salary and benefits, directly or indirectly resulting from arbitrated processes and a perceived ability to pay. Although many municipal LTCHs receive a subsidy for high wage costs, the payment is significantly less than the comparative variance. Some reports estimate wages to be upward of 37% higher than the private sector. [14] In addition to wages, municipal LTCHs have on-going pay equity obligations and typically generate less revenue from private accommodations.

The MOHLTC design manual[15] as issued for renewal strategies require that all LTCH build a minimum of 40% of the homes beds at the basic level of accommodation or double occupancy with a shared washroom. Preferred accommodations (private and semi-private) allows the LTCH operators to charge a higher rate above the basic level of accommodation grant funding. In such, private sector operators typically maximize preferred accommodations or overall percentage of preferred beds, thus allowing a much greater margin of revenue.

Municipal LTCHs, conversely, serve a greater number of disadvantaged or lower income residents than their private sector counterparts. Residents with lower income requiring financial subsidies do not qualify for preferred accommodations and hence require a room at the basic level. This factor enables municipalities to address the varying needs of their communities and help to balance the sector where the greater proportion of admission requests are for basic level accommodations. Within Pioneer Manor currently has 55.4% (240 beds) of the beds at a basic accommodation level. Of those in basic beds, 35% (84 people) have applied and are receiving provincial subsidy as they do not have the financial means to individually pay for accommodation. By reducing the overall basic level beds to 40%, Pioneer Manor would otherwise generate an additional \$617,427 per year in preferred rates.

System Planning

From the many documents cited, service advocates are urging the MOHLTC to look carefully and systematically at capacity planning in the seniors' health care continuum. Capacity planning will allow us to ensure "we have the right number and right type of long-term Care beds now and in the future"[16]. But capacity planning is not all about long-term care, it speaks to supportive housing, assisted living, transportation and other such services. "Communities need to embark on local plans and ensure the type, quality, and quantities of each service are balance in accordance with local needs"[17].

In its 2016, position paper on Capacity Planning and Development, OANHSS discusses seniors' services strategies and the need for provincial and local capacity planning.[18] The position paper reinforces the need for capacity planning as an "essential step in developing an informed, realistic and integrated system-wide strategy to meet the needs of Ontario's seniors". Consistent with the 2016, AMO report, OANHSS further validates the focus on planning and expanding seniors care around existing service hubs. [19] With small amounts of investment, innovation through adaptation can result in more powerful services for seniors. The AMO report furthermore indicates that capacity planning is an essential step in developing an informed, realistic and integrated system-wide strategy to meet the needs of Ontario's seniors'.

The AMO report (2016) and the OANHSS report (2016) further supports the exploration of LTC homes serving as community-care hubs as a potential solution. The World Health Organization Age-Friendly Communities further emphasises the need for municipalities to have physical infrastructure, social, civic, and health services, and planning approaches which are appropriate for older adults.

A Brief History of Pioneer Manor

The origins of Pioneer Manor date back to 1953 when it opened as a 123 bed district home for the aged established under the *Homes for the Aged and Rest Homes Act* with the support of some 16 participating area municipalities. With the enactment of the *Regional Municipality of Sudbury Act* in 1973, the responsibility for operation of Pioneer Manor transferred to the Region while area municipalities continued to provide financial support.

With the coming into force of the *City of Greater Sudbury Act, 1999*, the City of Greater Sudbury assumed the operation and maintenance of Pioneer Manor and continues to do so now under the authority of the *Long-Term Care Homes Act, 2007* which came into force on July 1, 2010. The Act specifies that a northern municipality with a population of more than 15,000 may establish and maintain a LTCH.

Thus, the City of Greater Sudbury continues to operate Pioneer Manor under the approval of the MOHLTC and as part of past Council's decision to continue.

Pioneer Manor Today

Pioneer Manor is approved by the MOHLTC to provide long-term care services for 433 residents (406 long stay and 27 temporary licenced), making it the third largest home in the Province of Ontario. On September 1, 2011, the number of beds rose from 342 to 406 permanent long-stay beds as a direct result of Council's efforts to assist with alternative level of care (ALC) pressures experienced at the local hospital.

In 2016, the operating budget was approximately \$34.9M for Pioneer Manor. The budget includes funding from the Province of Ontario, resident co-payments and a municipal contribution in the amount of \$3.62M. Of the total levy amount \$1.3M is associated with internal charges for ICorporate Services of Human Resources, Finance, IT, and Legal, leaving \$2.32M for the internal operations at Pioneer Manor.

In addition to annual contributions toward the operating budget, the City of Greater Sudbury has also invested capital dollars, along with the Province of Ontario, totaling approximately \$50 million over the past two decades toward upgrades and the redevelopment of Pioneer Manor.

Municipal Funding of Long-Term Care Homes

According to the most recent OANHSS Benchmarking Report, in 2014, the City of Greater Sudbury was contributing \$24.37 (including internal charges) per resident day of operating dollars in comparison with the average of \$48.13 per diem for other reporting municipal LTCHs (55 survey respondents) in the study. As it pertains to capital funding, the CGS contributed \$5.25 per resident day as compared to the average of \$13.39.

Since 2010 the levy portion of Pioneer Manors actual expenses has fluctuated from a high of 14.37%, in 2011, (\$4.26M) of expenses to a low of 11.27% (2015) with 2016 forecast to be at 10.36% (\$3.62). The levy contribution of northeastern homes ranges from 9.5% to 25%. The average of these homes 15.17%.

Implications of Sale of the Assets - Property and Owner/Operator of the LTCH

Ministerial Requirements

To divest the asset and no longer own and operate the long-term care home, the CGS would require an application to MOHLTC seeking approval to divest of its asset and cease its obligation to own and operate the LTCH. The Province would require the following:

- Provide the MOHLTC with five years notice of its intent to divest the property and no longer operate as the owner/operator of the LTC services.
- Provide the MOHLTC with a plan that includes timelines and transition for such divestment as well as identifies the prospective successor/purchaser
- Demonstrate the prospective purchaser's ability to meet the eligibility requirements in order to quality to operate a home.
- Conduct a public consultation (s.106 (1))
- Obtain final approval to proceed
- The disposition of the asset would require further due diligence to determine the amount and nature of reimbursement owing back to the Province, related to capital funding previously provided, may be up to a 50% share of the asset

It should be noted that other than Pioneer Manor's 27 Temporary licenced beds (Interim), the Home has approved beds. In such, the home is unable to transfer or sell to any operator as the beds are under approval of the Minister (LTCHA, s. 130). Any prospective purchaser would need to apply for and/or acquire a licence to operate the home. Such approval would need to be negotiated between the potential operator and the Ministry. The LTCHA prohibits a person from operating a residential premises providing nursing care for persons without obtaining a licence (LTHCA, s. 95).

Systemic Implications

The potential systemic implications of the decision:

- Beds relinquished to the Ministry have the potential to be moved anywhere in the Province
- Potential to reduce the overall bed capacity in the system from 1,425 beds to 992 invoking a rise in the wait time for admission and number of people on the wait list
- Increased pressure on the local hospital and health care system
- The beds would be moved as they are vacated
- Reduce the number of basic accommodation beds in the system and reduce the ability to meet the needs of the vulnerable and impoverished citizens of the community
- Impact on CGS plans for further Hub development on the Pioneer Manor campus and the Senior's Strategy

Tenants, Binding Agreements and Human Resources

The potential sale of the asset may also have future impact on the budgets and viability of the current tenants of the property. The Senior's Master Plan of the early 2000s saw the City led recruitment of the North's first Geriatrician and development of the North East Specialized Geriatric Services. The plan furthermore facilitated the development/creation of the City of Lakes Family Health Team and co-located the Alzheimer's Society to bring together tremendous expertise in senior's health to the campus. The plan further speaks to the establishment of Senior's Housing/Assisted Living and favours ancillary health service co-location in the decanted wing of the existing building. Potential growth and further revenue remains a future viable option.

As it pertains to the existing tenants and obligations, the CGS holds leases with expiration dates of 2018, 2018 and 2026 respectively for the North East Specialized Geriatric Services, the City of Lakes Family Health Team and the Alzheimer's Society. The sale would furthermore have impact on the terms and conditions as well as cost recoveries as set out in the Feed-In Tariff (FIT) program between the CGS and IESO (formerly Ontario Power Authority) for the solar panels recently installed on the roof of Pioneer Manor.

As it pertains to human resources, there are currently 506 staff employed by Pioneer Manor. The sale of property and business would invoke successor obligations on the successor employer as it pertains to collective bargaining agreements as well as administrative issues surrounding transfers of individual employee OMERS pension memberships to a non-municipal employer. There are additional considerations in relation to non-union employees and internal charges. Non-union employees are not subject to rights within the successor employer. Thus with the sale of Pioneer Manor, non-union employees who would not continue to be employed by the organization assuming ownership would either need to be redeployed elsewhere in the corporation or the City of Greater Sudbury would have termination and severance obligations at the time of the employee termination. Should there be a disposition of the asset full operating subsidy savings would not be realized as internal charges otherwise allocated for human resources, finance and I.T. would otherwise still need to be absorbed from a cost and/or staff severance perspective if the CGS is unable to reallocate.

This is a simplified overview of the implications. The process for what, in essence, is a sale of business is very complex given the requirements of the *Long-Term Care Homes Act, 2007*. Further consideration will be required should Council wish to pursue further.

Next Steps

In November of 2016, the LTCH has been actively engaged in an internal Operational Review. The report was completed December 31st, 2017, for the General Manager's office. The working Committee has met to finalize recommendations and a report to Council will occur in June of 2017.

In early summer, staff will bring a report requesting a decision of Council regarding the full scope of the redevelopment project, as well as the estimated cost.

References

[1] Rubin, Donna, Chief Executive Office, communication at the Ontario Association of Not-for-Profit Homes and Services for Senior's Annual Convention, (2015).

[2] Provincial Long Term Care Snapshot, OANHSS, January 2015.

[3] AMO – Strengthening Age-Friendly Communities and Seniors' Services for 21st Century Ontario: A New Conversation about the Municipal Role, September 2016, found at

<http://www.amo.on.ca/AMO-PDFs/Reports>

[4] Municipal Delivery of Long Term Care Services: Understanding the Context and the Challenges. OANHSS, August 2014.

[5] *ibid*

[6] AMO, *Coming to a Cross Road: The Future of Long-Term Care in Ontario*, 2009, found at [https://www.amo.on.ca/AMO-PDFs/Reports/2009-2009 Coming to CrossroadAMOLTCpaper.aspx](https://www.amo.on.ca/AMO-PDFs/Reports/2009-2009%20Coming%20to%20CrossroadAMOLTCpaper.aspx).

[7] AMO COMING OF AGE: The Municipal Role in Caring for Ontario's Seniors

[8] AMO – Strengthening Age-Friendly Communities and Seniors' Services for 21st Century Ontario: A New Conversation about the Municipal Role, September 2016, found at <http://www.amo.on.ca/AMO-PDFs/Reports>

[9] *ibid*

[10] *ibid*

[11] *ibid*

[12] Sinha, Samir, K., 2012, *Living Longer, Living Well: Report Submitted to the Ministry of Health and Long-Term Care and the Minister Responsible for Seniors on recommendations to Inform a Seniors Strategy for Ontario*, December.

[13] *Ensuring The Care is There*, OANHSS, 2016

[14] Municipal Delivery of Long Term Care Services: Understanding the Context and the Challenges. OANHSS, August 2014.

[15] Long-Term Care Home Design Manual, Ministry of Health and Long-Term Care. February 2015

[16] Municipal Delivery of Long Term Care Services: Understanding the Context and the Challenges. OANHSS, August 2014.

[17] *ibid*

[18] *Improving Seniors' Services in Ontario: OANHSS Position Paper on Capacity Planning and Development*. February 2016.

[19] AMO – Strengthening Age-Friendly Communities and Seniors' Services for 21st Century Ontario: A New Conversation about the Municipal Role, September 2016, found at <http://www.amo.on.ca/AMO-PDFs/Reports>

City of Greater Sudbury Commitment to the Operation of Pioneer Manor, City Council, December 14, 2011 (<http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=368&itemid=440>)

Request for Decision

Pioneer Manor – Bad Debt Write-Offs

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Wednesday, Mar 08, 2017
Type:	Referred & Deferred Matters

Resolution

THAT Council approve bad debt write-offs for Resident A in the amount of \$34,902.82 and for Resident B in the amount of \$48,672.49 as outlined in the report entitled Pioneer Manor - Bad Debt Write-Offs dated February 9, 2017 from the General Manager of Community Development.

Finance Implications

The write-offs will have no impact on the current year's budget. The amounts have been provided for in the allowance for doubtful accounts in previous years. The City of Greater Sudbury is reimbursed 50% of eligible bad debt costs by the Ministry of Health and Long-Term Care (MOHLTC). The reimbursement has been accounted for as part of the MOHLTC Annual Return filing process.

Background

Both residents of Pioneer Manor consistently paid less than the amount of rent charged, dating as far back as 2009. Numerous requests were made of the residents to settle the overdue balances. The accounts were sent to collections, with no success.

Resident A passed away in 2014. Although, a judgment against the deceased resident's estate was made, it has thus far proven uncollectable because of a lack of assets in the estate. A write-off does not prevent the City from conducting future collection efforts against the judgment, should assets become available (there is a low likelihood of this occurring).

In the case of Resident B, the account was also transferred to the CGS Legal Department. Despite taking various legal actions, no amounts were collected. Though the resident has begun paying current accommodation fees, the CGS Legal Department found that there were no significant assets available to settle the entire outstanding balance.

Signed By

Report Prepared By

Kevin Kroft
Manager of Administration, Pioneer Manor
Digitally Signed Mar 8, 17

Division Review

Brenda Loubert
Director, North East Centre of Excellence for Seniors' Health (Pioneer Manor)
Digitally Signed Mar 8, 17

Recommended by the Department

Catherine Matheson
General Manager of Community Development
Digitally Signed Mar 8, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 17

These write-offs are recommended by the Director of Pioneer Manor, and by the CFO/Treasurer. Since the write-offs are each in excess of \$25,000, Section 8.0 of the City of Greater Sudbury's Accounts Receivable and Collections policy requires Council approval of the write-offs.

Next Steps

Once the bad debt write-offs have been approved, the amounts will be deducted from the Accounts Receivable and Allowance for Bad Debt accounts in PeopleSoft financial software. The amounts will also be removed from outstanding accommodation fees in Point-Click Care resident information software.

THE CITY OF GREATER SUDBURY POLICIES AND PROCEDURES

DEPARTMENT:

Finance

SECTION:

All Sections

TITLE:

Accounts Receivable and Collections

APPROVED BY:

CFO/Treasurer

DATE:

July 8, 2009; Revised April 29, 2010;
Revised April 1, 2014

1.0 PURPOSE

The purpose of this policy is to establish the responsibilities, internal controls, authorizations and procedures for the accurate and timely preparation of customer invoices for goods and services rendered by the City of Greater Sudbury and the management of the accounts receivable created by these invoices including the authority to write-off uncollectible accounts.

- I. Definitions
- II. "Dunning Letter" means a communication letter issued to a client to collect payment against a past due account stating the details of the outstanding balance i.e. Invoice details and outstanding period.
- III. "Write off" means to remove an account receivable from the City of Greater Sudbury's accounts receivable records.

2.0 POLICY

This policy applies to all employees of CGS who are responsible for invoicing citizens for goods or services rendered by the City of Greater Sudbury and for collecting the payment owed to the City on account of these invoices. This policy and procedure does not apply to Taxes receivable, Provincial Offences fines receivable, Pioneer Manor Resident receivables and water and wastewater receivables as they are governed by separate legislation and policies and procedures.

Accounts Receivable is an important asset of the City, and as such, should be safe guarded by appropriate internal controls. This policy and procedure sets out the policy and procedures required to achieve strong internal controls over accounts receivable.

The fundamental rule of sound receivables management is to minimize the time between a sale and the cash collection for that sale. The longer it takes to collect the cash owed for the provision of goods or services, the greater the risk that amounts owed will become uncollectible.

Proper collection procedures begin with invoice preparation. Invoices should be prepared promptly and accurately. Accuracy prevents delays that occur when the customer disputes the invoice and returns it for correction, triggering a chain of events that is time-consuming and often costly.

A successful collection policy requires that all problems be detected and acted on as early as possible. Problems in individual accounts can be detected through a regular analysis of an aged accounts receivable listing. An aged accounts receivable listing divides each customer's account into invoiced amounts that are Current, 31 - 60 days old, 61 - 90 days old, 91 - 120 days old and over 121 days. The longer an account is past due, the more serious the problem. Past due accounts can be identified quickly by reviewing an aged accounts receivable trial balance, and corrective action can be initiated promptly. As an account gets further behind, the balance may increase due to interest charges and the probability of collection decreases.

3.0 RESPONSIBILITIES

3.1 Operating Departments

Operating departments within the City initiate the sales of goods and services. When goods or services have been provided, the operating department prepares a billing advice and forwards the billing advice to Accounts Receivable. The preparation of billing advices should be timely, accurate and complete.

There are instances where the City acquires goods and services through contracts or leases and payment terms are set out in these agreements. It is the responsibility of the operating department to ensure that billing advices are prepared in accordance with the terms and conditions of the contracts.

The collection of accounts receivable is a shared responsibility between the operating department and accounts receivable. All staff will make every effort to collect outstanding accounts receivable as efficiently and effectively as possible.

3.2 Finance Division - Accounting Services – Accounts Receivable

Accounts Receivable will:

1. Prepare invoices from received billing advices
2. Forward statements of account and overdue correspondence to customers
3. Contact customers to collect accounts
4. Initiate collection procedures for overdue accounts receivable (set out below).
5. Collaborate with the operating department in collection efforts.
6. Prepare and circulate monthly aged accounts receivable trial balances to operating departments and the Senior Management Team Member.
7. Prepare and circulate a monthly aged accounts receivable trial balance for all accounts over due by 60 days and more to the Manager of Accounting and the Chief Financial Officer/ Treasurer.
8. Recommend write offs to the Chief Financial Officer/Treasurer and Manager of Accounting when appropriate.

3.3 Legal Department

Once all collection attempts by the Accounts Receivable section and the operating departments have been exhausted and if the outstanding balance of the account is greater than \$25,000 (current limit for small claims court action), the account will be turned over to the Legal Department. The Legal Department will take whatever action is appropriate to reinstate the account into good standing.

4.0 SEGREGATION OF DUTIES

Segregation of Duties (SoD) separates roles and responsibilities to ensure that an individual cannot process a transaction from initiation through to collection without the involvement of others and thereby SoD reduces the risk of fraud.

Segregation of duties is achieved for accounts receivable by the following duties being undertaken by different individuals.

- The billing for goods and services is initiated by the operating departments responsible for delivering the goods and services.
- The invoicing and management of the accounts receivable records is done by one employee in Accounts Receivable, Finance.
- Payments are accepted and posted by a separate individual in Accounts Receivable, Finance.
- Adjustments to customer accounts are recommended by operating departments, processed by a bookkeeper in Finance and authorized by the Supervisor of Accounts Receivable.
- Collections are shared by the operating department and Finance.

5.0 PROCEDURES

- 5.1** The Directors in those City operations where credit is extended are responsible for establishing credit limits in consultation with Finance for regular users and notifying the appropriate facility of those customers who will and who will not be extended credit. When making a determination to extend credit, departments should consider any outstanding receivables owing to the City as well as prior payment history of the proposed customer.
- 5.2** The Accounts Receivable section will send monthly aged accounts receivable listings to the appropriate operating departments, including Senior Management Team member in order that the operating department may assist in monitoring and collecting outstanding accounts.
- 5.3** When a customer has credit privileges or owes the City money, the operating department will forward a billing advice to the accounts receivable section. The accounts receivable section will then prepare and forward an invoice to the customer.

- 5.3.1** Billing Advices should be prepared and forwarded to the accounts receivable section at a minimum on a monthly basis. However, billing advices for large amounts should be forwarded as soon as possible.
- 5.3.2** The City's standard payment terms are 30 days. There are minimal instances where payment terms may be other than 30 days such as negotiated payment arrangements or specific arrangements between the operating department and a customer(s). Payment terms other than 30 days must be approved in writing by the Manager of Accounting and will then be appropriately recorded in the Accounts Receivable software system.
- 5.3.3** Amounts in arrears (over 30 days) will be subject to interest charges, as established by the User Fee By-law. All invoices, statements, letters and agreements will clearly specify this charge.
- 5.3.4** There are few instances where interest may not be charged such as negotiated payment arrangements, or specific arrangements between the operating department and a customer. Accounts where no interest is to be applied must be approved in writing by the Manager of Accounting in Finance.
- 5.4** It is important that uncollectible accounts do not remain neglected for an extended period of time. Decisive action should be taken at each stage of the collection process.
- 5.5** Fringe benefits are invoiced to pensioners once per year and are not due until December 31 annually.
- 5.6** The Supervisor of Accounts Receivable prepares an aged accounts receivable summary report monthly detailing each outstanding account greater than 60 days, and the status of collection efforts at that date. This report is reviewed by the Coordinator of Accounting, the Manager of Accounting and the CFO/Treasurer.
- 5.6.1** The Supervisor of Accounts Receivable will review all accounts over 60 days and make a determination if these customers are owed money through the City's Accounts Payable section. If yes, the Supervisor will make a determination if it is appropriate to put the Accounts Payable vendor on hold so that the City does not make any further payments to the vendor until such time as the accounts receivable have been paid. If an Accounts Payable account has been put on hold it will be noted on the report prepared at 5.6 above and the customer will be notified.

6.0 COLLECTION PROCEDURES

- 6.1** To keep customers advised of their account balances, monthly statements will be mailed to all open accounts by the Finance department. The statement summarizes the amount owed, any activity in the account during the month and any interest owing.
- 6.2** Customers with overdue accounts may be contacted directly at any time throughout the collection process to discuss payment of outstanding accounts.

- 6.3** Within two weeks after the due date, the first Dunning letter is sent out. This letter is a friendly reminder of the "past due" amount. Each month thereafter Dunning letters #2 and #3 are sent and each letter is progressively more firm about payment of the outstanding account.
- 6.3.1** Dunning letter #3 advises the customer that if they do not contact the City or make payment within 15 days, the invoice balances will be sent to our collection agency, transferred to the tax roll, or offset against invoices owed to them by the City. At any point, the Supervisor of Accounts Receivable in consultation with the operating department and the Manager of Accounting may determine that no further credit will be extended to the customer until all outstanding accounts are paid.
- 6.3.2** All accounts outstanding that are less than \$500 will be automatically transferred to the tax roll or sent to collection without further consultation with the operating departments.
- 6.3.3** There are minimal instances where statements and/or dunning letters may not be sent to customers and the withholding of these pieces of correspondence must be approved in writing by the Manager of Accounting.
- 6.4** Collection efforts by any CGS staff person either in an operating department or Finance will be noted in the PeopleSoft AR system as a "conversation", which is attached to the invoice(s) in question.
- 6.5** If payment has still not been received after the 15 days have passed, as stated in dunning letter #3, the Supervisor of Accounts Receivable will be notified. The Supervisor of Accounts Receivable will review the circumstances of each account and will make recommendations on the appropriate course of action. Options for dealing with outstanding accounts include:
- a) Review, if applicable, the contract terms and conditions for actions to be taken relative to the outstanding balance. Nonpayment may constitute a breach of contract.
 - b) Transfer applicable accounts to property taxes. Examples include balances owing for annual trunk water main payments, water turn off and on and repairs to frozen water services.
 - c) After ensuring that the customer in AR and the vendor in AP meet all the criteria required in order to offset a payment owing in Accounts Payable (ie: exact same parties, legal/statutory, no set-off clause in contract), process a credit invoice through the City's Account Payable system, to retrieve the funds from accounts owing to a customer.
 - d) Solicit further assistance from the General Manager of the Operating Department responsible for the account.
 - e) Send to the collection agency.
 - f) Write the account off, if the uncollectible amount is deemed insignificant or the circumstances warrant such action.

7.0 USE OF EXTERNAL COLLECTIONS RESOURCES

When all internal collection efforts fail, there are two courses of action left, collection agencies and legal action.

7.1 Collection Agencies

If the outstanding balance is less than the small claims court limit, currently twenty-five thousand dollars (\$25,000), the account will be transferred to a collection agency.

Collection Agencies are businesses established to collect past-due accounts receivable on behalf of creditors. Creditors are usually anxious to clear invoices referred to collection agencies, rather than risking further damage to their credit ratings. The collection agency's fee is based on a percentage of each account collected. The collection agency's fee is paid by the creditor.

7.2 Court or Legal Action

If the outstanding balance of the overdue account is greater than the small claims court limit of twenty-five thousand dollars (\$25,000), the account will be referred to the City's Legal Department for collection.

The City Solicitor may file suit to collect. This is usually a costly and time-consuming procedure.

Every month the collection agency provides Accounts Receivable with a status report on accounts referred to them.

Periodic requests are made to the Legal department for status reports on any accounts that have been referred to them for collection.

8.0 WRITE-OFF AUTHORIZATION

Once all internal and external collection attempts have been exhausted, an Approval for Write-Off request will be initiated by the Supervisor of Accounts Receivable. The Manager of Accounting is responsible to approve all write offs that are over \$1.00 and up to \$500 (exclusive of interest) and the CFO/Treasurer must approve all write offs (includes principle and interest) over \$500. The PeopleSoft system is configured so that underpayments less than \$1.00 are automatically written off. Council approval is required for write offs greater than \$25,000 (excluding interest).

Where there is only interest remaining on an account these interest balances can be written off or reversed as follows:

- The Accounts Receivable Bookkeeper is authorized to reverse or write off interest up to \$50.
- Interest amounts up to \$500 are approved by the Supervisor of Accounts Receivable.
- Interest amounts over \$500 are recommended by the Supervisor of Accounts Receivable and approved by the Manager of Accounting and the CFO/Treasurer.
- Where the interest on an account was accrued in the current fiscal year, the interest is reversed to the interest revenue account. Where the interest relates to prior fiscal years then the interest is written off to the Allowance for Doubtful Accounts.

8.1 A monthly report of all accounts receivable write off's and adjustments will be produced each month and reviewed and approved by the Supervisor of Accounts Receivable and Coordinator of Accounting.

9.0 OTHER ACCOUNTS RECEIVABLE

Cheques that are returned by the bank NSF are handled in a different manner. Some cheques, such as Pioneer Manor, Parking, and Tax are sent back to the operating department to be re-input in their accounts receivable system and ultimate collection. If the NSF cheque is for an account that is itemized on the Accounts Receivable listing then it goes back to accounts receivable for input. Cheques that are for payments related to the Class System and are returned NSF are returned to the Class System and re-input to accounts receivable in Class. The collection of other NSF cheques is handled by the bookkeeper responsible for the bank reconciliation. In these cases, the bookkeeper sends a letter requesting payment. If payment is not forth coming, then the account is sent to the collection agency. An NSF service charge is added to the account in accordance with the User Fee By- law.

Request for Decision

Continuous Safety Services Agreement with the Electrical Safety Authority

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Wednesday, Mar 08, 2017
Type:	Referred & Deferred Matters

Resolution

THAT the City of Greater Sudbury enters into a Continuous Safety Services Agreement with the Electrical Safety Authority for a one year term at a cost of \$173,900.00 plus HST starting on January 1, 2017 and ending on December 31, 2017.

AND THAT the General Manager of Corporate Services be authorized to execute the agreement.

Finance Implications

The cost for this service has been budgeted within each division as part of their annual operating budget. Additional inspections required for special events such as concerts at the Sudbury Arena are invoiced separately.

Background

Purpose of the Report

The Electrical Safety Authority (ESA) has been providing services to the City of Greater Sudbury for well over 20 years under a Continuous Safety Services (CSS) agreement that has been renewed from time-to-time. The agreement is again up for renewal.

The Electrical Safety Authority

The ESA is an administrative authority mandated by the Government of Ontario to enhance public electrical safety in the province. The ESA is both a safety regulator and advocate. Its powers and duties derive from The Electricity Act and The Safety and Consumer Statutes Administration Act including responsibility for four regulations:

- The Ontario Electrical Safety Code (Regulation 164/99) which defines how electrical work will be done;
- Licensing of Electrical Contractors and Master Electricians (Regulation 570/05) which sets requirements for those doing electrical work;

Signed By

Report Prepared By

Keith Forrester
Acting Director of Asset Services
Digitally Signed Mar 8, 17

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets and Fleet
Digitally Signed Mar 8, 17

Recommended by the Department

Kevin Fowke
General Manager of Corporate Services
Digitally Signed Mar 8, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 17

- Electrical Distribution Safety (Regulation 22/04) which defines safety accountabilities for Ontario's Licensed Distribution Companies (LDCs); and
- Electrical Product Safety (Regulation 438/07) which addresses approval of electrical products before their sale, and response to unsafe industrial and commercial products in the marketplace.

ESA's primary activities are: identifying and targeting leading causes of electrical safety risk; ensuring compliance with regulations; promoting awareness, education and training; and collaborating with stakeholders to improve the state of electrical safety in Ontario.

ESA is a private, not-for-profit corporation headquartered in Mississauga, Ontario with staff deployed across the province.

The Electrical Safety Authority's Continuous Safety Services (CSS) Program offers the City a full range of customized services designed to help maximize electrical safety in its facilities, in complying with the requirements of the Ontario Electrical Safety Code.

Regulation 164/99 of the Ontario's Electrical Safety Code requires:

- the inspection of all electrical installations (including maintenance)
- that all electrical work be documented
- that electrical products bear the mark of a recognized Certification Agency or Field Evaluation Agency
- "shock and flash" protection for workers

ESA Services to the City

An ESA electrical inspector periodically inspects the City facilities' electrical systems. The inspector also conducts a visual review of the work recorded by the City or its contractors and, if required, provides a report on non-compliance(s) and non-conformance(s) with the Code as identified by the Inspector at the time of inspection.

The CSS provides information and guidance on electrical safety and Code issues from a dedicated inspector backed by a team of technical experts and annual subscriptions to the Ontario Electrical Safety Code Bulletins.

The City also receives access to a number of general and technical electrical training workshops. Training is specialized and customer specific in response to unique regulatory requirements.

The Agreement

The City must enter into a new service agreement with the ESA based on a revised list of facilities, frequency of inspections per facility and training for employees. The new contract is for a term of one year starting January 1, 2017 at an annual fee of \$173,900.00 including training. This is a slight decrease from the last contract of \$176,428 resulting from a decrease in number of facilities being inspected.

For Information Only

By-laws 87-340 and 87-341 Requiring Owners to Connect Water and Wastewater Works 2016 Exemption Amount

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Wednesday, Mar 08, 2017
Type:	Referred & Deferred Matters

Resolution

For Information Only

Background

This report updates the expenditure level that would qualify for an exemption from mandatory connections to water and wastewater systems in accordance with policy. Owners are exempt from mandatory connections to water / wastewater services, if together with other conditions, the costs to establish the private portion of each connection exceeds a specified limit. The limit is increased / decreased annually in direct proportion to increases / decreases in the composite component of the Canadata Construction Index for Ontario, using November 15th of each year over the previous year. The 2017 limit is \$11,140 which is a 1.4% increase over the 2016 limit.

Some by-laws of the former Regional Municipality of Sudbury remain in effect under the new City of Greater Sudbury, including By-laws 87-340 and 87-341 requiring owners to connect to sewer and water works.

These by-laws make provision for exemptions from mandatory connections to sewer and water services based on a number of conditions. One of the conditions is cost of connections, which is changed annually.

These by-laws will not affect any properties in the annexed areas, as no sewer or water services are available.

Owners are exempt from mandatory connections to water / wastewater services, if together with other conditions, the costs to establish the private portion of each connection exceeds a specified limit. The limit is increased / decreased annually in direct proportion to increases / decreases in the Composite Component of the Canadata Construction Index, Ontario series, using November 15th of each year, over the previous year.

The increase for 2017 over 2016 is 1.4 percent.

Signed By

Report Prepared By

Dion Dumontelle
Co-ordinator of Finance, Water
Wastewater
Digitally Signed Mar 8, 17

Recommended by the Department

Ed Stankiewicz
Executive Director of Finance, Assets
and Fleet
Digitally Signed Mar 8, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 17

Therefore, for 2017 exemptions from mandatory connections are available if, together with other conditions, the costs to establish the private portion of each connection exceeds \$11,140.

For Information Only

Large Projects Update

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Friday, Mar 24, 2017
Type:	Referred & Deferred Matters

Resolution

For information only.

Finance Implications

There are no financial implications to this report.

Signed By

Report Prepared By

Ian Wood
Director of Economic Development
Digitally Signed Mar 24, 17

Recommended by the Department

Ian Wood
Director of Economic Development
Digitally Signed Mar 24, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 27, 17

Background

[Please note that this is an updated version of the report which was on the unfinished agenda for Council's meeting on March 7, 2017. The original report is attached for Council's information.]

This report is the third update to Council regarding the four Large Projects endorsed in principle by Council in April 2016. Council directed staff to investigate these projects further and provide advice about whether, and if so, how, the City of Greater Sudbury could contribute to their completion. This report provides an overview of the current status of each of the projects, as well as an outline of anticipated next steps.

Place des arts

Place des arts has actively been working on confirming other funding required for the project, as outlined in the capital budget provided to Council. A capital fundraising campaign is underway and applications to the federal and provincial government have been submitted.

In February 2017 the GSDC Board approved the second installment of \$15,000 of a two-year funding contribution totalling \$64,100 to develop the centre. This funding is to support pre-capital work in the areas of governance, regional outreach and community engagement, commercial ventures development, design and construction.

Economic Development staff have been working with Legal Services to draft a contribution agreement, based on the commitment and conditions expressed in the Council resolutions of September 13, 2016 and December 13, 2016.

Place des arts plans to conduct a soil and environmental assessment of the municipal parking lot in spring 2017. Staff from Real Estate will be working with them to allow access to the land for sampling. The results from this assessment will be used by Place des arts to issue an RFP for construction and design services.

Synergy Convention Centre

Since the last update to Council, the Synergy Project has taken several steps forward:

- A renewed Synergy Project Committee has met and confirmed the essential project as presented to Council in November 2015. Key elements are:
 - The project will be located downtown and aims to be a major revitalization anchor in the city's core.
 - The size and scale of the project will strategically fill a known gap in facility capacity for Sudbury - A multi-use facility designed to provide 1000+ seats for performing arts and seating of 1000 for banquets with breakout space for conferences

- In January 2017, the GSDC Board declared the Synergy Convention Centre Project as one of Board's four priorities for 2017. The Board will have representation on the Synergy Project Committee, receive updates on the project and each meeting, and look to provide direction and support to Economic Development staff in pursuit of this opportunity.
- In late 2016, the Greater Sudbury Development Corporation (GSDC) committed \$10,000 towards the Synergy Project. A portion of this funding was used to procure the services of CBRE Tourism and Leisure Group, to complete a review of the existing reports and information, to test the assumptions used in the project planning to date and to recommend the steps required to bring the project to a decision point.
- In line with Council's endorsement of the project and the support of the GSDC Board, municipal staff are now resourcing the development of the project as well as the new Synergy Project Committee. The committee met March 20th to review the consultant's report and confirm key project objectives and determine next steps.
- Information sharing is taking place between this project and the other large project initiatives.
- The Project Committee is looking to build upon the previously completed feasibility, market assessment and conceptual design work, and will prepare a critical path to bring the project to the Green Light stage. A request for support for this work will come to the GSDC and to Council later this spring.

New Main Library/Art Gallery Project

Phase I of the New Main Library/Art Gallery Project is underway. Lord Cultural Resources are working with the Joint Committee and staff from both organizations to acquire and compile information that will support the final report. The consultants conducted a 3-day site visit in mid-December to conduct interviews with stakeholders, assess the existing Main Library and AGS facilities, and conduct planning workshops with both organizations.

The consultants are now developing a Business Case for the project and will continue provide routine updates to the Joint-Committee. This report will include capital cost estimates, attendance, revenue and expense projections, functional plan, and literature review. Staff anticipates that representatives of the Joint Committee, along with the project consultants, will be in a position to present the report to Council and seek direction mid 2017. Staff also anticipates that the key decision points could reflect those proposed for the Event Centre meeting on March 7.

The Library and Gallery have established a strong working relationship through this process and, based on discussions to date, both organizations are confident regarding the feasibility of this joint venture

Background

This report is the third update to Council regarding the four Large Projects endorsed in principle by Council in April 2016. Council directed staff to investigate these projects further and provide advice about whether, and if so, how, the City of Greater Sudbury could contribute to their completion. This report provides an overview of the current status of each of the projects, as well as an outline of anticipated next steps.

Place des arts

Place des arts has actively been working on confirming other funding required for the project, as outlined in the capital budget provided to Council. A capital fundraising campaign is underway and applications to the federal and provincial government have been submitted.

In February 2017 the GSDC Board approved the second installment of \$15,000 of a two-year funding contribution totalling \$64,100 to develop the centre. This funding is to support pre-capital work in the areas of governance, regional outreach and community engagement, commercial ventures development, design and construction.

Economic Development staff have been working with Legal Services to draft a contribution agreement, based on the commitment and conditions expressed in the Council resolutions of September 13, 2016 and December 13, 2016.

Place des arts plans to conduct a soil and environmental assessment of the municipal parking lot in spring 2017. Staff from Real Estate will be working with them to allow access to the land for sampling. The results from this assessment will be used by Place des arts to issue an RFP for construction and design services.

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The Library and Gallery have established a strong working relationship through this process and, based on discussions to date, both organizations are confident regarding the feasibility of this joint venture

Synergy Convention Centre

In late 2016, the Greater Sudbury Development Corporation (GSDC) committed \$10,000 towards the advancement of this project. A portion of this funding has been used to procure the services of CBRE Tourism and Leisure Group, to complete a review of the existing reports and information, to test the assumptions used in the project planning to date and to recommend the steps required to bring the project to a decision point. This work is now underway.

In January, the GSDC Board declared the Synergy Convention Centre Project as one of Board's four priorities for 2017. The Board will receive updates on the project at each meeting and look to provide direction and support to Economic Development staff in pursuit of this opportunity.

With Council's endorsement of the project in April 2016 and the support of the GSDC Board, municipal staff are now resourcing the development of the project as well as the new Synergy Project Committee. The committee plans to review the consultant's report and determine next steps in mid-March.

Request for Decision

RFP for Investment in Affordable Housing for Ontario 2014 Extension

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Wednesday, Mar 22, 2017
Type:	Managers' Reports

Resolution

WHEREAS the City of Greater Sudbury has agreed to participate in the Investment in Affordable Housing for Ontario 2014 Extension (IAH-E), and;

WHEREAS Housing Services issued a Request for Proposal under the Rental Housing Component of the Investment in Affordable Housing for Ontario 2014 Extension (IAH-E), and;

WHEREAS one proposal meets all Investment in Affordable Housing for Ontario 2014 Extension (IAH-E) requirements and will enhance access to affordable housing in Greater Sudbury;

THEREFORE BE IT RESOLVED THAT the proposal from 1381 Paris Street Inc. be forwarded to the Minister of Housing for approval under the Investment in Affordable Housing for Ontario 2014 Extension (IAH-E) Program.

Finance Implications

There is no budget impact as all costs will be funded by Provincial/Federal grants.

Background

The City of Greater Sudbury has benefited from the receipt of approximately \$29,670,000 in provincial funding for the construction of affordable rental housing. The first project Raiffeisen, Phase 2, located at 117 Montcalm Street in Sudbury, consisted on 68 affordable out of the 80 units built. This project received approximately \$3,685,000 towards the build. The project was occupied on December 22, 2009 and the mandate of the build was for mixed housing (singles, seniors, and families).

Capreol Non-Profit Housing located at 36 Coulson Street in Capreol, received funding in the amount of approximately \$1,025,000 towards the second affordable housing build. This project was built on the same site as the Capreol Seniors Housing project. The new build contained 20 seniors units and was occupied on January 14, 2010.

Signed By

Report Prepared By

Cindi Briscoe
Manager, Housing Services
Digitally Signed Mar 22, 17

Division Review

Cindi Briscoe
Manager, Housing Services
Digitally Signed Mar 22, 17

Recommended by the Department

Catherine Matheson
General Manager of Community Development
Digitally Signed Mar 22, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 27, 17

The third affordable housing project was built by Dalron and located at 192 Copper Street in Sudbury. 64 of the 66 units were designated affordable. The occupancy date was July 1, 2011 and the mandate was seniors housing. Approximately \$7,800,000 was allocated from the Province for this affordable housing build.

The Sudbury Finnish Resthome located on Fourth Avenue in Sudbury, received approximately \$9,480,000 towards senior supportive housing. 61 of 82 units built were designated as affordable and the units were occupied on November 1, 2012.

The last affordable housing build was awarded to Perry & Perry Developments located at 20 Hill Street in Lively, ON. 32 of 33 units were designated as affordable and the units were occupied November 4, 2013. Units were partially designated as seniors/seniors supportive. Approximately \$7,680,000 was awarded.

Resolution CC2012-42 was passed by City Council on February 28, 2012 regarding the Capreol Supportive Housing Project following a presentation made by the Capreol Long Term and Supportive Housing Board of Directors.

The resolution read as follows:

WHEREAS the City of Greater Sudbury continues to experience pressures related to Alternate Levels of Care;

AND WHEREAS the North East Local Health Integration Network (NE LHIN) Community Engagement Report, dated November 2011, identifies lack of community supports for seniors as one of twelve themes emerging from public consultations;

AND WHEREAS the Capreol Long Term and Supportive Housing Board of Directors indicates that they are now ready to move forward with a 44 unit Senior and Assisted Living complex in Capreol;

AND WHEREAS this complex has the support of the NE LHIN;

NOW THEREFORE BE IT RESOLVED THAT, subject to staff review, the Capreol Supportive Housing Project be considered a top priority of the Council of the City of Greater Sudbury with respect to any new affordable supportive housing capital allocations for the City of Greater Sudbury;

AND THAT this motion be forwarded to the Honorable Rick Bartolucci, Minister of Northern Development and Mines in support of request for any available funding that would enable this project to move forward immediately. Carried.

IAH-E 2014 (New Capital Funding to be awarded in 2017)

With the additional \$9,808,800 to be dispersed in 2017 from the Ministry of Housing for affordable housing rental units (Investment in Affordable Housing for Ontario 2014 Extension being \$6,315,000; Social Infrastructure Fund Investment in Affordable Housing \$3,493,800). This will bring the total investment in affordable rental housing units by the Province to approximately \$39,478,800 in the community.

The program offers up to \$150,000/unit in capital funding. The monies are made available in the form of a twenty (20) year forgivable loan. Forgiveness is earned only if the proponent continues to meet the program criteria.

The funds will be made available during the construction process thus further decreasing project cost. There are no ongoing program subsidies so projects must be viable on their own. In exchange for the capital funding, project rents must remain affordable for a minimum of twenty (20) years. Affordable rents will be set at 80% of the local Average Market Rent as determined annually by Canada Mortgage and Housing Corporation (CMHC).

Details

Housing Services issued a Request for Proposals (RFP) January 27, 2017. The RFP sought proposals from both private and non-profit proponents who may be interested in creating new affordable housing in the community.

The project recommended by Council will be forwarded to the Ministry of Housing for funding consideration. The Ministry has confirmed that only projects with Council recommendation will be considered for funding.

Proponents were required to submit a business plan which demonstrated:

- the project's financial viability and reasonableness in terms of costs, revenues and request for funding
- the proponent's experience in project development, residential construction, project management, and rental housing management
- the proponent's capacity to complete the proposed project within Ministry mandated timelines
- the project's adherence to good planning principles
- viable project design
- the project's long term sustainability
- the project would start construction within 4 months after provincial contribution agreement is signed

Projects which had obtained a building permit, site plan approval, incorporated both energy efficiency and universal accessibility, proposed a longer affordability period as well as requested minimal funding were given preference in the evaluation.

RFP Results

On March 1, 2017, three (3) proponents responded to the RFP offering \$6,315,000 to build affordable rental housing units. One proposal was from the non-profit sector, one from the private sector, and one from the Local Housing Corporation.

Proposals were received from the following:

39 Coulson Street/Capreol Long-Term & Supportive Housing

In 2009 Capreol Non-Profit Housing Corporation received provincial funding to build a twenty (20) unit Seniors Affordable Housing Project. Capreol Long-Term & Supportive Housing is proposing to create 30 units of affordable housing in Capreol. The 30 affordable units would be a part of the 44 unit 3 storey complex intended for seniors. The addition of these units would complement the existing twenty (20) unit building that opened in 2010. The new project would consist of 22 – 1 bedroom units, 8 – 2 bedroom units, and 14 market rent two bedroom units. 3 of the 30 affordable units will be constructed as accessible units. All of the units in the proposed building will feature universal design and will incorporate a number of energy efficient building elements. Units will be priced at rents that average 80% of the CMHC Average Market Rent for the City of Greater Sudbury, including utilities. The units will remain affordable for 20 years. Some of the units will be made available to senior households who are eligible to be on the CGS' Registry centralized wait list if Commercial Rent Supplement funding is available. There were 3 commercial units included in sections of the RFP but there was no mention of what the planned uptake would be. The project occupancy date was March 31, 2018. In 2012 City Council acknowledged that the Capreol Supportive Housing Project be a top priority for affordable housing funding. Unfortunately, the financial statements were incomplete and the project can not be determined viable and sustainable.

1381 Paris Street/1381 Paris Street Inc.

In 2010 Dalron received funding to build a 66 unit seniors building on Copper Street in Sudbury. 1381 Paris

Street Inc. is a company primarily owned by Dalron Commonholds Ltd., and Salam Holdings Inc. Dalron has been providing quality build homes in the Sudbury area since 1969. In recent years, the group has further diversified by focusing on opportunities within the retirement industry. The target population for 1381 Paris Street Inc. is low income seniors. There is a high need for additional affordable housing options for seniors in the South end. The location proposed is in close proximity to a Northern Ontario primary health care facility, offers close proximity to public transit, access to the shopping district in the south end and downtown core, as well as access to Bell Park, Lily Creek, Laurentian Conservation area, James Jerome Sports Field, and Science North. The proposal is for a 65 unit 6 storey apartment building containing a mix of affordable housing and market rent units. There will be 40 affordable housing units (6 – 1 bedroom, 34 – 2 bedroom), with 6 units being constructed as accessible units. The remaining 25 market rent units will be a mix of 2 and 3 bedroom units. Accessible units have been priced below the IAH Rent, while the rent for the affordable 2 bedroom units are priced at the 80% Average Market Rent based on CMHC's average rents. Energy efficiency will be incorporated into the building design and energy star rated products will be included in the project. The units will remain affordable for 20 years. The building is scheduled for March 31, 2018 occupancy.

720 Bruce Avenue/Greater Sudbury Housing Corporation(GSHC)

The GSHC is proposing a new development consisting of a 6 storey high rise apartment building containing 60 - 1 bedroom units dedicated to seniors. 5 of the units will be barrier free and the building design will incorporate features and standards that enable individuals using wheelchairs, walkers, scooters or have some other form of mobility impairment to move freely throughout the building and visit other units. The rents proposed for both the affordable and accessible one bedroom units has been set at \$617, which is below the 80% Average Market Rent based on CMHC's average rents. The units will remain affordable for 30 years. GSHC has offered to access the Registry waitlist via the Commercial Rent Supplement Program. Take up of this rent supplement program would be at Council's discretion, pending available funding. The GSHC has placed conditions on the financial components of the proposal which would require approval by the Shareholder in order to advance the project to a shovel ready state. As part of the RFP criteria, Service Manager/Ministerial consent (Housing Services Act, 2011, Sec. 162) was not requested. The occupancy date is estimated at March 2019, a full year after the required Project Occupancy date as outlined in the RFP criteria.

Review

The three (3) proposals were evaluated against the RFP and program criteria. The program criteria were proponent qualifications and partnerships; project target/needs; project design and location; financial viability, affordability and value; and lead time for delivery. Preference categories garnered points for areas that exceeded the baseline qualifications of the RFP. Proponents could receive a maximum of 200 points based on the above criteria.

Some of the proposals were not sufficiently advanced in their development stage to guarantee a successful construction completion date of March 31, 2018 nor did they provide sufficient evidence to demonstrate their long term viability.

The evaluation team consisted of the following CGS staff: Director of Building Services/Chief Building Officer, Manager, Development Approvals, Manager, Community & Strategic Planning, Coordinator of Housing Programs and Manager of Housing Services. The NE LHIN was represented by the Director, Home and Community.

RFP Recommendation

It is recommended that the proposal submitted by 1381 Paris Street Inc. be forwarded to the Minister of

Housing for approval. This proposal received the highest points from all evaluators as per the review conducted, and met all of the Ministry prescribed deadlines. This affordable housing project would add 40 affordable housing units, and 25 market rental units into Greater Sudbury's affordable housing stock.

Next Steps

Upon receipt of confirmation of approval by the Minister, Housing Services will enter into the necessary program agreements with the proponent and oversee the development of the approved project.

The second RFP for the 2016 Social Infrastructure Fund - Investment in Affordable Housing will be issued in the Spring of 2017 and awarded before the second quarter of 2017. This Federal/Provincial funding envelope is approximately \$3,493,800.

References

City Council, August 8, 2007, Contract CDS07-10 RFP for Affordable Housing under the Canada-Ontario Affordable Housing Program

City Council, August 12, 2009, Contract CDD09-16 RFP for Affordable Housing under the Canada-Ontario Affordable Housing

Program <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=213&itemid=21>

City Council, September 23, 2009, Contract CDD09-16 RFP for Affordable Housing under the Canada-Ontario Affordable Housing

Program <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=215&itemid=21>

City Council, January 27, 2010, Contract CDD09-36, RFP for Affordable Housing under the Canada-Ontario Affordable Housing Program 2009

Extension <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=246&itemid=2>

Community Services Committee, February 2, 2015, Investment in Affordable Housing for Ontario 2014 Extension

(IAH-E) (<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=5&id=>

Ministry of Housing,

(https://www.ontario.ca/page/ministry-housing?_ga=1.252157067.369679760.1489671483)

Request for Decision

Universal Bus Pass Agreement Extension

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Wednesday, Mar 22, 2017
Type:	Managers' Reports

Resolution

THAT the City of Greater Sudbury authorize the General Manager of Community Development to exercise the option to extend the Universal Bus Pass (U-Pass) agreement for the 2017-2018 academic year beginning September 2017 through to April 2018 and;

THAT the General Manager of Community Development and the Director of Transit Services be authorized on behalf of the City of Greater Sudbury to negotiate and execute Universal Bus Pass agreements with local University and College Student Associations.

AND THAT the Delegation of Authority By-law 2017-5 be amended to reflect the above.

Finance Implications

The Universal Bus Pass program is an existing revenue source in the Transit Operating Budget, with anticipated revenues in 2017 of approximately \$1.24 million.

Background

The U-Pass program has provided eligible Laurentian University students with unlimited access to transit services during the standard eight month academic year (September through to April) since September 2006. The U-Pass offers students an option to lower their transportation costs while promoting transit ridership.

The U-Pass program requires mandatory participation by all full-time students belonging to the University's three (3) student bodies; Laurentian University Students' General Association/ Association général des étudiants Université Laurentienne (SGA/AGE), Association des étudiantes et étudiants francophones de l'Université Laurentienne (AEF) and the Laurentian University Graduate Students' Association/Association des étudiantes et étudiants aux études supérieures (GSA/AÉÉS). The number of U-Passes distributed

Signed By

Report Prepared By

Maureen Blanchard
Manager of Transit and Fleet
Administration
Digitally Signed Mar 22, 17

Division Review

Michelle Ferrigan
Director of Transit Services
Digitally Signed Mar 22, 17

Recommended by the Department

Catherine Matheson
General Manager of Community
Development
Digitally Signed Mar 22, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 22, 17

each year is based on student enrollment and vary from year to year. For the 2016/2017 academic year, the student associations have collectively purchased approximately 6,700 U-Passes under the current agreement at an annual unit cost of \$184.00. Payments made to the City are done in three installments over the course of the academic year. If approved, the extension agreement would be subject to the same terms and conditions as the original agreement dated April 9th, 2014 in addition to minor language amendments pertaining to administrative procedures and advertisement of rates agreed to by both parties. It is important to note that these amendments would not carry any additional financial burden or affect service levels provided to students. The annual unit cost for the 2017-2018 academic year would be \$190.00 per student.

The U-Pass program has been successful for both Laurentian University students and Greater Sudbury Transit Services. Over the past eleven years the program has provided significant benefits to students, transit and the community as a whole by promoting environmental responsibility, increasing transportation capacity and providing value added transportation alternatives to a large population group in the Greater Sudbury community.

Benefits of the U-Pass program:

- Reduced traffic congestion, greenhouse gas emissions and roadway maintenance
- Reduced demand for parking facilities on campus
- Promote growth in public transit ridership
- Regular and reliable revenue source for Transit

Next Steps

Over the next several months the representatives of SGA/AGE, AEF and GSA/AÉÉS students, with the help of City personnel, will be undertaking a review of the students needs in an attempt to improve the program as a whole (service levels, length of service etc.). Further, Greater Sudbury Transit will be undertaking a Route Optimization Study which will consider the needs of this program for students with an aim of optimizing service. It is expected through negotiations in 2017 that these changes will lead to a revamped contract that satisfies both the Students and the City's interests for 2018.

References

- *Miscellaneous User Fees By-Law 2017-24 Schedule CDD-17*
(<https://www.greatersudbury.ca/inside-city-hall/by-laws/pdf-documents/user-fee-2017-24/>)

Request for Decision

Event Centre Site Evaluation Matrix

Presented To:	City Council
Presented:	Tuesday, Apr 11, 2017
Report Date	Wednesday, Mar 29, 2017
Type:	Managers' Reports

Resolution

THAT the City of Greater Sudbury approves Option ___ for the purposes of evaluation and recommendation of a preferred site as outlined in the report dated March 29, 2017 from the Chief Administrative Officer titled "Event Centre Site Evaluation Matrix".

Option One: That “cost” and “economic impact” will be of greatest importance, followed by “parking” and “access” (extremely important), followed by “vision”, “complimentary benefits”, “ease of development” and “city building” (important).

Option Two: That each of “cost”, “economic impact”, “parking” and “access” are equally of highest importance, while “complimentary benefits” and “ease of development” would be extremely important while “vision” and “city building” would be important.

Option Three: That each of “cost”, “economic impact” and “parking” are equally of highest importance, while “complimentary benefits”, “access” and “ease of development” would be extremely important and “vision” and “city building” would continue to be important.

Option Four: that “cost” and “economic impact” will be of greatest importance, while each of “vision”, “complimentary benefits”, “ease of development”, “access”, “parking” and “city building” would all be of secondary importance.

Finance Implications

There are no direct financial implications associated with the recommendation in this report.

Background

Attached.

Signed By

Report Prepared By

Ron Henderson
General Manager
Digitally Signed Mar 29, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 29, 17

Background

At the March 7 City Council meeting, inquiries were made about the proposed Site Evaluation Matrix presented by PWC to evaluate potential Event Centre sites. Although Council approved the evaluation tool as presented, comments by several councilors indicated an expectation to further review and perhaps adjust elements of it. Specifically, there was some interest in confirming the scope of each evaluation category and the relative weight all categories had on the overall evaluation result.

When selecting a site, it is important that City Council and the community feel comfortable that the criteria used to evaluate and select a location are relevant to CGS and appropriately weighted. The process should reflect community values, a recognition of what is in the best financial interests of the City, and recognize the level of investment, both from a construction and operating perspective that the project and the various sites present.

Given the above information and based on feedback at the March 7 Council meeting, PWC has prepared four scenarios for use in comparing and evaluating potential sites.

For each scenario, criteria within “Of Highest Importance” will be weighted equally but given the highest percentage weighting, criteria within “Extremely Important” will be weighted equally and given the second highest percent weighting and criteria within “Important” will be weighted equally but given the least percentage weighting.

- The first scenario assumes that “cost” and “economic impact” will be of greatest importance, followed by “parking” and “access” (extremely important), followed by “vision”, “complimentary benefits”, “ease of development” and “city building” (important).
- The second assumes that each of “cost”, “economic impact”, “parking” and “access” are equally of highest importance, while “complimentary benefits” and “ease of development” would be extremely important while “vision” and “city building” would be important.
- The third assumes each of “cost”, “economic impact” and “parking” are equally of highest importance, while “complimentary benefits”, “access” and “ease of development” would be extremely important and “vision” and “city building” would continue to be important.
- The fourth assumes that “cost” and “economic impact” will be of greatest importance, while each of “vision”, “complimentary benefits”, “ease of development”, “access”, “parking” and “city building” would all be of secondary importance.

Prior to commencing any formal evaluation and ranking of sites, direction will be required in terms of which of the four aforementioned grouping should be considered, if any.

The preferred evaluation site matrix selected by Council will be used to evaluate sites by a site evaluation team comprised of the following senior City staff and PWC.

Ron Henderson, Special Advisor to the CAO
 Keith Forrester, Acting Director of Asset Services/Manager of Real Estate
 Jason Ferrigan, Director of Planning Services
 Ian Wood, Director of Economic Development
 Ron Bidulka, Consultant PWC

Outlined below are the four proposed groupings, following which is a description of each of the site selection criterion.

Scenario 1

Of Highest Importance	Extremely Important	Important
Cost Impact	Parking	Vision
Economic Impact	Access	Complimentary Benefits
		Ease of Development
		City Building

Scenario 2

Of Highest Importance	Extremely Important	Important
Cost Impact	Complimentary Benefits	Vision
Economic Impact	Ease of Development	City Building
Parking		
Access		

Scenario 3

Of Highest Importance	Extremely Important	Important
Cost Impact	Complimentary Benefits	Vision
Economic Impact	Ease of Development	City Building
Parking	Access	

Scenario 4

Of Highest Importance	Extremely Important	Important
Cost Impact		Vision
Economic Impact		Complimentary Benefits
		Ease of Development
		Access
		Parking
		City Building

Criteria Description

1 Vision

- a Will the development of a SEC on this site be seen by the residents as appropriate?
- b Is a SEC one of the highest and best uses of this site?
- c Does a SEC on this site reflect the City's vision and City's Official Plan?
- d Will this development stimulate future growth/expansion consistent with the City's vision?
- e Does the development of this site strike an appropriate balance between public and private sector benefits both short and long term?

2 Complimentary Benefits

- a Will the surrounding neighbourhood/area be positively impacted by this development?
- b Can this site support the development/expansion of an event/entertainment zone?
- c Will this project help develop or advance existing infrastructure expansion plans?
- d Are there additional benefits not necessarily associated with entertainment/event activity?

3 Ease of Development

- a Is the site well-serviced and can existing servicing handle the added requirements of a SEC?
- b Are there issues that would prolong the development or approval process?
- c Are there environmental issues or concerns associated with the site?
- d Are there significant geotechnical or topographic issues with the site specifically for a SEC?
- e Would development generate local area reaction/controversy?

4 Access

- a Does the site have easy vehicular access and egress for event setup?
- b Does the site have appropriate vehicular access and egress for spectators at events?
- c Does transit currently service the site and/or would service be provided?
- d Can transit reduce car dependent travel to this site?
- e Is this site accessible by patrons walking to the event (hotel, restaurants, etc.)?

5 Parking

- a Is there the potential for adequate parking on or near the site?
- b Is there existing parking in the area that can be used for events?
- c Does the event centre parking also effectively support other uses during non-event days?
- d Is there appropriate space for event loading/busing?

6 Cost Impact

- a Is there a cost premium for developing the spectator component on this site?
- b Is there a cost premium for overall site development?
- c Are there funding opportunities associated with the development of this site?
- d Are there partnering opportunities associated with the development of this site?

7 Economic Impact

- a Does the development of this site have a positive economic impact on the surrounding area?
- b Would this site become an entertainment/event destination?
- c Is this site positively impacted by the existing surrounding development?

8 City-building

- a Does the development on this site enhance the profile of Greater Sudbury as a destination?
- b Would the development of this site enhance the quality of life for the community?
- c Would the development as envisioned foster pride by the residents of Greater Sudbury?

Reference: City Council, March 7th, 2017, Arena Presentation report
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=1&id=1124>

For Information Only

Various Matters - 2018 Municipal and School Board Elections

Presented To: City Council

Presented: Tuesday, Apr 11, 2017

Report Date Tuesday, Mar 14, 2017

Type: By-Laws

By-Law: 2017-66

Resolution

For Information Only

Finance Implications

All municipal election expenses will be funded by the Election Expenses Reserve Fund.

Signed By

Division Review

Caroline Hallsworth
Executive Director, Legislative
Services/City Clerk
Digitally Signed Mar 15, 17

Recommended by the Department

Kevin Fowke
General Manager of Corporate
Services
Digitally Signed Mar 27, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 28, 17

Background:

This report provides background information to the By-Law to Authorize Various Matters under the Municipal Elections Act 1996 as amended. The Act requires that Council pass a number of By-Laws related to the Election.

<https://www.ontario.ca/laws/statute/96m32>

Every municipality is required to adopt, by way of By-Law a Policy on the Use of Corporate Resources during an election. The City of Greater Sudbury adopted a Bylaw in Regards to the Use of Municipal Resources by a Candidate in an Election in 2016. See by-Law 2016-17F available online at:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=939&itemid=10964&lang=en>

Prior to May 1, 2017 municipalities are also required to pass by-laws which establish Vote Counting Equipment and Alternative Method of Voting (Internet) where those methodologies are being used in the 2018 Election. On September 13, 2016, Council passed the following resolution in regards to the method of vote:

CC2016-293: THAT the City of Greater Sudbury uses Internet Voting during the Advance Vote period and Paper Ballot, Tabulator Count at the In Person Voting Locations on Election Day 2018.

See full report:

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=951&itemid=11627>

In accordance with the Municipal Election Act, 1996 as amended, "*the Clerk of the local municipality is responsible for conducting elections within the municipality*" which responsibility includes preparing for and conducting the election. The Act requires a few other details associated with the Election to also be confirmed by way of Council By-Law. This includes, for example the use of the French Language French in notices, forms and other information and the proposed By-Law contains provisions to allow for the use of French in prescribed forms, notices and other information sent out to electors or used during the Municipal and School Board Elections.

The Act contains a provision that allows the municipality to adopt, by way of by-law, a policy with respect to the circumstances unique to that municipality in which the clerk would be required to conduct a recount (s. 56.4). The Act already contains specific provisions as to when a recount must be held, as for example in the event of a tie or when a recount has been requested and approved by way of Council resolution. These provisions have been reviewed by the Clerk and are both quite sensible and robust and would meet any anticipated needs and no additional policy is recommended in regards to recounts.

Recent changes to the Municipal Election Act include provisions for municipalities, to introduce a by-law which provides for the payment of rebates to individuals who make contributions to candidates for office. The City of Greater Sudbury's election budget is not funded to support the same and to this date. Should there be interest in this option in the future, a budget option would need to be developed and approved for funding by Council.

Finally, the Municipal Election Act contains a section which specifies that when a municipality has alternative voting methods in place, the advance voting and proxy provisions of the Act apply only if a by-law is passed specifying the same. The City of Greater Sudbury is including in this By-Law provisions for Advance Voting, as described in the Council Report noted above.

Historically, there have been significant challenges associated with the use of proxies, both in our jurisdiction and others. In the 2014 Election, while there were numerous applications for proxies for potentially vulnerable residents of two local care facilities, most of which applications were denied by the Clerk as they did not meet the documentary requirements set-out in legislation and in the municipality's Vote and Vote Counting Procedures. Ultimately, only five proxies were used to vote in the 2014 Election.

Issues associated with use of proxies elsewhere are described in the media, as for example:

<http://www.cbc.ca/news/canada/north/tamara-goeppel-proxy-votes-elections-yukon-1.3823292>

<https://www.sootoday.com/local-news/mayor-councillor-charged-with-voting-irregularities-93595>

<https://www.localxpress.ca/local-news/supreme-court-justice-voids-october-election-results-for-one-seat-in-municipality-of-district-of-st-marys-508504>

With internet voting available during the entire advanced voting period, and voting locations at all nursing and retirement homes as defined under the Act, there is no need for proxies to be made available for use during the Advance Voting Period in Election 2018. Proxies will only be accepted on Election Day.



City of Greater Sudbury Charter

WHEREAS Municipalities are governed by the Ontario Municipal Act, 2001;

AND WHEREAS the City of Greater Sudbury has established Vision, Mission and Values that give direction to staff and City Councillors;

AND WHEREAS City Council and its associated boards are guided by a Code of Ethics, as outlined in Appendix B of the City of Greater Sudbury's Procedure Bylaw, most recently updated in 2011;

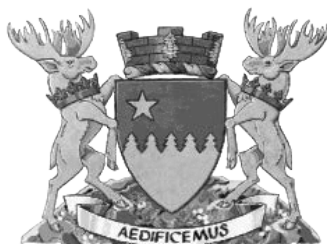
AND WHEREAS the City of Greater Sudbury official motto is "Come, Let Us Build Together," and was chosen to celebrate our city's diversity and inspire collective effort and inclusion;

THEREFORE BE IT RESOLVED THAT Council for the City of Greater Sudbury approves, adopts and signs the following City of Greater Sudbury Charter to complement these guiding principles:

As Members of Council, we hereby acknowledge the privilege to be elected to the City of Greater Sudbury Council for the 2014-2018 term of office. During this time, we pledge to always represent the citizens and to work together always in the interest of the City of Greater Sudbury.

Accordingly, we commit to:

- Perform our roles, as defined in the Ontario Municipal Act (2001), the City's bylaws and City policies;
- Act with transparency, openness, accountability and dedication to our citizens, consistent with the City's Vision, Mission and Values and the City official motto;
- Follow the Code of Ethical Conduct for Members of Council, and all City policies that apply to Members of Council;
- Act today in the interest of tomorrow, by being responsible stewards of the City, including its finances, assets, services, public places, and the natural environment;
- Manage the resources in our trust efficiently, prudently, responsibly and to the best of our ability;
- Build a climate of trust, openness and transparency that sets a standard for all the City's goals and objectives;
- Always act with respect for all Council and for all persons who come before us;
- Ensure citizen engagement is encouraged and promoted;
- Advocate for economic development, encouraging innovation, productivity and job creation;
- Inspire cultural growth by promoting sports, film, the arts, music, theatre and architectural excellence;
- Respect our historical and natural heritage by protecting and preserving important buildings, landmarks, landscapes, lakes and water bodies;
- Promote unity through diversity as a characteristic of Greater Sudbury citizenship;
- Become civic and regional leaders by encouraging the sharing of ideas, knowledge and experience;
- Work towards achieving the best possible quality of life and standard of living for all Greater Sudbury residents;



Charte de la Ville du Grand Sudbury

ATTENDU QUE les municipalités sont régies par la Loi de 2001 sur les municipalités (Ontario);

ATTENDU QUE la Ville du Grand Sudbury a élaboré une vision, une mission et des valeurs qui guident le personnel et les conseillers municipaux;

ATTENDU QUE le Conseil municipal et ses conseils sont guidés par un code d'éthique, comme l'indique l'annexe B du Règlement de procédure de la Ville du Grand Sudbury dont la dernière version date de 2011;

ATTENDU QUE la devise officielle de la Ville du Grand Sudbury, « Ensemble, bâtissons notre avenir », a été choisie afin de célébrer la diversité de notre municipalité ainsi que d'inspirer un effort collectif et l'inclusion;

QU'IL SOIT RÉSOLU QUE le Conseil de la Ville du Grand Sudbury approuve et adopte la charte suivante de la Ville du Grand Sudbury, qui sert de complément à ces principes directeurs, et qu'il y appose sa signature:

À titre de membres du Conseil, nous reconnaissons par la présente le privilège d'être élus au Conseil du Grand Sudbury pour le mandat de 2014-2018. Durant cette période, nous promettons de toujours représenter les citoyens et de travailler ensemble, sans cesse dans l'intérêt de la Ville du Grand Sudbury.

Par conséquent, nous nous engageons à :

- assumer nos rôles tels qu'ils sont définis dans la Loi de 2001 sur les municipalités, les règlements et les politiques de la Ville;
- faire preuve de transparence, d'ouverture, de responsabilité et de dévouement envers les citoyens, conformément à la vision, à la mission et aux valeurs ainsi qu'à la devise officielle de la municipalité;
- suivre le Code d'éthique des membres du Conseil et toutes les politiques de la municipalité qui s'appliquent à eux;
- agir aujourd'hui pour demain en étant des intendants responsables de la municipalité, y compris de ses finances, biens, services, endroits publics et du milieu naturel;
- gérer les ressources qui nous sont confiées de façon efficiente, prudente, responsable et de notre mieux;
- créer un climat de confiance, d'ouverture et de transparence qui établit une norme pour tous les objectifs de la municipalité;
- agir sans cesse en respectant tous les membres du Conseil et les gens se présentant devant eux;
- veiller à ce qu'on encourage et favorise l'engagement des citoyens;
- plaider pour le développement économique, à encourager l'innovation, la productivité et la création d'emplois;
- être une source d'inspiration pour la croissance culturelle en faisant la promotion de l'excellence dans les domaines du sport, du cinéma, des arts, de la musique, du théâtre et de l'architecture;
- respecter notre patrimoine historique et naturel en protégeant et en préservant les édifices, les lieux d'intérêt, les paysages, les lacs et les plans d'eau d'importance;
- favoriser l'unité par la diversité en tant que caractéristique de la citoyenneté au Grand Sudbury;
- devenir des chefs de file municipaux et régionaux en favorisant les échanges d'idées, de connaissances et concernant l'expérience;
- viser l'atteinte de la meilleure qualité et du meilleur niveau de vie possible pour tous les résidents du Grand Sudbury.