

CITY COUNCIL AGENDA

City Council Meeting
Tuesday, May 28, 2019
Tom Davies Square - Council Chamber

MAYOR BRIAN BIGGER, CHAIR

***REVISED**

4:30 p.m. CLOSED SESSION, COMMITTEE ROOM C-12

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

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ROLL CALL

Resolution to move to Closed Session to deal with one (1) Information Supplied in Confidence (competitive position/ negotiations) Matter regarding the City of Greater Sudbury Community Development Corporation in accordance with the Municipal Act, 2001, s. 239(2)(i).

(RESOLUTION PREPARED)

RECESS

MOMENT OF SILENT REFLECTION

ROLL CALL

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

MATTERS ARISING FROM THE CLOSED SESSION

Deputy Mayor Sizer 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 COMMUNITY SERVICES COMMITTEE

May 13, 2019

Council will consider, by way of one resolution, resolutions CS2019-09 and CS2019-10, all of which are found at

<http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1353&itemid=rec>.

Any questions regarding the resolutions should be directed to Councillor McCausland, Vice-Chair, Community Services Committee.

(RESOLUTION PREPARED)

MATTERS ARISING FROM FINANCE AND ADMINISTRATION COMMITTEE

May 2, 2019

Council will consider, by way of one resolution, resolution FA2019-30, which is found at <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1420&itemid=rec>.

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

(RESOLUTION PREPARED)

May 14, 2019

Council will consider, by way of one resolution, resolutions FA2019-31 to FA2019-37 and FA2019-39 to FA2019-40, all of which are found at

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1367&itemid=rec>.

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

(RESOLUTION PREPARED)

MATTERS ARISING FROM NOMINATING COMMITTEE

May 14, 2019

Council will consider, by way of one resolution, resolutions NC2019-18 to NC2019-19, all of which are found at <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1422&itemid=rec>. Any questions regarding the resolutions should be directed to Councillor Sizer, Chair, Nominating Committee.
(RESOLUTION PREPARED)

MATTERS ARISING FROM OPERATIONS COMMITTEE

May 13, 2019

No resolutions emanated from this meeting. Any questions regarding the meeting should be directed to Councillor McIntosh, Chair, Operations Committee.

MATTERS ARISING FROM THE PLANNING COMMITTEE

May 6, 2019

Council will consider, by way of one resolution, resolutions PL2019-50 to PL2019-52 and PL2019-54 to PL2019-57, all of which are found at <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1311&itemid=rec>. Any questions regarding the resolutions should be directed to Councillor Cormier, Chair, Planning 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 TO C-8)

MINUTES

C-1.	Planning Committee Minutes of April 8, 2019 (RESOLUTION PREPARED - MINUTES ADOPTED)	21 - 32
C-2.	City Council Minutes of April 9, 2019 (RESOLUTION PREPARED - MINUTES ADOPTED)	33 - 49
C-3.	Operations Committee Minutes of April 15, 2019 (RESOLUTION PREPARED - MINUTES ADOPTED)	50 - 52
C-4.	Community Services Committee Minutes of April 15, 2019 (RESOLUTION PREPARED - MINUTES ADOPTED)	53 - 56
C-5.	Audit Committee Minutes of April 16, 2019 (RESOLUTION PREPARED - MINUTES ADOPTED)	57 - 59
C-6.	Finance and Administration Committee Minutes of April 16, 2019 (RESOLUTION PREPARED - MINUTES ADOPTED)	60 - 64
C-7.	Emergency Services Committee Minutes of April 17, 2019 (RESOLUTION PREPARED - MINUTES ADOPTED)	65 - 68
C-8.	Hearing Committee Minutes of April 17, 2019 (RESOLUTION PREPARED - MINUTES ADOPTED)	69 - 73

PRESENTATIONS

1.	Report dated May 15, 2019 from the Interim General Manager of Community Development regarding Large Projects Update. (ELECTRONIC PRESENTATION) (RESOLUTION PREPARED) <ul style="list-style-type: none">• Ian Wood, Interim General Manager of Community Development <p>(This report provides an update on the City's Large Projects, being Place des Arts, the Junction and the Event Centre.)</p>	74 - 85
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REGULAR AGENDA

MANAGERS' REPORTS

R-1. 2019 Property Tax Policy

(RESOLUTION PREPARED) (REPORT TO FOLLOW)

(This report recommends the adoption of the 2019 Property Tax Policy decision.)

R-2. Report dated May 15, 2019 from the General Manager of Corporate Services regarding Development Charges By-law.

86 - 168

(RESOLUTION PREPARED)

(This report seeks Council's approval of the 2019 Background Study and decisions that will be reflected in the DC By-law.)

R-3. Federal Gas Tax Additional Funding

(RESOLUTION PREPARED) (REPORT TO FOLLOW)

(This report outlines the recommendation for the allocation of the additional \$10.2 million Gas Tax funding for road resurfacing and rehabilitation.)

BY-LAWS

Draft by-laws are available for viewing a week prior to the meeting on the City's website at: <https://agendasonline.greatersudbury.ca>. Approved by-laws are publically posted with the meeting agenda on the day after passage.

The following By-Laws will be read and passed:

2019-76 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meetings of May 14th, 2019 and May 28th, 2019

2019-77 A By-law of the City of Greater Sudbury to Amend By-law 2019-21 being a By-law of the City of Greater Sudbury to Appoint Citizen Members to Certain Boards

Nominating Committee meeting May 14th, 2019

(This amending by-law appoints a citizen to the Greater Sudbury Public Library Board to fill a vacancy resulting from a resignation.)

2019-78 A By-law of the City of Greater Sudbury to Amend By-law 2011-21, being a By-Law to Constitute and Appoint a Committee of Adjustment for the City of Greater Sudbury under Section 44 of the Planning Act

Nominating Committee meeting May 14th, 2019

(This amending by-law appoints a citizen to the Committee of Adjustment, which also sits as the Sign Variance Committee, to fill a vacancy resulting from a resignation.)

2019-79 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 Employees of the City

169 - 170

Finance and Administration Committee #FA2019-23

(This by-law amends the Delegation By-law to remove the delegation to the CAO to issue and set terms and conditions for vendor permits for the Downtown Market as the City is no longer operating the market and corrects typographical error.)

Report dated May 7, 2019 from the Chief Administrative Officer regarding

Amendment to Delegation Bylaw - Greater Sudbury Market Program.

- 2019-80 A By-law of the City of Greater Sudbury to Amend By-law 2018-121 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.)
- 2019-81 A By-law of the City of Greater Sudbury to Amend By-law 2019-24 being a By-law to Establish Miscellaneous User Fees for Certain Services provided by the City of Greater Sudbury **171 - 172**
Finance and Administration Committee #FA2019-23
(This amendment repeals the provision for Market fees as the City is no longer operating the market.)
Report dated May 7, 2019 from the Chief Administrative Officer regarding Amendment to User Fee Bylaw - Greater Sudbury Market Program.
- 2019-82 A By-law of the City of Greater Sudbury to Authorize Grants under the Downtown Sudbury Community Improvement Plan
Finance and Administration Committee Resolution #FA2019-15A9
(This by-law authorizes various grants in accordance with the Downtown Sudbury Community Improvement Plan as approved under the Business Case for Service Level Change and more particularly described in the report to the September 11th, 2018 Planning Committee meeting and authorizes the General Manager of Growth and Infrastructure Services to sign grant agreements with the grant recipients.)
- 2019-83 A By-law of the City of Greater Sudbury to Deem Lots 36 and 37 on Plan M-26 not to be a Plan of Subdivision for the Purposes of Section 50 of the Planning Act
Planning Committee Resolution #PL2019-35
(This by-law authorizes Lots 36 and 37 on registered Plan of Subdivision M-26 be deemed not to be lots within a registered Plan of Subdivision.)
- 2019-84 A By-law of the City of Greater Sudbury to Authorize the Purchase of Part of 493 Barry Downe Road, Sudbury , Described as Part of PIN 02132-0404(LT), being Parts 6 and 7 on Plan 53R-20566 and an Easement Over Part 8 on Plan 53R-20566 from Barrydowne Holdings Inc.
Planning Committee Meeting May 27th, 2019
(This by-law authorizes the purchase of land and acquisition of an easement to benefit GSHI required for the purposes of future road widening of Barry Downe Road and delegates authority to effect the purchase.)
- 2019-85Z 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 Resolutions #PL2019-48
(This by-law rezones the subject property to "C3(27)", Limited General Commercial Special in order to allow all uses permitted under C3 zoning with site-specific relief for rear and corner side yard setbacks, lot frontage, landscaping, and the location of

a refuse storage area – South End Hygiene Services Inc. - 402 Marttila Drive, Sudbury.)

- 2019-86 A By-Law of the City of Greater Sudbury to Levy a Special Charge upon Properties in the Flour Mill Improvement Area Assessed for Commercial and Industrial Taxes to Provide for the Purposes of the Board of Management of the Flour Mill Improvement Area for the Year 2019 **173 - 178**

(This by-law implements the levy necessary to support the approved Business Improvement Area's budget.)

Report dated May 10, 2019 from the General Manager of Corporate Services regarding 2019 Tax Rates - Business Improvement Areas.

- 2019-87 A By-law of the City of Greater Sudbury to Levy a Special Charge upon Properties in the Central Business District Improvement Area Assessed for Commercial and Industrial Taxes to Provide for the Purposes of the Downtown Sudbury Board of Management for the Year 2019

Refer to By-law 2019-86

(This By-law implements the levy necessary to support the approved Business Improvement Area's budget.)

- 2019-88 A By-law of the City of Greater Sudbury Regarding Deferral of Payment of Development Charges for Long Term Care Homes and Hospices

City Council Resolution #CC2019-144

(This by-law sets out the terms for deferring development charges for Long Term Care Homes and Hospices and delegates the authority to the Treasurer to develop and sign deferral agreements.)

MEMBERS' MOTIONS

M-1. Declaring A Climate Emergency

As presented by Councillors McIntosh, McCausland & Sizer:

WHEREAS the UN Intergovernmental Panel on Climate Change 'Global Warming of 1.5 °C' report states that we have less than 12 years to avert the worst impacts of climate change and identifies cities and urban areas as one of four critical global systems that can accelerate and upscale climate action;

AND WHEREAS cities around Canada and the world are taking the lead on acting on climate change;

AND WHEREAS Greater Sudbury is a member of the Federation of Canadian Municipalities' Partners for Climate Protection program, and a member of the Federation of Canadian Municipalities which adopted a resolution in 2016 recognizing the need to pursue efforts to limit global temperature increases to 1.5°C;

AND WHEREAS Greater Sudbury will be completing its Community Energy and

Emissions Plan and undertaking its Climate Change Adaptation Plan in 2019;

AND WHEREAS Sudbury has received international recognition for achievements in greening and municipal energy retrofits, and is making important progress in areas such as sustainable transportation that will assist in meeting carbon reduction goals;

AND WHEREAS there are significant economic opportunities if Greater Sudbury were to become a leader on climate change mitigation, adaptation and technology in Northern Ontario;

AND WHEREAS Greater Sudbury is already experiencing large and rising costs and risks from climate change impacts such as extreme weather events, flooding and forest fires;

AND WHEREAS as of February 22, 2019, 288 Municipal and City Councils in Canada have declared a climate emergency;

AND WHEREAS climate change solutions not only reduce carbon output, but they also offer multiple benefits including improved health and air quality, greater community resilience, economic development and reduced costs;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury officially declare a climate emergency to name and deepen our commitment to protecting our economy, our eco systems, and our community from climate change;

BE IT FURTHER RESOLVED THAT the City of Greater Sudbury reaffirms action on climate change as a strategic priority;

BE IT FURTHER RESOLVED THAT the City of Greater Sudbury direct staff to bring a report to City Council for its consideration before the end of 2019 that describes an approach for creating a Climate Change Adaptation & Mitigation Plan that includes adaptation or mitigation measures including, but not limited to:

- a. The reduction of municipal carbon emissions including the identification of specific targets and, ultimately, net zero carbon emissions by 2050;
- b. Policy choices that increase the proportion of residents that can choose active transportation modes or public transit for their daily needs;
- c. Operating standards for municipal facilities and technical specifications for municipal construction contracts that reduce carbon pollution;
- d. The development of measurement and reporting systems for energy utilization and carbon reduction to inform policy and budgeting choices;
- e. Collaboration with other governments, institutions and industry associations to improve standards and protocols that can positively address climate adaptation and mitigation;

f.The potential to create an advisory committee that provides guidance and support for the City's efforts to respond to the climate emergency;

g.A Business Case for consideration as part of the 2020 Budget that secures the resources required to develop the Plan.

M-2. Roads Construction And Maintenance Review

As presented by Councillor Signoretti:

WHEREAS rate payers in the City of Greater expect maximum benefit from the spending of their tax dollars on road infrastructure;

AND WHEREAS the City of Greater Sudbury wishes to earn rate payers' confidence in its delivery of quality road construction and maintenance standards and designs;

AND WHEREAS the City of Greater Sudbury Council wishes to conduct a review of the City's policies, procedures, standards, design specifications, and inspections as they apply to road construction, reconstruction and maintenance;

THEREFORE BE IT RESOLVED that a Working Group comprised of two Members of Council (to include Councillor Mark Signoretti and perhaps the Chair of the Operations Committee) together with key senior management and infrastructure department staff be established right away;

AND BE IT FURTHER RESOLVED THAT the Working Group be directed to prepare a report describing terms of reference that identifies service level expectations, assesses current legislation, corporate policies and best practices in relation to current road maintenance practices, all in contemplation of a business case to conduct the work as part of the 2020 budget;

AND BE IT FURTHER RESOLVED that the business case to be presented for Council's consideration during the 2020 budget deliberations include the option to engage the services of external experts to conduct the review, in consultation with the Working Group.

M-3. Expression of Interest for Parking Structures

As presented by Councillor Cormier:

WHEREAS the City has directed that several large projects proceed in the Downtown, namely the Place Des Arts and the Junction, which are anticipated to reduce the overall parking supply by at least 200 parking spaces

AND WHEREAS Council has directed that alternatives to the former Sudbury Community Arena site be assessed for the Junction project that may further reduce parking supply, especially in the south district of the downtown,

AND WHEREAS there are few suitable properties to increase parking supply within a reasonably walkable radius of these large projects,

THEREFORE BE IT RESOLVED that the City of Greater Sudbury prepare and issue an expression of interest for parking structure (s) on suitable locations in the core area of the downtown (being those properties within the boundary of the CP railway to the south and west, Paris Street to the east and Elm St. to the North) that would allow for an increase in

parking supply of at least 200 spaces.

ADDENDUM

CIVIC PETITIONS

QUESTION PERIOD

ADJOURNMENT

CONSEIL MUNICIPAL ORDRE DU JOUR

Réunion du Conseil municipal
28 mai 2019
Place Tom Davies - Salle du Conseil

MAYOR BRIAN BIGGER, PRÉSIDENT(E)

*REVISER

16 h 30 SÉANCE A HUIS CLOS, SALLE DE RÉUNION C-12

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.

En présentant des renseignements, y compris des renseignements imprimés ou électroniques, au Conseil municipal ou à un de ses comités, vous indiquez que vous avez obtenu le consentement des personnes dont les renseignements personnels sont inclus aux renseignements à communiquer au public

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

Résolution de séance à huis clos pour délibérer sur une (1) question de renseignements fournis confidentiellement (poste concurrentiel/négociations) concernant la Société de développement communautaire de la Ville du Grand Sudbury conformément à la *Loi de 2001 sur les municipalités*, art. 239(2) i).

(RÉSOLUTION PRÉPARÉE)

SUSPENSION DE LA SÉANCE

MOMENT DE SILENCE

APPEL NOMINAL

DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES

QUESTIONS DÉCOULANT DE LA SÉANCE À HUIS CLOS

Maire adjoint Sizer rapportera toutes questions traitée pendant la séance à huis clos. Le Conseil examinera ensuite les résolutions.

QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DES SERVICES COMMUNAUTAIRES

Le 13 mai, 2019

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions CS2019-09 et CS2019-10, qui se trouve à <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1353&itemid=rec>. Toute question concernant ces résolutions devrait être adressée au Conseiller McCausland, vice-président du Comité des services communautaires.
(RÉSOLUTION PRÉPARÉE)

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

Le 2 mai, 2019

Le Conseil municipal étudiera, par voie d'une résolution, la résolution FA2019-30, qui se trouve à <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1420&itemid=rec>. Toute question concernant ces résolutions devrait être adressée au Conseiller Jakubo, président du Comité des finances et de l'administration.
(RÉSOLUTION PRÉPARÉE)

Le 14 mai, 2019

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions FA2019-31 à FA2019-37 et FA2019-39 à FA2019-40, qui se trouve à <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1367&itemid=rec>. Toute question concernant ces résolutions devrait être adressée au Conseiller Jakubo, président du Comité des finances et de l'administration.
(RÉSOLUTION PRÉPARÉE)

QUESTIONS DÉCOULANT DU COMITÉ DES NOMINATIONS

14 mai, 2019

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions NC2019-18 à NC2019-19, qui se trouve à <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1422&itemid=rec>. Toute question concernant ces résolutions devrait être adressée au Conseiller Sizer, président du Comité des nominations.
(RÉSOLUTION PRÉPARÉE)

QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DES OPÉRATIONS

Le 13 mai, 2019

Aucune résolution ne découle de cette réunion. Toute questions au sujet de la reunion devrait être adressée à la Conseillère McIntosh, présidente du Comité des opérations.

QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DE LA PLANIFICATION

Le 6 mai, 2019

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions PL2019-50 à PL2019-52 et PL2019-54 à PL2019-57, qui se trouve à <http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1311&itemid=rec>. Toute question concernant ces résolutions devrait être adressée au Conseiller Cormier, president du Comité de la planification.
(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 À C-8)

PROCÈS-VERBAUX

C-1.	Procs Verbal du 8 avril, 2019, Comité de planification (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	21 - 32
C-2.	Procs Verbal du 9 avril, 2019, Conseil municipal (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	33 - 49
C-3.	Procs Verbal du 15 avril, 2019, Comité des opérations (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	50 - 52
C-4.	Procs Verbal du 15 avril, 2019, Comité des services communautaires (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	53 - 56
C-5.	Procs Verbal du 16 avril, 2019, Comité de vérification (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	57 - 59
C-6.	Procs Verbal du 16 avril, 2019, Comité des finances et de l'administration (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	60 - 64
C-7.	Procs Verbal du 17 avril, 2019, Comité des services d'urgence (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	65 - 68
C-8.	Procs Verbal du 17 avril 2019, Comité d'audition (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	69 - 73

PRÉSENTATIONS

1.	Rapport du directeur général intérimaire du Développement communautaire, daté du 15 mai 2019 portant sur Compte rendu des grands projets. (PRÉSENTATION ÉLECTRONIQUE) (RÉSOLUTION PRÉPARÉE)	74 - 85
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- Ian Wood, directeur général intérimaire du Développement communautaire

(Ce rapport donne un compte rendu sur les grands projets de la Ville, soit la Place des Arts, la Jonction et le Centre d'activités.)

Ordre du jour régulier

RAPPORTS DES GESTIONNAIRES

R-1. Politique de 2019 sur l'impôt foncier

(RÉSOLUTION PRÉPARÉE) (LE RAPPORT SUIVRA)

(Ce rapport recommande l'adoption de la décision sur la politique de 2019 sur l'impôt foncier.)

R-2. Rapport Directeur général des Services corporatifs, daté du 15 mai 2019 portant sur Règlement sur les redevances d'aménagement .

86 - 168

(RÉSOLUTION PRÉPARÉE)

(Ce rapport demande au Conseil municipal d'approuver l'étude préliminaire de 2019 et les décisions qui seront réfléchies dans le règlement municipal sur les redevances d'aménagement.)

R-3. Fonds additionnels provenant de la taxe fédérale sur l'essence

(RÉSOLUTION PRÉPARÉE) (LE RAPPORT SUIVRA)

(Ce rapport décrit la recommandation sur l'affectation des 10,2 millions de dollars en fonds additionnels provenant de la taxe fédérale sur l'essence pour le resurfage et la remise en état des routes.)

RÈGLEMENTS

Les membres du public peuvent consulter les projets de règlement municipal une semaine avant la réunion sur le site Web de la Ville à l'adresse <https://agendasonline.greatersudbury.ca>. Les règlements municipaux approuvés sont affichés publiquement avec l'ordre du jour de la réunion le lendemain de leur adoption.

Les règlements suivants seront lus et adoptés :

- 2019-76 Règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de ses réunions tenue le 14 mai 2019 et 28 mai 2019
- 2019-77 Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2019-21, était un règlement de la Ville du Grand Sudbury nommant des citoyens à certains conseils

Ordre du jour de la réunion du Comité des candidatures tenue le 14 mai 2019

(Ce règlement municipal modificatif nomme une citoyenne ou un citoyen membre du Conseil de la Bibliothèque publique du Grand Sudbury pour doter un poste devenu vacant à cause d'une démission.)

- 2019-78 Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2011-21, étant un règlement municipal constituant et nommant un Comité de dérogation pour la Ville du Grand Sudbury conformément à l'article 44 de la Loi sur l'aménagement du territoire
- Ordre du jour de la reunion du Comité ddes cadidatures tenue le 14 mail 2019
- (Ce règlement municipal modificatif nomme une citoyenne ou un citoyen membre du Comité de dérogation, qui porte aussi le nom de Comité des enseignes irrégulières, pour doter un poste devenu vacant à cause d'une démission.)
- 2019-79 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 **169 - 170**
- Résolution du Comité des finances et de l'administration numéro FA2019-23
- (Ce règlement municipal modifie le règlement municipal sur la délégation pour enlever la délégation de l'autorité à l'administrateur en chef de délivrer des permis de marchands et d'en établir les conditions pour le Marché du centre-ville, car la Ville ne fait plus fonctionner ce marché et ce règlement corrige une erreur typographique.)
- Rapport Administrateur en chef, daté du 07 mai 2019 portant sur Règlement modifiant le règlement sur la délégation de l'autorité.
- 2019-80 Règlement de la Ville du Grand Sudbury modifiant le règlement 2018-121 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.)
- 2019-81 Règlement de la Ville du Grand Sudbury modifiant le règlement 2019-24, étant un règlement établissant divers frais d'utilisation pour certains services fournis par la Ville du Grand Sudbury **171 - 172**
- Résolution du Comité des finances et de l'administration numéro FA2019-23
- (Cette modification abroge la prévision de frais de marché, car la Ville ne fait plus fonctionner le Marché.)
- Rapport Administrateur en chef, daté du 07 mai 2019 portant sur Règlement modifiant le règlement établissant divers frais d'utilisation.
- 2019-82 Règlement de la Ville du Grand Sudbury autorisant des subventions dans le cadre du Plan d'améliorations communautaires du centre-ville de Sudbury
- Résolution du Comité des finances et de l'administration numéro FA2019-15A9
- (Ce règlement municipal autorise diverses subventions conformément au Plan d'améliorations communautaires du centre-ville de Sudbury approuvées aux termes du dossier d'analyse sur les changements de niveaux de services et plus particulièrement décrites dans le rapport du 11 septembre 2018 au Comité de planification et autorise le directeur général des Services de croissance et d'infrastructure à signer des accords de subvention avec les personnes qui

recevront les subventions.)

- 2019-83 Règlement de la Ville du Grand Sudbury jugeant que les lots 36 et 37 du plan M-26 ne constitue pas un plan de lotissement aux fins de l'article 50 de la Loi sur l'aménagement du territoire

Résolution du Comité de planification numéro PL2019-35

(Ce règlement municipal autorise que les lots 36 et 37 sur le plan de lotissement M-26 enregistré soient jugés ne pas être des lots dans un plan de lotissement enregistré.)

- 2019-84 Règlement de la Ville du Grand Sudbury autorisant l'achat d'une partie du 493, chemin Barry Downe, décrite comme une partie de la parcelle numéro 02132-0404(LT), étant les parties 6 et 7 du plan 53R-20566 et d'une servitude sur la partie 8 du plan 53R-20566 à la société Barrydowne Holdings Inc.

Réunion du Comité de planification tenue le 27 mai 2019

(Ce règlement municipal autorise l'achat de terres et l'acquisition d'une servitude à l'avantage de la société Hydro du Grand Sudbury Inc. requis aux fins de l'élargissement à venir du chemin Barry Downe et délègue l'autorité de mener à bien l'achat.)

- 2019-85Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolutions du Comité de planification numéros PL2019-48

(Ce règlement municipal rezone la propriété en question « C3(27) », zone commerciale générale limitée spéciale, afin de permettre toutes les utilisations prévues dans la zone C3 ainsi qu'une exonération propre à l'emplacement pour les marges de reculement arrières et latérales, la façade de terrain, l'aménagement paysager et l'emplacement d'une zone de stockage de déchets – South End Hygiene Services Inc. – 402, promenade Marttila, à Sudbury.)

- 2019-86 Règlement de la Ville du Grand Sudbury percevant des frais spéciaux sur les terrains dans le Secteur d'aménagement commercial central évalués pour l'impôt foncier commercial et industriel aux fins du Conseil de gestion du centre-ville de Sudbury pour l'exercice financier 2019

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(Ce règlement met en œuvre le prélèvement nécessaire pour soutenir le budget approuvé du secteur d'aménagement commercial.)

Rapport du Directeur général des Services corporatifs, daté du 10 mai 2019 portant sur Taux d'imposition de 2019 – secteurs d'aménagement commercial.

- 2019-87 Règlement de la Ville du Grand Sudbury percevant des frais spéciaux sur les terrains dans le Secteur d'aménagement commercial central évalués pour l'impôt foncier commercial et industriel aux fins du Conseil de gestion du centre-ville de Sudbury pour l'exercice financier 2019

Consulter le règlement 2019-86

(Ce règlement municipal met en œuvre l'impôt nécessaire pour appuyer le budget approuvé du secteur d'aménagement commercial.)

2019-88 Règlement de la Ville du Grand Sudbury concernant le report du paiement des redevances d'aménagement pour les foyers de soins de longue durée et de soins palliatifs

Résolution no CC2019-144 du Conseil municipal

(Ce règlement municipal établit les conditions du report des redevances d'aménagement pour les foyers de soins de longue durée et de soins palliatifs, et délègue l'autorité au trésorier d'élaborer et de signer des accords de report.)

MOTIONS DES MEMBRES

M-1. Déclaration d'une urgence climatique

Motion présentée par les conseillers municipaux McIntosh, McCausland et Sizer :

ATTENDU QUE selon le rapport spécial sur les conséquences d'un réchauffement planétaire de 1,5 °C du Groupe d'experts intergouvernemental sur l'évolution du climat de l'ONU, nous avons moins de 12 ans pour éviter les pires impacts du changement climatique et que les villes et les zones urbaines constituent l'un de quatre systèmes mondiaux essentiels qui peuvent accélérer et rehausser le niveau des mesures en matière climatique;

ATTENDU QUE les villes partout au Canada et dans le monde sont les premières à prendre des mesures contre le changement climatique; ATTENDU QUE le Grand Sudbury est membre du programme Partenaires dans la protection du climat de la Fédération canadienne des municipalités (FCM) et un membre de la Fédération canadienne des municipalités qui a adopté une résolution en 2016 reconnaissant le besoin de faire des efforts visant à limiter les augmentations de la température mondiale à 1,5 °C; ATTENDU QUE le Grand Sudbury achèvera son Plan communautaire en matière d'énergie et d'émissions et entreprendra son Plan d'adaptation au changement climatique en 2019; ATTENDU QUE Sudbury s'est fait reconnaître à l'échelle internationale pour ses réalisations en matière de reverdissement et de rénovations énergétiques municipales et que la Ville fait d'importants progrès dans des domaines comme le transport durable qui aideront à atteindre les cibles de réduction des émissions de carbone; ATTENDU QU'IL y a d'importantes possibilités économiques si le Grand Sudbury devait devenir un chef de file en matière d'atténuation du changement climatique, d'adaptation au changement climatique et de technologie quant au changement climatique dans le nord de l'Ontario; ATTENDU QUE le Grand Sudbury est déjà confronté à de grands coûts et risques qui vont en augmentant à cause des impacts du changement climatique comme des événements météorologiques extrêmes, des inondations et des incendies de forêt; ATTENDU QU'AU 22 février 2019, 288 conseils municipaux au Canada ont déclaré une urgence climatique; ATTENDU QUE les solutions en matière de changements climatiques non seulement réduisent les émissions de carbone, mais offrent aussi plusieurs avantages, notamment l'amélioration de la santé et de la qualité de l'air, l'augmentation de la résilience de la communauté, le développement économique et la réduction des coûts; PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury déclare officiellement une urgence climatique pour souligner et augmenter son engagement à protéger son économie, ses écosystèmes et sa communauté du changement climatique; ET QUE la Ville du Grand Sudbury réaffirme l'action en matière de changement climatique comme priorité stratégique; ET QUE la Ville du Grand Sudbury demande au personnel de présenter un rapport au Conseil municipal aux fins de sa considération avant la fin de 2019, rapport qui décrira une

approche visant la création d'un plan d'adaptation au changement climatique et d'atténuation du changement climatique qui comprendra des mesures d'adaptation ou d'atténuation comprenant, mais non de façon limitative, ce qui suit : a. La réduction des émissions municipales de carbone, y compris la détermination de cibles précises et, en fin de compte, des émissions de carbone nulles nettes d'ici 2050; b. Des choix en matière de politiques qui font augmenter la proportion de résidents qui peuvent choisir les modes de transport actif ou le transport en commun pour ses déplacements quotidiens; c. Des normes de fonctionnement pour les installations municipales et les devis descriptifs pour les contrats de construction municipale qui réduisent la pollution causée par le carbone; d. L'élaboration de systèmes de mesure et de déclaration quant à la consommation d'énergie et la réduction des émissions de carbone pour contribuer aux choix en matière de politiques et de budgets;

e. La collaboration avec d'autres ordres de gouvernement, des institutions et des associations industrielles pour améliorer les normes et les protocoles qui peuvent aborder positivement l'adaptation au changement climatique et l'atténuation du changement climatique; f. Le potentiel de créer un comité consultatif pour donner des conseils et un appui aux efforts de la Ville visant à réagir à l'urgence climatique;

g. Un dossier d'analyse aux fins de considération dans le cadre du budget de 2020 qui assure les ressources nécessaires afin d'élaborer le plan.

M-2. Examen des travaux de construction d'entretien des routes

Motion présentée par le conseiller Signoretti :

ATTENDU QUE les contribuables dans la Ville du Grand Sudbury s'attendent à un avantage maximum lorsqu'elle dépense leur impôt foncier sur l'infrastructure routière;

ATTENDU QUE la Ville du Grand Sudbury désire mériter la confiance des contribuables dans le cadre de sa prestation de normes et de conceptions en matière de travaux de construction et d'entretien routiers de qualité;

ATTENDU QUE le Conseil municipal de la Ville du Grand Sudbury désire mener un examen des politiques, des procédures, des normes, des caractéristiques techniques de conception et des inspections la Ville par rapport aux travaux de construction, de reconstruction et d'entretien routiers;

PAR CONSÉQUENT, IL EST RÉSOLU QU'UN groupe de travail composé de deux membres du Conseil municipal (devant inclure le conseiller Mark Signoretti et peut-être le président du Comité des opérations) ainsi que des membres clés de la direction et du personnel du service d'infrastructure soit créé immédiatement;

ET QU'ON demande au groupe de travail de rédiger un rapport décrivant le mandat qui cerne les attentes en matière de niveaux de service et évalue les lois actuelles, les politiques de sociétés et les pratiques exemplaires par rapport aux pratiques actuelles en matière d'entretien des routes, le tout prévoyant un dossier d'analyse pour exécuter les travaux dans le cadre du budget de 2020;

ET QUE le dossier d'analyse soit soumis à la considération du Conseil municipal pendant les délibérations relatives au budget de 2020, notamment l'option d'engager des experts externes pour mener l'examen, en consultation avec le groupe de travail.

M-3. Déclaration d'intérêt pour des ouvrages de stationnement

Motion présentée par le conseiller municipal Cormier : ATTENDU QUE la Ville a demandé que plusieurs grands projets aillent de l'avant au centre-ville, notamment la Place des arts et La Jonction, qui sont censés réduire le nombre global de places de stationnement disponibles d'au moins 200 places;

ATTENDU QUE le Conseil municipal a demandé que des solutions de rechange à l'ancien emplacement de l'Aréna communautaire de Sudbury soient évaluées pour le projet La Jonction qui pourraient réduire encore plus le nombre de places de stationnement disponibles, surtout dans le secteur sud du centre-ville; ATTENDU QU'IL y a peu de propriétés qui conviendraient pour augmenter le nombre de places de stationnement disponibles à distance de marche raisonnable de ces grands projets;

PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury rédige et publie une déclaration d'intérêt pour un ou des ouvrages de stationnement à des endroits convenables dans le cœur du centre-ville (étant les propriétés dans la limite de la voie ferrée du CP au sud et à l'ouest, la rue Paris à l'est et la rue Elm au nord) qui prévoiraient l'augmentation du nombre de places de stationnement d'au moins 200 places.

ADDENDA

PÉTITIONS CIVIQUES

PÉRIODE DE QUESTIONS

LEVÉE DE LA SÉANCE

Minutes

Planning Committee Minutes of 4/8/19

Location:	Tom Davies Square - Council Chamber
Commencement:	4:49 PM
Adjournment:	8:25 PM

Councillor Kirwan, In the Chair

Present	Councillors McCausland, Kirwan, Sizer, Cormier [A 4:53 p.m.]
City Officials	Jason Ferrigan, Director of Planning Services; Tony Cecutti, General Manager of Growth and Infrastructure; Keith Forrester, Manager of Real Estate; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk
Closed Session	<p>The following resolution was presented:</p> <p>PL2019-39 Kirwan/Sizer: THAT the Planning Committee move into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:</p> <ul style="list-style-type: none"> • Purchase of Land - Kingsway, Sudbury <p>in accordance with the <i>Municipal Act, 2001 s.239(2)(c)</i></p> <p>CARRIED</p> <p>At 4:50 p.m. the Planning Committee moved into Closed Session.</p>
Recess	At 4:57 p.m. the Planning Committee recessed.
Reconvene	At 5:32 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

Councillor Cormier, In the Chair

Present	Councillors McCausland, Kirwan, Sizer, Cormier
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City Officials Jason Ferrgian, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager, Community and Strategic Planning; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Renée Stewart, Clerk's Services Assistant; Lisa Locken, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Rules of Procedure

Councillor Sizer moved that the order of the agenda be altered to deal with Referred and Deferred Matter R-3 first.

CARRIED BY TWO-THIRDS MAJORITY

Referred and Deferred Matters

R-3 Darlene & Nathan Nicholson – Application for rezoning in order to permit a kennel having a reduced buffer distance to nearest residential building. 15 Kalio Road. Lively

Motion for Deferral

Councillor Sizer moved to defer this item to the June 24, 2019 Planning Committee meeting in order for quorum to be achieved by the Planning Committee members, who were present for the public hearing.

DEFERRED

Public Hearings

1 City of Greater Sudbury - Application to extend a temporary use by-law in order to provide overflow parking for Smith's Market for a maximum period of three (3) years. Chapman Street. Sudbury

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

Report dated March 14, 2019 from the General Manager of Growth and Infrastructure regarding City of Greater Sudbury - Application to extend a temporary use by-law in order to provide overflow parking for Smith's Market for a maximum period of three (3) years, Chapman Street, Sudbury.

Michael Rosset, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

Mauro Manzon, Senior Planner, stated that the temporary use by-law is limited to three (3) years under section 39 of the *Planning Act*. He further stated that if the Committee wished to have the fee clause removed, they could simply remove it from the resolution.

Mauro Manzon, Senior Planner, stated that there are extension fees that are applicable to all extensions requested under the *Planning Act*.

Mauro Manzon, Senior Planner, stated that the terms of the lease agreement were discussed in camera, and were agreed upon by both parties.

Mr. Rosset advised that they have been paying a partial fee since 1998. They are also paying rent and municipal taxes for the property. He also stated that they are responsible for paying any fees and they understand the intent behind it. They would prefer a long term lease and not have to revisit this every three (3) years.

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:

PL2019-40 Sizer/Kirwan: THAT the City of Greater Sudbury approves the application by the City of Greater Sudbury to amend Zoning By-law 2010-100Z with respect to lands described as PIN 02123-0379, being an unopened portion of the Chapman Street road allowance, Plan M-243 in Lot 2, Concession 5, Township of McKim in order to permit overflow parking for the business operation at 971 Lasalle Boulevard for a temporary period of three (3) years in accordance with Section 39 of the *Planning Act*, as outlined in the report entitled "City of Greater Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019, subject to the following conditions:

- a. No part of the parking area shall be located closer than 1.8 metres to a residential lot, nor closer than 3 metres to Arthur Street;
- b. That the balance of the application fee of \$1,220.00 be paid prior to the adoption of the amending by-law.

Councillor Kirwan presented the following amendment:

PL2019-40A-1 Kirwan/McCausland: THAT the resolution be amended to strike condition "b" from the resolution.

YEAS: Councillors Kirwan, McCausland, Cormier

NAYS: Councillor Sizer

CARRIED

The resolution as amended was presented:

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-40 Sizer/Kirwan: THAT the City of Greater Sudbury approves the application by the City of Greater Sudbury to amend Zoning By-law 2010-100Z with respect to lands described as PIN 02123-0379, being an unopened portion of the Chapman Street road allowance, Plan M-243 in Lot 2, Concession 5, Township of McKim in order to permit overflow parking for the business operation at 971 Lasalle Boulevard for a temporary period of three (3) years in accordance with Section 39 of the *Planning Act*, as outlined in the report entitled "City of

Greater Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019, subject to the following conditions:

a. No part of the parking area shall be located closer than 1.8 metres to a residential lot, nor closer than 3 metres to Arthur Street;

YEAS: Councillors Kirwan, McCausland, Cormier

NAYS: Councillor Sizer

CARRIED

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

2 Northern Home Builders and Renovators Inc. - Application for rezoning in order to permit two (2) single detached dwellings with secondary dwelling units, Brabant Street, Azilda

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

Report dated March 13, 2019 from the General Manager of Growth and Infrastructure regarding Northern Home Builders and Renovators Inc. - Application for rezoning in order to permit two (2) single detached dwellings with secondary dwelling units, Brabant Street, Azilda.

Peter Nault, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

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:

PL2019-41 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Northern Home Builders and Renovators Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD(4)", Future Development Special to "R1-2", Low Density Residential One on lands described as PIN 73347-1717, Part 20, Plan 53R-20256 in Lot 6, Concession 1, Township of Rayside, as outlined in the report entitled "Northern Home Builders and Renovators Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019.

YEAS: Councillors Cormier, McCausland, Kirwan, Sizer

CARRIED

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

3 Luc Soenens – Applications for Official Plan Amendment and Zoning By-law Amendment in order to facilitate the creation of a rural lot, 4292 Municipal Road #15, Chelmsford

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

Report dated March 18, 2019 from the General Manager of Growth and Infrastructure regarding Luc Soenens – Applications for Official Plan Amendment and Zoning By-law Amendment in order to facilitate the creation of a rural lot, 4292 Municipal Road #15, Chelmsford.

Kevin Jarus, Tulloch Engineering, agent for the applicant and Luc Soenens, the applicant, were present.

Glen Ferguson, Senior Planner, outlined the report.

Glen Ferguson, Senior Planner, stated that the Provincial Policy Statement does include a policy which allows municipalities to permit limited residential development in rural areas. There are provisions, one of which is that 90 metres of road frontage must occur on both the severed and retained portions of the lot as well as a minimum lot size of five (5) acres. This application has the acreage but does not meet the frontage provision.

Ward Councillor McCausland advised that the report states that phone calls were received regarding this application, and asked what the general nature of the calls were.

Glen Ferguson, Senior Planner, stated the phone calls that Planning Services received generally related to three (3) concerns; the lands being cleared, derelict vehicles on the property and construction of a building believed to be a residence. There was concern that the westerly front portion of the land had been cleared and Building Services stated that site alteration permits may have been required for this. Complaints were received regarding the presence of derelict vehicles on the property. Also complaints about a building under construction without proper permits, located on the retained portion of the lot.

Ward Councillor McCausland asked what was meant by a building, is this a residence that was built without a permit.

Glen Ferguson, Senior Planner, stated that when he visited the site it was difficult to access due to snowfall. One of the phone calls they received alluded to the fact that there was a building under construction that was believed to be a residential dwelling. This information was passed along to Building Services.

Ward Councillor McCausland asked if one of the concerns is the topsoil stripping or are there other concerns.

Glen Ferguson, Senior Planner, stated that Building Services noted in their comments that a portion of the site has been altered contrary to the site alteration by-law. They advised that prior to passing of an amending zoning by-law, a Site Alteration Permit will be required.

Ward Councillor McCausland asked where are the municipal services located and how far away are they from the development.

Mr. Jarus stated that the City's drainage, conservation authority, roads and operations departments had no concerns with this application. When creating lots, the Official Plan states that they must comply with the minimum distance separation formula that is provided by the province. Given that there are no technical concerns, the staff report states that the recommendation to deny is based on the fact that the Official Plan only allows lot splits with 90 metres of frontage. They do not agree that it should be denied and feel it should be allowed under the *Planning Act*. Applications for Official Plan Amendments are allowed under the *Planning Act* because the Official Plan policies do not always consider the context of each and every property in the municipality. The Official Policies are intended to mitigate the

pressures inherent to un-serviced development and the environmental impacts on private septic systems. The greatest impact on new septic systems is phosphorous entering water bodies, however, this property is not waterfront. The city's current Official Plan does permit rural separations on water bodies if the property only has 45 metres of frontage and two (2) acres of land. This application seeks to have one new property. The Provincial Policy Standard only allows limited residential development in rural areas and as such the Official Plan framework only allows separation with 90 metres of frontage. The city's Official Plan, section 5 states that rural area is to accommodate a variety of land uses. The area around this property already has a significant cluster of residential properties with frontages very similar to those frontages requested that are serviced by municipal waste collection and snow plowing services. Permitting another lot with a small reduction in frontage would provide further economy to scale as more property taxes would pay for the services already provided. This application would have no impact on the natural environment or the agricultural resource base. A provincial guidance document called the Provincial Policy Statement 2014, Northern Ontario includes some considerations when considering what is limited rural development within the northern Ontario context. The Provincial Policy Statement 2014, Northern Ontario speaks to some tests to consider. One of the tests is if the character of the area would be impacted, and in this application the character would not be impacted. The subject lands are only 2.5 kilometers away from the settlement area of Chelmsford. Given this proximity approval would provide easy access to existing services in that area.

Ward Councillor McCausland asked why the applicant has derelict vehicles, built a residence and completed site alterations on the property and questions why proper permits were not obtained.

Mr. Jarus stated that the site alterations had already occurred and that the owner was not aware that a permit prior to doing the work was required. Regarding the dwelling, it is a condition that Building Services will have to approve any dwelling. The owner has been made aware that the derelict vehicles need to be removed and this could be a requirement added to the conditions. They are not asking for 45 metres of frontage they are asking for 63 metres of frontage which is greater than what is required for waterfront.

Ward Councillor McCausland asked what is happening with the north portion of the land.

Mr. Jarus stated that the north portion of the property is an agricultural cash crop area.

Glen Ferguson, Senior Planner, stated settlement living areas are the focus of growth and development in municipalities and should be directed towards these areas.

Jason Ferrigan, Director of Planning Services, stated that there was a report, the Comparative Municipal Impact Analysis Report or more commonly known as the Cost of Growth Report and it came to the Committee in January 2018. This report looked at the net cost of residential development in different areas of the community. The areas were urban, suburban and rural. The study concluded that residential development in the rural areas represents a net cost to the municipality. Increases in assessment and taxation and comparing the additional revenue against the services provided the municipality subsidizes rural residential development.

Jason Ferrigan, Director of Planning Services, stated there is a different perspective when looking at this application. Mr. Jarus is providing a professional planning opinion looking at the merits of this application. When the Planning Department reviews applications, they are responsible to consider the cumulative impact of this decision, and the issues are much broader than lack of frontage. The city has an excess of land supply in all categories including

rural residential land. In the past ten (10) years it was concluded that current rules of 90 metres of frontage and a maximum of three (3) lots should remain, there was no land use rational to change those standards. The city is not experiencing a shortage of rural residential lands.

Ward Councillor McCausland stated he is having trouble reconciling different sizes. Regional Road 15 is already being serviced by the municipality. It is somewhat a corridor and will be serviced by public transit in August 2019. He enquired how to respond to questions from residences about developing in areas that have services and explain that this will actually cost the municipality.

Jason Ferrigan, Director of Planning Services, stated that these are the difficult planning applications and it is staffs job to give advice and provide the Planning Committees with their judgment and decisions.

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 resolutions were presented:

Resolution regarding Official Plan Amendment Application:

PL2019-42 McCausland/Kirwan: THAT the City of Greater Sudbury denies the application by Luc Soenens to amend the Official Plan for the City of Greater Sudbury to provide for a site-specific exception from Section 5.2.2 in order to facilitate the creation of one new rural lot on those lands described as PIN 73345-0193, Parcel 1881, Lot 10, Concession 5, Township of Rayside, as outlined in the report entitled "Luc Soenens" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019.

Councillor Kirwan presented the following amendment:

PL2019-42A Kirwan/McCausland: THAT the resolution be amended to replace the word "denies" with the word "approves" the application.

YEAS: Councillors Kirwan, Cormier, McCausland

NAYS: Councillor Sizer

CARRIED

The resolution as amended was presented:

PL2019-42 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Luc Soenens to amend the Official Plan for the City of Greater Sudbury to provide for a site-specific exception from Section 5.2.2 in order to facilitate the creation of one new rural lot on those lands described as PIN 73345-0193, Parcel 1881, Lot 10, Concession 5, Township of Rayside, as outlined in the report entitled "Luc Soenens" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019.

YEAS: Councillors Kirwan, Cormier, McCausland

NAYS: Councillor Sizer

CARRIED

Recess

At 7:12 p.m. the Committee recessed.

Reconvene

At 7:23 p.m. the Committee reconvened.

Resolution regarding Zoning By-law Amendment Application:

The following alternate resolution was presented:

PL2019-43 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Luc Soenens to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the lands from "RU", Rural to "RU(S)", Rural Special on those lands described as PIN 73345-0193, Parcel 1881, Lot 10, Concession 5, Township of Rayside, as outlined in the report entitled "Luc Soenens" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019, subject to the following conditions:

1. That prior to passing an amending zoning by-law the owner provides the Development Approvals Section with a registered survey plan delineating the lands to be rezoned to the satisfaction of the Director of Planning Services; and
2. That prior to passing an amending zoning by-law the owner apply for a site alteration permit to the satisfaction of the Director of Building Official; and
3. That prior to passing an amending zoning by-law the owner remove all unlicensed vehicles from the lands to the satisfaction of the Chief Building Official and the Director of Planning Services; and
4. That the minimum lot frontage for both the severed and retained portions shall be 63 metres in the amending zoning by-law; and
5. Conditional approval shall lapse on May 7, 2019 unless Conditions #1, 2 and 3 above have been met or an extension has been granted by Council.

Rules of Procedure

Councillor Cormier presented a friendly amendment to change the date in condition 5 to May 7, 2021.

The following is the resolution with the inclusion of the friendly amendment:

PL2019-43 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Luc Soenens to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the lands from "RU", Rural to "RU(S)", Rural Special on those lands described as PIN 73345-0193, Parcel 1881, Lot 10, Concession 5, Township of Rayside, as outlined in the report entitled "Luc Soenens" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019, subject to the following conditions:

1. That prior to passing an amending zoning by-law the owner provides the Development Approvals Section with a registered survey plan delineating the lands to be rezoned to the satisfaction of the Director of Planning Services; and
2. That prior to passing an amending zoning by-law the owner apply for a site alteration permit

to the satisfaction of the Director of Building Official; and

3. That prior to passing an amending zoning by-law the owner remove all unlicensed vehicles from the lands to the satisfaction of the Chief Building Official and the Director of Planning Services; and
4. That the minimum lot frontage for both the severed and retained portions shall be 63 metres in the amending zoning by-law; and
5. Conditional approval shall lapse on May 7, 2021 unless Conditions #1, 2 and 3 above have been met or an extension has been granted by Council.

YEAS: Councillors Cormier, McCausland, Kirwan, Sizer
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 Kirwan reported that the Committee met in Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters and one resolution emanated therefrom:

PL2019-44 Kirwan/Sizer: THAT the City of Greater Sudbury authorizes the purchase of part of 1194 Kingsway, Sudbury, legally described as Part of PIN 02132-0432(LT), City of Greater Sudbury under Section 30 of the *Expropriations Act*;

AND THAT the acquisition be funded from the Kingsway Active Transportation Improvement project account;

AND THAT a by-law be prepared to authorize the purchase and the execution of the documents required to complete the real estate transaction.

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2019-45 Sizer/Kirwan: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

CARRIED

The following is the Consent Agenda item:

Routine Management Reports

C-1 2174113 Ontario Limited Condominium Extension (Glen Avenue, Sudbury)

Report dated March 12, 2019 from the General Manager of Growth and Infrastructure regarding 2174113 Ontario Limited Condominium Extension (Glen Avenue, Sudbury).

PL2019-46 Kirwan/Sizer: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of condominium on those lands described as PIN 73579-0335, Parcel 23833 A SES, Lot 1, Concession 3, Township of McKim, File #741-6/12001, as outlined in the report entitled "2174113 Ontario Limited Condominium Extension (Glen Avenue, Sudbury)" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019, upon payment of Council's processing fee in the amount of \$770.00 as follows:

1. By deleting Condition #5 entirely and replacing it with the following:

"5. That this draft approval shall lapse on April 24, 2022."

CARRIED

Managers' Reports

R-1 Policy and Regulation Options for Recreational Cannabis Cultivation, Production and Retail

Report dated March 8, 2019 from the General Manager of Growth and Infrastructure regarding Policy and Regulation Options for Recreational Cannabis Cultivation, Production and Retail.

The following resolution was presented:

PL2019-47 Sizer/Kirwan: THAT the City of Greater Sudbury directs staff to initiate a Zoning By-law amendment process under the Planning Act as described in the report entitled "City of Greater Sudbury Policy and Regulations Options Report for Recreational Cannabis Cultivation, Production and Retail", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 8, 2019.

CARRIED

R-2 Review of Kennel Buffer and Yard Setback Provisions under Zoning By-law 2010-100Z

Report dated March 21, 2019 from the General Manager of Growth and Infrastructure regarding Review of Kennel Buffer and Yard Setback Provisions under Zoning By-law 2010-100Z.

For Information Only.

Referred and Deferred Matters

R-4 South End Hygiene Services Inc. - Application for rezoning in order to allow all uses permitted under C3, Limited General Commercial zoning, 402 Marttila Drive, Sudbury

Recess

At 7:57 p.m. the Committee recessed.

Reconvene

At 8:15 p.m the Committee reconvened.

The following alternate resolution was presented:

PL2019-48 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by South End Hygiene Services Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "C3(S)", Limited General Commercial Special on lands described as PIN 73596-0551, Parcel 29390 S.E.S., in Lot 7, Concession 1, Township of McKim, as outlined in the report entitled "South End Hygiene Services Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 28, 2019, subject to the following conditions:

a) That the amending by-law includes the following site-specific provisions:

(i) The minimum required corner side yard shall be two (2) metre;

(ii) The minimum required rear yard shall be two (2) metre;

(iii) A minimum lot frontage of 28 metres shall be permitted;

(iv) No planting strip shall be required along the northerly lot line;

(v) A minimum two (2) metre-wide landscaped area adjacent to the full length of the westerly lot line shall be required;

(vi) An outdoor parking area shall be permitted within three (3) metres of the easterly, westerly and northerly lot lines; and,

(vii) A refuse storage area shall be permitted in the front yard.

YEAS: Councillors Kirwan, Cormier, Sizer, McCausland
CARRIED

Public comment was received and has been considered and had no effect on Planning Committee's decision as the application represents good planning.

Members' Motions

No Motions were presented.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

Kirwan/Sizer: THAT this meeting does now adjourn. Time 8:25 p.m.

CARRIED

Minutes

City Council Minutes of 4/9/19

Location:	Tom Davies Square - Council Chamber
Commencement:	6:02 PM
Adjournment:	9:02 PM

His Worship Mayor Brian Bigger, In the Chair

Present	Councillors Signoretti [D 8:59 p.m.], Vagnini [A 6:07 p.m.], Montpellier, McCausland, Kirwan, Lapierre [A 6:56 p.m.], Sizer, McIntosh [D 7:27 p.m.; A 7:32 p.m.], Cormier, Leduc, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure; Ian Wood, Interim General Manager of Community Development; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Eliza Bennett, Director of Communication and Community Engagement; Ron Foster, Auditor General; Melissa Zanette, Chief of Staff; Joseph Nicholls, Interim General Manager of Community Safety; Kelly Gravelle, Deputy City Solicitor; Eric Labelle, City Solicitor and Clerk; Danielle Wicklander, Legislative Compliance Coordinator; Anne Purvis, Clerk's Services; Renée Stewart, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Matters Arising from Community Services Committee

March 18, 2019

Councillor McCausland, as Vice-Chair of the Community Services Committee, reported on the matters arising from the Community Services Committee meeting of March 18, 2019.

The following resolution was presented:

CC2019-100 Leduc/Kirwan: THAT the City of Greater Sudbury approves Community Services Committee resolutions CS2019-04 to CS2019-07 inclusive from the meeting of March 18, 2019.

CARRIED

The following are the Community Services Committee resolutions:

Emergency Shelter Review and Recommendation

CS2019-04 McCausland/Kirwan: THAT the City of Greater Sudbury directs staff to undertake the following steps to transition to a modernized shelter system, as outlined in the report entitled "Emergency Shelter Review and Recommendation" from the General Manager of Community Development, presented at the Community Services Committee of Council on March 18, 2019:

1) In consultation with emergency shelter providers, determine a plan for re-profiling the shelter system;

Develop targets and performance measurements in line with Provincial and Federal funding partners and Council's Strategic Plan; and

THAT a report be brought back to the Community Services Committee by December 2019 detailing the transition plan for approval.

CARRIED

Gerry McCrory Countryside Sports Complex Hall and Fame Space

CS2019-05 Kirwan/McCausland: THAT the City of Greater Sudbury issues a Request for Expressions of Interest for the potential use of vacant space at the Gerry McCrory Countryside Sports Complex and report results of the RFEI process to the Community Services Committee no later than September 2019 as outlined in the report titled "Gerry McCrory Countryside Sports Complex Hall of Fame Space" from the General Manager of Community Development, presented at the Community Services Committee meeting on March 18, 2019.

CARRIED

Reaching Home: Federal Homelessness Funding

CS2019-06 McCausland/Kirwan: THAT the City of Greater Sudbury enters into a five-year agreement with the Federal government under the Reaching Home Program as outlined in the report entitled "Reaching Home: Federal Homelessness Funding" from the General Manager of Community Development, presented at the Community Services Committee of Council on March 18, 2019;

AND THAT the City of Greater Sudbury enters into a one-year, single source agreement with Centre de Sante Communautaire de Sudbury to continue to operate the Housing First Intensive Case Management Program from April 1, 2019 to March 31, 2020.

CARRIED

Request for 10 Year Plan for Kalmo Beach

CS2019-07 Lapierre/McCausland: WHEREAS Kalmo Beach serves as a primary waterfront area for Valley East;

AND WHEREAS there are established Plans for major waterfront areas such as Bell Park (Bell Park Master Plan), Moonlight Beach (East End Ramsey Lake Master Plan) and the Capreol waterfront (Capreol Community Improvement Plan);

AND WHEREAS residents and groups are interested in improving the Kalmo Beach area;

AND WHEREAS no plan currently exists for Kalmo Beach which could guide any work or

improvements to that waterfront area;

AND WHEREAS the City of Greater Sudbury Parks, Open Space and Leisure Master Plan recommends that engagement should be undertaken to determine possible areas for improvement to beach areas and to ensure that beach access routes meet or exceed the technical requirements of the Accessibility for Ontarians Disabilities Act;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to develop a ten (10) year plan for Kalmo Beach, which would incorporate stakeholder and citizen engagement, and report back to the Community Services Committee by the end of the third quarter of 2019.

CARRIED

Matters Arising from Finance and Administration Committee

March 26, 2019

Councillor McIntosh, as Vice-Chair of the Finance and Administration Committee, reported on the matters arising from the Finance and Administration Committee meeting of March 26, 2019.

The following resolution was presented:

CC2019-101 Leduc/Kirwan: THAT the City of Greater Sudbury approves Finance and Administration Committee resolutions FA2019-19 to FA2019-20 and FA2019-22 to FA2019-23 inclusive from the meeting of March 26, 2019.

CARRIED

The following are the Finance and Administration Committee resolutions:

Gas Tax Revenue

FA2019-19 Bigger/Cormier: WHEREAS the 2019 Federal Budget introduced on March 19, 2019 has provided for the doubling of Gas Tax revenue to municipalities in Canada for 2019;

AND WHEREAS the 2019 allocation for the City of Greater Sudbury of \$9,8 million will be augmented with a one time additional investment from the Federal Government of \$9,8 million;

AND WHEREAS the Council of the City of Greater Sudbury recognizes the need for increased investment in our infrastructure, particularly our road network;

NOW THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that the additional funds of \$9.8 million be directed to road work repair projects;

AND BE IT FURTHER RESOLVED that City staff present a report to City Council by May of 2019 with a list of what additional road repair projects can be completed with these additional funds, for Council's consideration.

CARRIED

Staff report for reducing development charges and it is recommended to Council

FA2019-20 Bigger/Cormier: WHEREAS the City of Greater Sudbury must encourage people to invest in our community;

AND WHEREAS Greater Sudbury must be competitive;

AND WHEREAS it is unacceptable that development charges are halting people from investing;

AND WHEREAS Greater Sudbury must provide the tools to encourage people to spend their money in Sudbury, generating more tax dollars than what our current approach does;

THEREFORE BE IT RESOLVED that staff be directed to come back with a plan on reducing development charge by 50 percent as well as other strategic alternatives for reduction without impacting service levels of staff and reducing the burden on taxpayers by stimulating economic development.

CARRIED

Healthy Community Initiative Fund Applications

FA2019-22 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury approves the Healthy Community Initiative Fund requests, as outlined in the report entitled "Healthy Community Initiative Fund Applications", from the General Manager of Community Development, presented at the Finance and Administration Committee meeting on March 26, 2019;

AND THAT any necessary by-laws be prepared.

CARRIED

Greater Sudbury Market Association Contribution Agreement

FA2019-23 Kirwan/Landry-Altmann: THAT the City of Greater Sudbury directs staff to enter into a formal Contribution Agreement with the Greater Sudbury Market Association in order to provide operational dollars from the City's 2019 Market operational budget for the operations and management of the 2019 Market program, including specific deliverables and reporting requirements, as outlined in the report entitled "Greater Sudbury Market Association Contribution Agreement", from the Acting Director of Economic Development, presented at the Finance and Administration Committee meeting on March 26, 2019; and

THAT Council grants staff with the authority to provide the Greater Sudbury Market Association with use of the Market facilities on Elgin Street and York Street for the Market program.

CARRIED

Matters Arising from Nominating Committee

March 25, 2019

Councillor Sizer, as Chair of the Nominating Committee, reported on the matters arising from the Nominating Committee meeting of March 25, 2019.

The following resolution was presented:

CC2019-102 Leduc/Kirwan: THAT the City of Greater Sudbury approves the Nominating Committee resolution NC2019-14 to NC2019-17 inclusive from the meeting of March 25, 2019.

CARRIED

The following are the Nominating Committee resolutions:

Citizen Appointments - Advisory Panels

Resolution #1 (Population Health Safety and Well Being Advisory Panel):

NC2019-14 McCausland/Leduc: THAT the City of Greater Sudbury appoints Mark Fraser to the Population Health Safety and Well Being Advisory Panel as the one (1) citizen representative of custodial services providers to children or youth for the term ending November 14, 2022.

CARRIED

Resolution #2 (Public Art Advisory Panel):

NC2019-15 Leduc/McCausland: THAT the City of Greater Sudbury appoints Kathy Browning, Wallace Gillard, Christian Pelletier and Johanna Westby to the Public Art Advisory Panel as the four (4) citizen representatives who have representation of the arts and culture sector, including representation from, but not limited to: Anglophone, Francophone and Indigenous Peoples; Independent artists and arts/cultural/heritage organizations; Variety of artistic disciplines present within the City; Private, not-for-profit, education and public sector; or Professional, emerging, community and commercial arts for the term ending November 14, 2022.

CARRIED

Resolution #3 (Solid Waste Advisory Panel):

NC2019-16 McCausland/Leduc: THAT the City of Greater Sudbury appoints Lizanne Anawati, Jean-Yves Bujold, David Bouffard, Mark Collins, Mark Peplinskie and Julie Rodrigues to the Solid Waste Advisory Panel as the six (6) citizen representatives for the term ending November 14, 2022.

CARRIED

Resolution #4 (Watershed Advisory Panel):

NC2019-17 Leduc/McCausland: THAT the City of Greater Sudbury appoints Jean-Yves Bujold, Leo La Sorsa, Stewart Meikleham, Elaine Porter, Justin Vaillancourt, Krishnan Venkatraman, Kimberly Wagg and Richard Witham to the Watershed Advisory Panel as the eight (8) citizen representatives for the term ending November 14, 2022.

CARRIED

Matters Arising from Operations Committee**March 18, 2019**

Councillor McIntosh, as Chair of the Operations Committee, reported on the matters arising from the Operations Committee meeting of March 18, 2019.

The following resolution was presented:

CC2019-103 Leduc/Kirwan: THAT the City of Greater Sudbury approves Operations Committee resolutions OP2019-03 to OP2019-05 inclusive from the meeting of March 18, 2019.

CARRIED

The following are the Operations Committee resolutions:

Staff direction Re: Divert funds from local roads to large asphalt patches

OP2019-03 Kirwan/Leduc: THAT City Staff be directed to divert funds currently attributed for

local roads to large asphalt patches for 2019.

DEFEATED

Direction to Staff

OP2019-04 Landry-Altmann/Leduc: THAT City Staff be directed to prepare a report to be presented as an Addendum at the Finance and Administration Committee meeting on April 16, 2019, which outlines the impacts and benefits of redirecting money allocated for local road projects to large asphalt patches instead, and which takes into consideration previous reports on sustainable roads (i.e. 2012 report);

AND THAT City Staff provide recommendations in regards to the level of funds allocated to large asphalt patches.

CARRIED

Request for Change of Winter Overnight Parking Ban

OP2019-05 Leduc/Landry-Altmann: WHEREAS By-law 2010-1, as amended, being a by-law to regulate traffic and parking in Greater Sudbury currently prohibits parking a vehicle on any highway during the hours of 12:00 midnight to 7:00 a.m. from December 1st in one year to March 31st in the following year, with the exception of specified holidays;

AND WHEREAS the winter overnight parking ban is in effect in order to allow the City to clear snow on our roadways during those hours;

AND WHEREAS snow removal on our roadways does not necessarily only occur during overnight hours;

AND WHEREAS there are ongoing efforts in the community to promote strategies to prevent impaired driving;

AND WHEREAS by-law 2010-1 has been amended to permit parking on highways on specific holidays during the Christmas season;

AND WHEREAS it has been requested by several residents that the overnight parking restrictions be reduced to the hours of 2:00 a.m. to 6:00 a.m.;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury direct staff to bring forward a report to the Operations Committee for its consideration by September 2019 to consider reducing the current overnight parking prohibition to the hours of 2:00 a.m. to 6:00 a.m. from December 1st to March 31st.

CARRIED

Matters Arising From the Planning Committee

March 25, 2019

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of March 25, 2019.

The following resolution was presented:

CC2019-104 Leduc/Cormier: THAT the City of Greater Sudbury approves Planning Committee resolution PL2019-35 to PL2019-38 inclusive from the meeting of March 25, 2019.

CARRIED

The following are the Planning Committee resolutions:

Deeming By-law for Lots 36 & 37, Plan M-26, Stanley Street, Sudbury

PL2019-35 Kirwan/Sizer: THAT the City of Greater Sudbury approves designating Lots 36 & 37, Plan M-26 in Lot 7, Concession 4, McKim Township, as being deemed not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act as outlined in the report entitled “Deeming By-law”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 25, 2019;

AND THAT Staff be directed to prepare a by-law for Council to enact deeming Lots 36 & 37, Plan M-26 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

CARRIED

Deeming By-law for Lots 340 and 341, Plan M-100, 495-497 Burton Avenue, Sudbury

PL2019-36 Sizer/Kirwan: That the City of Greater Sudbury approves designating Lots 340 and 341, Plan M-100 in Lot 6, Concession 4, McKim Township, as being deemed not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act as outlined in the report entitled “Deeming By-law”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 25, 2019, and

That Staff be directed to prepare a by-law for Council to enact deeming Lots 340 and 341, Plan M-100 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

CARRIED

Vytis Lands (Kagawong) Ltd. - Application to extend draft plan of subdivision approval (Redwood Subdivision, Sudbury)

PL2019-37 Kirwan/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 73572-0249, Part of Parcel 39836 S.E.S., in Lot 11, Concession 4, Township of Neelon, City of Greater Sudbury, File 780 6/06006, as outlined in the report entitled “Vytis Lands (Kagawong) Ltd.” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 25, 2019 as follows:

a) By replacing Condition #10 with the following: “That this draft approval shall lapse on May 1, 2022.”

b) By replacing Condition #16 with the following:

“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.”

c) By adding the following to Condition #17:

“A soils caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.”

d) By adding the following to Condition #18:

“A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.”

e) By replacing the reference to “Nickel District Conservation Authority” with “Conservation Sudbury” in Condition #24.

f) By replacing the reference to “Persona” with “Eastlink” in Condition #28.

g) By replacing the reference to “Growth and Development Department” with “Planning Services Division” in Condition #29.

h) By replacing the references to “General Manager of Infrastructure Services” and “General Manager of Growth and Development” with “General Manager of Growth and Infrastructure” in Conditions #31,37 and 40.

i) By deleting Condition #32.

j) By adding the following as new Condition #41:

“That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.”

CARRIED

Canadian Group Inc - Application for Zoning By-law Amendment in order to permit two multiple dwellings and/or a retirement home, Southview Drive, Sudbury

PL2019-38 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by Canadian Group Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification of the subject lands from “FD”, Future Development to “R3-1(S)”, Medium Density Residential Special on those lands described as PIN 73598-0017, Parcels 7542 SES, Lot 9, Concession 1, Township of McKim, as outlined in the report entitled “Canadian Group Inc.” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 25, 2019, subject to the following conditions:

1. That a holding provision be applied to the subject lands and that the holding provision not be removed from the lands until such time as the owner has entered into a site plan control agreement with the City to the satisfaction of the Director of Planning Services, that the existing sidewalk is extended from Janmar Court to the lands, and that the General Manager of Growth and Infrastructure has advised that municipal water and sanitary sewer services are adequate and available to service the development; and,

2. That the amending zoning by-law contain the following site-specific provisions:

a. That the only permitted uses of the subject lands be a maximum of two multiple dwellings containing 32 dwelling units per building, or a retirement home containing a maximum of 80 guestrooms, or one multiple dwelling containing 32 dwelling units and a retirement home containing a maximum of 80 guestrooms, or two retirement homes containing a maximum of 80 guestrooms per building, along with a day care centre and/or private home day care provided they are located within a multiple dwelling, and all associated accessory uses

thereto;

b. That a shoreline buffer area extending to a minimum depth of 30 m (100 ft) from the high water mark of Robinson Lake shall be maintained in a natural vegetative state; and,

c. That the clearance of natural vegetation within the shoreline buffer area shall only be permitted subject to the provisions of Section 4.41.3.

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

CC2019-105 Kirwan/Leduc: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-8 inclusive.

CARRIED

The following are the Consent Agenda Items:

Minutes

C-1 Special City Council Minutes of February 19, 2019

CC2019-106 Kirwan/Leduc: THAT the City of Greater Sudbury adopts the Special City Council meeting minutes of February 19, 2019.

CARRIED

C-2 Finance and Administration Committee Minutes of February 19, 2019

CC2019-107 Leduc/Kirwan: THAT the City of Greater Sudbury adopts the Finance and Administration Committee meeting minutes of February 19, 2019.

CARRIED

C-3 Finance and Administration Committee Minutes of February 20, 2019

CC2019-108 Kirwan/Leduc: THAT the City of Greater Sudbury adopts the Finance and Administration Committee meeting minutes of February 20, 2019.

CARRIED

C-4 Finance and Administration Committee Minutes of February 21, 2019

CC2019-109 Leduc/Kirwan: THAT the City of Greater Sudbury adopts the Finance and Administration Committee meeting minutes of February 21, 2019.

CARRIED

C-5 Special City Council Minutes of February 21, 2019

CC2019-110 Kirwan/Leduc: THAT the City of Greater Sudbury adopts the Special City Council meeting minutes of February 21, 2019.

CARRIED

C-6 Planning Committee Minutes of March 4, 2019

CC2019-111 Leduc/Kirwan: THAT the City of Greater Sudbury adopts the Planning Committee meeting minutes of March 4, 2019.

CARRIED

C-7 Operations Committee Minutes of March 18, 2019

CC2019-112 Kirwan/Leduc: THAT the City of Greater Sudbury adopts the Operations Committee meeting minutes of March 18, 2019.

CARRIED

C-8 Community Services Committee Minutes of March 18, 2019

CC2019-113 Leduc/Kirwan: THAT the City of Greater Sudbury adopts the Community Services Committee meeting minutes of March 18, 2019.

CARRIED

Referred & Deferred Matters

R-1 Method of Vote: 2022 Municipal and School Board Election

Report dated March 18, 2019 from the General Manager of Corporate Services regarding Method of Vote: 2022 Municipal and School Board Election.

The following resolution was presented:

CC2019-114 McIntosh/Sizer: THAT the City of Greater Sudbury approves Option 1 as outlined in the report entitled "Method of Vote: 2022 Municipal and School Board Election" from the General Manager of Corporate Services, presented at the City Council Meeting on April 9, 2019.

CARRIED

By-Laws

Rules of Procedure

Councillor Signoretti requested that By-law 2019-57 be pulled and voted on separately.

The following resolution was presented:

CC2019-115 Sizer/McIntosh: THAT the City of Greater Sudbury read and pass By-law 2019-53 to By-law 2019-56 and By-law 2019-58 to By-law 2019-61.

CARRIED

The following are the By-laws:

2019-53 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meetings of March 22nd, 2019, March 23rd, 2019 and April 9th, 2019

2019-54 A By-law of the City of Greater Sudbury to Authorize an Agreement with The City of Greater Sudbury Community Development Corporation to Act as an Eligible Tourism Entity
Finance and Administration Committee Resolution #FA2018-26
(This by-law delegates authority to the Executive Director of Finance, Assets and Fleet to negotiate and enter into an Eligible Tourism Entity agreement with The City of Greater Sudbury Community Development Corporation pursuant to the Municipal Accommodation Tax By-law.)

- 2019-55 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
(This by-law authorizes payment of the 2019 annual grants in accordance with the Annual Grants Value for Money Review. Grants are made as a contribution towards: operating costs of qualified Community Centres, Senior Centres, Youth Centres, costs of approved annual Special Events, administrative and promotional costs of CANs and supporting operations and activities of other approved non-profit organizations.)

Report dated March 21, 2019 from the Interim General Manager of Community Development regarding Annual Grants Report.
- 2019-56 A By-law of the City of Greater Sudbury to Authorize an Agreement with Her Majesty the Queen as Represented by the Minister of Employment and Social Development Canada for Funding Under the Reaching Home Program
City Council Resolution #CC2019-97
(This by-law authorizes the General Manager of Community Development to execute an agreement to receive funding under the federal Reaching Home Program to assist with reducing homelessness in the City, to allocate funding and related authorities.)
- 2019-58 A By-law of the City of Greater Sudbury to Regulate Smoking and Vaping in Public Places
City Council Resolution #CC2019-94
(This by-law replaces the previous smoking by-law to take into account the legalization of cannabis and imposes restrictions on all forms of smoking or vaping in certain public places.)
- 2019-59 A By-law of the City of Greater Sudbury to Authorize the Lease of Unit 3, Level 1, Sudbury Standard Condominium Corporation No. 21 Located at 140 Durham Street to YMCA of Northeastern Ontario
City Council Resolution #CC2019-91
(This by-law authorizes lease of Condo Unit 3 Level 1 at 140 Durham Street to YMCA of Northeastern Ontario.)
- 2019-60 A By-law of the City of Greater Sudbury to Deem Lots 340 and 341 on Plan M-100 not to be a Plan of Subdivision for the Purposes of Section 50 of the Planning Act
Planning Committee Resolution #PL2019-36
(This by-law authorizes Lots 340 and 341 on registered Plan of Subdivision M-100 be deemed not to be lots within a registered Plan of Subdivision.)
- 2019-61 A By-law of the City of Greater Sudbury to Authorize the Purchase of Part of 1244 Kingsway, Sudbury, Described as Parts 1, 2, 3 and 4 on 53R-21132 from John David Anderson Limited
Planning Committee Resolutions #PL2019-08
(This by-law authorizes the purchase of a strip of land for road widening purposes.)

At 6:56 p.m. Councillor Lapierre arrived.

By-law 2019-57 was dealt with separately.

The following resolution was presented:

CC2019-116 Cormier/Leduc: THAT the City of Greater Sudbury read and pass By-law 2019-57.

CARRIED

The following is the By-law:

- 2019-57 A By-law of the City of Greater Sudbury to Amend By-law 2017-149 being a By-law of the City of Greater Sudbury to Authorize an Option to Purchase for the Event Centre from 1916596 Ontario Limited being Part of PIN 73561-0264 (LT), PIN 73561-0282 LT) and PIN 73561-0261(LT) located on Kingsway, Sudbury and Other Related Matters
City Council Resolution #CC2019-97
(This amendment revokes the delegated authority provided to the General Manager of Community Development under By-law 2017-149 with the exception of the authority to proceed with the acquisition of the required lands.)

Members' Motions

M-1 **Halting Site Preparation on KED Project**

The following resolution was presented:

CC2019-117 Signoretti/McCausland: WHEREAS the Kingsway Entertainment District and Arena/Event Centre is a very important project in our community which has and will require significant investment of time, resources and dollars;

AND WHEREAS 12 Appeals have been filed with the Local Planning Appeal Tribunal (LPAT) and no definitive timeline for resolution of those appeals has been established;

AND WHEREAS, as guardians of taxpayers' hard earned dollars, the City of Greater Sudbury Council should proceed with caution on this very expensive project in light of the LPAT appeals and the lengthy wait time anticipated for decisions to those appeals;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that no site preparation work be undertaken at the Arena/Event Centre site until such time as final decisions have been rendered by the Local Planning Appeal Tribunal and all resulting consequences of those decisions have been carefully considered.

Rules of Procedure

Councillor Cormier presented a friendly amendment to remove "and Spending" from the title and to remove "and all resulting consequences of those decisions have been carefully considered" from the operative clause. The friendly amendment was accepted by Councillor Signoretti.

At 7:27 p.m. Councillor McIntosh departed.

The resolution with the inclusion of the friendly amendment was presented:

CC2019-117 Signoretti/McCausland: WHEREAS the Kingsway Entertainment District and Arena/Event Centre is a very important project in our community which has and will require significant investment of time, resources and dollars;

AND WHEREAS 12 Appeals have been filed with the Local Planning Appeal Tribunal (LPAT) and no definitive timeline for resolution of those appeals has been established;

AND WHEREAS, as guardians of taxpayers' hard earned dollars, the City of Greater Sudbury

Council should proceed with caution on this very expensive project in light of the LPAT appeals and the lengthy wait time anticipated for decisions to those appeals;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that no site preparation work be undertaken at the Arena/Event Centre site until such time as final decisions have been rendered by the Local Planning Appeal Tribunal.

Rules of Procedure

Councillor Signoretti requested a simultaneous written recorded vote.

YEAS: Councillors Signoretti, Vagnini, Montpellier, McCausland, Cormier

NAYS: Councillors Kirwan, Lapierre, Sizer, Leduc, Mayor Bigger

LOST

At 7:32 p.m. Councillor McIntosh returned.

M-2 **Request to Rename C Street in Lively to Len Turner Drive**

Motion for Deferral

Councillor Vagnini moved to defer this item to the City Council meeting of June 11, 2019.

DEFERRED

M-3 **Request for Right Hand Turning Lane at Alexandre Street in Hanmer**

The following resolution was presented:

CC2019-118 Lapierre/Leduc: WHEREAS Alexandre Street in Hanmer is situated on the east side of Municipal Road (MR) 80 when heading in a northerly direction, which is the entrance to a highly populated area;

AND WHEREAS MR 80 is a very busy stretch of road on which people are often travelling in excess of the speed limit;

AND WHEREAS streets situated just to the north of Alexandre Street on the east side of MR 80, such as Jeanne D'Arc Street, Gauthier Street and Shirley Avenue have a right hand turn lane leading onto those streets from MR 80;

AND WHEREAS Alexandre Street does not have a right hand turn lane leading to its entrance from MR 80;

AND WHEREAS residents of the Alexandre Street area have requested a right hand turn lane into that street to provide them with a safe egress from MR 80;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury direct that staff prepare a report to be presented to the Operations Committee for its consideration by August of 2019 with recommendations, costs and completion timeline estimates to add a right hand turn lane on the east side of MR 80 leading into Alexandre Street.

CARRIED

M-4

Designation of Parking Spaces for Electric Vehicles

The following resolution was presented:

CC2019-119 Lapierre/Leduc: WHEREAS the City of Greater Sudbury is open for business;

AND WHEREAS the technology of electric vehicles (EV) has improved immensely over the years;

AND WHEREAS more and more people are purchasing electric vehicles as a reliable mode of transportation;

AND WHEREAS electric vehicles require specific infrastructure to maintain and recharge their batteries for maximum operation of the vehicle;

AND WHEREAS municipalities need to recognize that innovation and advances in technologies require some additional accommodations, such as designated parking spaces for electric vehicles;

AND WHEREAS the City of Greater Sudbury's Traffic and Parking By-law does not currently make provisions for the designation of parking spaces for electric vehicles on public and private property;

NOW THEREFORE BE IT RESOLVED that the City of Greater Sudbury direct staff to prepare a report with recommendations to include provisions for the designation of parking spaces for electric vehicles on public and private property, to be presented to the Operations Committee in the fall of 2019.

CARRIED

M-5

Attlee Avenue Request for Alternate Traffic Calming Measure

Councillor Leduc submitted a petition to the City Clerk which will be forwarded to the General Manager of Growth and Infrastructure. The petition is regarding a request that the island on Attlee Avenue be removed and replaced with speed bumps at the location in the contract tender for the resurfacing of Attlee Avenue 2019.

The following resolution was presented:

CC2019-120 Leduc/McCausland: WHEREAS traffic calming measures were initiated on Attlee Avenue, one of which was the installation of a raised median island;

AND WHEREAS residents feel that the island is creating issues with traffic delays and snow removal, and is not as effective at reducing vehicle speeds and the volume of traffic as first anticipated;

AND WHEREAS the majority of residents on Attlee Avenue have signed a petition requesting that an alternate traffic measure such as the installation of two (2) to three (3) speed humps which they feel would be more effective and would reduce and/or remove the issues being created by the median island;

AND WHEREAS resurfacing work is scheduled to take place on Attlee Avenue in 2019, and the location of the median island is within the contract limits for the resurfacing work, making this a perfect opportunity to include the removal of the median island and the installation of the two to three speed humps in the contract to be tendered;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to include the removal of the median island and the installation of two to three speed humps at that location in the contract tender for the resurfacing of Attlee Avenue in 2019.

Rules of Procedure

Councillor Lapierre presented a friendly amendment to include a funding source as part of the resolution. The friendly amendment was accepted by Councillor Leduc.

The resolution with the inclusion of the friendly amendment was presented:

CC2019-120 Leduc/McCausland: WHEREAS traffic calming measures were initiated on Attlee Avenue, one of which was the installation of a raised median island;

AND WHEREAS residents feel that the island is creating issues with traffic delays and snow removal, and is not as effective at reducing vehicle speeds and the volume of traffic as first anticipated;

AND WHEREAS the majority of residents on Attlee Avenue have signed a petition requesting that an alternate traffic measure such as the installation of two (2) to three (3) speed humps which they feel would be more effective and would reduce and/or remove the issues being created by the median island;

AND WHEREAS resurfacing work is scheduled to take place on Attlee Avenue in 2019, and the location of the median island is within the contract limits for the resurfacing work, making this a perfect opportunity to include the removal of the median island and the installation of the two to three speed humps in the contract to be tendered;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to include the removal of the median island and the installation of two to three speed humps at that location in the contract tender for the resurfacing of Attlee Avenue in 2019 to be funded from the project's budget.

CARRIED

M-6 **Request for Core Service Review**

The following resolution was presented:

WHEREAS residents and local businesses express the view that municipal services do not provide sufficient value for money;

AND WHEREAS the City of Greater Sudbury Council attempts to find, through its annual budget, the appropriate balance between sustaining existing service levels and keeping property taxes at acceptable levels;

AND WHEREAS the City of Greater Sudbury has undertaken a variety of long range planning exercises that identify significant asset renewal needs that cannot be addressed with the current level of taxation and which appears generally acceptable to a number of residents and businesses;

AND WHEREAS the City of Greater Sudbury cannot be all things to all people;

AND WHEREAS City Council, subject to provincial legislation, determines the services and service levels the municipality should provide;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury direct the Chief

Administrative Officer to issue a Request for Proposals for a Core Service Review of all services delivered by the City of Greater Sudbury that:

- a) Develops an inventory of all services, service levels and standards;
- b) Defines which services are legislated, core and discretionary and identifies the role the City plays in each service;
- c) Benchmarks services and service levels against a range of comparable jurisdictions;
- d) Assesses services and service levels in the context of public interest and public policy considerations;
- e) Ranks services for potential reductions and discontinuation;
- f) Uses third party expertise to assist with the completion of the Core Service Review, as required;
- g) Implements a community engagement strategy to gather input into the Core Service Review process; and
- h) Identifies service, policy, human resource and financial impacts of potential service changes including budget adjustments that will generate cost savings in 2020 and beyond.

AND BE IT FURTHER RESOLVED that funding for this work of up to \$300,000 be provided by the Tax Rate Stabilization reserve.

Resolution to proceed past 9:02 p.m.

McCausland/Sizer: THAT this meeting proceeds past the hour of 9:02 p.m.

DEFEATED

Adjournment

Automatic Adjournment at 9:02 p.m.

The following items were not addressed at the meeting:

Members' Motions M-6 - Request for Core Service Review

Addendum

Civic Petitions

Question Period

Mayor Brian Bigger, Chair

Eric Labelle, City Solicitor and
Clerk

Minutes

Operations Committee Minutes of 4/15/19

Location:	Tom Davies Square - Committee Room C-11
Commencement:	4:02 PM
Adjournment:	5:49 PM

Councillor McIntosh, In the Chair

Present	Councillors Signoretti, McCausland, Kirwan, McIntosh, Leduc, Landry-Altman
City Officials	Tony Cecutti, General Manager of Growth and Infrastructure; Wendy Mannerow, Water/Wastewater Engineer; Randy Halverson, Director, Linear Infrastructure Services; Steve Facey, Coordinator of Finance; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Presentations

1 Winter Control Operations Update for January to March 2019

Randy Halverson, Director, Linear Infrastructure Services, provided an electronic presentation regarding Winter Control Operations Update for January to March 2019, for information only.

The following resolution was presented:

OP2019-06 Signoretti/McCausland: THAT the City of Greater Sudbury directs staff to bring a report to the Operations Committee regarding the status of winter control equipment including age, hours and kilometers of service for the purpose of right sizing the city's fleet by the end of Q3.

CARRIED

Wendi Mannerow, Water/Wastewater Engineer, provided an electronic presentation regarding Water/Wastewater Capital Projects Overview 2019 for information only.

Members' Motions

Rules of procedure

Councillor McCausland presented a Motion directing staff to bring a report to the Operations Committee in Q3 regarding protocols and policies to declare a significant weather event and asked that notice be waived.

WAIVED BY TWO-THIRDS MAJORITY

The following resolution was presented:

OP2019-07 McCausland/McIntosh: WHEREAS the 2018-2019 winter season saw significant back to back snow storms and record breaking snow accumulations of approximately 388 cm (almost 13 feet) which created challenges for residents, as well as the City of Greater Sudbury crews;

AND WHEREAS the City of Greater Sudbury, in anticipation of ongoing climate change impacts, should adapt and be prepared to deal with unusual and significant weather events;

AND WHEREAS the Winter Control Update report presented to the Operations Committee on April 15th, 2019 provides details of the 2018-2019 winter season, the challenges experienced, maintenance activities and costs;

AND WHEREAS "winter maintenance" includes activities such as snow removal, salting and sanding, grading, ditching, drainage, pothole repairs, as well as the people and equipment that deliver those services;

AND WHEREAS recent changes to the Minimum Maintenance Standards for Municipal Highways, O Reg 239/02 were made which include the ability for municipalities to declare a "significant weather event", with implications for winter maintenance on roadways and sidewalks during the duration of the event;

AND WHEREAS Council wishes to have standards and protocols established in accordance with the new Minimum Maintenance Standards which would see the City define what would constitute a significant weather event, when such an event would be declared, the corresponding service level adjustments required and a communication policy which would be triggered by the declaration of a significant weather event;

AND WHEREAS Council also wishes to have clearly defined policies specifying how winter maintenance activities are conducted for transparency, consistency and sustainability;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that staff bring a report to the Operations Committee in the third quarter of 2019 which would outline the protocols and policies to declare a Significant Weather Event, the corresponding service level adjustments required and communication policy triggered by the declaration of a significant weather event;

AND BE IT FURTHER RESOLVED that staff also be directed to bring forward a

comprehensive policy of services and service levels within the general service category of winter maintenance, to the Operations Committee in the third quarter of 2019, in time for the 2019-2020 winter season.

AND THAT the experiences and standards for winter maintenance from other municipalities be included.

CARRIED

Addendum

No addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

Please visit:

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1340&lang=en>,
to view the questions asked.

Adjournment

Signoretti/McCausland: THAT this meeting does now adjourn. Time: 5:49 p.m.

CARRIED

Brigitte Sobush, Deputy City Clerk

Minutes

Location: Tom Davies Square -
Committee Room
C-11

Community Services Committee Minutes of 4/15/19

Commencement: 6:31 PM

Adjournment: 7:52 PM

Councillor Lapierre, In the Chair

Present Councillors McCausland, Kirwan, Lapierre, McIntosh, Leduc

City Officials Ian Wood, Interim General Manager of Community Development; Aaron Archibald, Director of Pioneer Manor; Jeff Pafford, Director of Leisure Services; Cindy Dent, Manager of Recreation; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Presentations

1 Overview of Pioneer Manor

Report dated March 26, 2019 from the Interim General Manager of Community Development regarding Overview of Pioneer Manor.

Aaron Archibald, Director of Pioneer Manor, provided an electronic presentation regarding an Overview of Pioneer Manor for information only.

Managers' Reports

R-1 Off-Leash Dog Park Update

Report dated March 29, 2019 from the Interim General Manager of Community Development regarding Off-Leash Dog Park Update.

The following resolution was presented:

CS2019-08 McCausland/Kirwan: THAT the City of Greater Sudbury approves the site

selection criteria and design guidelines for off-leash dog parks as outlined in the report entitled "Off-Leash Dog Park Update" from the General Manager of Community Development, presented at Community Services Committee meeting on April 15, 2019.

Rules of Procedure

Councillor McCausland presented the following amendment:

CS2019-08-A1 McCausland/Kirwan: THAT the resolution be amended to remove the words "site selection criteria and" from the resolution and that the following paragraph be added to the end of the resolution:

"AND THAT staff be directed to charge the suggested site selection criteria from a minimum of two (2) hectares as recommended to 0.4 hectares per separated off-leash dog area (small dogs/large dog/mixed) which is preferred. A well designed urban dog area of 0.2 - 0.4 hectares be considered.

Rules of Procedure

Councillor Leduc presented a friendly amendment to include "high density" prior to the word "urban" in the last paragraph. The friendly amendment was accepted by Councillor McCausland.

Recess

At 7:39 p.m. the Committee recessed.

Reconvene

At 7:47 p.m. the Committee reconvened.

The following resolution with the inclusion of the friendly amendment was presented:

CS2019-08-A1 McCausland/Kirwan: THAT the resolution be amended to remove the words "site selection criteria and" from the resolution and that the following paragraph be added to the end of the resolution:

"AND THAT staff be directed to charge the suggested site selection criteria from a minimum of two (2) hectares as recommended to 0.4 hectares per separated off-leash dog area (small dogs/large dog/mixed) which is preferred. A well designed high density urban dog area of 0.2 - 0.4 hectares be considered.

CARRIED

Rules of Procedure

Councillor McIntosh presented the following amendment:

CS2019-08-A2 McIntosh/Leduc: THAT the resolution be further amended to add the following paragraph at the end of the resolution:

AND THAT staff be further directed to add the following to the site selection criteria and design guidelines:

- notice to ward councillor prior to commencement of any notice of consultation
- written arrangement with any community sponsoring group or committee which clearly outlines roles & responsibilities of both the sponsor group and city

- a public consultation process be included in any site selection

CARRIED

The resolution as amended was presented:

CS2019-08 McCausland/Kirwan: THAT the City of Greater Sudbury approves the design guidelines for off-leash dog parks as outlined in the report entitled "Off-Leash Dog Park Update" from the General Manager of Community Development, presented at Community Services Committee meeting on April 15, 2019;

AND THAT staff be directed to change the suggested site selection criteria from a minimum of two (2) hectares as recommend to 0.4 hectares per separated off-leash dog area (small dog/large dog/mixed) which is preferred. A well designed high density urban dog area of 0.2 - 0.4 hectares can be considered;

AND THAT staff be further directed to add the following to the site selection criteria and design guidelines:

- notice to ward councillor prior to commencement of any notice of consultation
- written arrangement with any community sponsoring group or committee which clearly outlines roles & responsibilities of both the sponsor group and city
- a public consultation process be included in any site selection

CARRIED

Correspondence for Information Only

I-1 Updated Work Plan for 2019

Report dated March 27, 2019 from the Interim General Manager of Community Development regarding Updated Work Plan for 2019.

For Information Only.

I-2 City of Greater Sudbury Housing & Homelessness Plan 5 Year Update

Report dated March 28, 2019 from the Interim General Manager of Community Development regarding City of Greater Sudbury Housing & Homelessness Plan 5 Year Update.

For Information Only.

I-3 Housing Operations Update

Report dated March 27, 2019 from the Interim General Manager of Community Development regarding Housing Operations Update.

For Information Only.

Members' Motions

No Motions were presented.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

Kirwan/McCausland: THAT this meeting does now adjourn. Time: 7:52 p.m.

CARRIED

Brigitte Sobush, Deputy City Clerk

Minutes

Audit Committee Minutes of 4/16/19

Location:	Tom Davies Square - Council Chamber
Commencement:	4:05 PM
Adjournment:	5:07 PM

Councillor McIntosh, In the Chair

Present Councillors Signoretti, Kirwan, McIntosh, Cormier [A 4:06 p.m.]
Mayor Bigger

City Officials Ron Foster, Auditor General; Ed Archer, Chief Administrative Officer; Tony Cecutti, General Manager of Growth and Infrastructure; Kevin Fowke, General Manager of Corporate Services; Ian Wood, Interim General Manager of Community Development; Eliza Bennett, Director of Communications and Community Engagement; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Kelly Gravelle, Deputy City Solicitor; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Laura Kenyon, Clerk's Services; Renée Stewart Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

At 4:06 p.m. Councillor Cormier arrived.

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

AC2019-03 Kirwan/Signoretti: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

CARRIED

The following is the Consent Agenda item:

Routine Management Reports

C-1 Final Audit Plans for 2019 and 2020

Report dated March 26, 2019 from the Auditor General regarding Final Audit Plans for 2019 and 2020.

AC2019-04 Signoretti/Kirwan: That the City of Greater Sudbury approves the Audit Plans for 2019 and 2020 as outlined in the report entitled "Final Audit Plans for 2019 and 2020", from the Auditor General, presented at the Audit Committee meeting on April 16, 2019.

CARRIED

Managers' Reports

R-1 Performance Audit of Road Infrastructure Maintenance Processes

Report dated April 1, 2019 from the Auditor General regarding Performance Audit of Road Infrastructure Maintenance Processes.

Recess

At 4:30 the Committee recessed.

Reconvene

At 4:35 p.m. the Committee reconvened.

The following resolution was presented:

AC2019-05 Kirwan/Signoretti: That the City of Greater Sudbury endorses the recommendations as outlined within the audit report entitled "Performance Audit of Road Infrastructure Maintenance Processes", from the Auditor General, presented at the Audit Committee meeting on April 16, 2019.

CARRIED

Members' Motion

No Motions were presented.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

Signoretti/Kirwan: THAT this meeting does now adjourn. Time: 5:07 p.m.

CARRIED

Brigitte Sobush, Deputy City Clerk

Minutes

Finance and Administration Committee Minutes of 4/16/19

Location:	Tom Davies Square - Council Chamber
Commencement:	6:03 PM
Adjournment:	9:58 PM

Councillor McIntosh, In the Chair

Present	Councillors Signoretti [D 9:32 p.m.], Montpellier, McCausland, Kirwan [D 9:55 p.m.], Lapierre [D 9:21 p.m.], Sizer, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Ian Wood, Interim General Manager of Community Development; Ron Foster, Auditor General; Eliza Bennett, Director of Communications and Community Engagement; Melissa Zanette, Chief of Staff; Joseph Nicholl, Interim General Manager of Community Safety; Renée Higgins, Manager of 311 and Customer Service; Jim Lister, Manager of Financial Planning and Budgeting; Eric Labelle, City Solicitor and Clerk; Christine Hodgins, Legislative Compliance Coordinator; Laura Kenyon, Clerk's Services; Renée Stewart, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

FA2019-24 Kirwan/Montpellier: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

CARRIED

The following is the Consent Agenda item:

Routine Management Reports

C-1 Healthy Community Initiative Fund Applications

Report dated March 25, 2019 from the Interim General Manager of Community Development regarding Healthy Community Initiative Fund Applications.

FA2019-25 Montpelier/Kirwan: THAT the City of Greater Sudbury approves the Healthy Community Initiative Fund requests, as outlined in the report entitled "Healthy Community Initiative Fund Applications", from the General Manager of Community Development, presented at the Finance and Administration Committee meeting on April 16, 2019;

AND THAT any necessary by-laws be prepared.

CARRIED

Presentations

1 2018 Capital Project Achievements and 2019 Plans

Kevin Fowke, General Manager of Corporate Services and Tony Cecutti, General Manager of Growth and Infrastructure, provided an electronic presentation regarding the 2018 Capital Project Achievements and the 2019 Plans for information only.

2 2019 Prospectors and Developers Association of Canada Convention

Report dated March 10, 2019 from the Chief Administrative Officer regarding 2019 Prospectors and Developers Association of Canada Convention.

Liam McGill, Manager of Investment and Business Development, provided an electronic presentation regarding the 2019 Prospectors and Developers Association of Canada Convention for information only.

3 311, Customer Service and Communications Update

Eliza Bennett, Director of Communication and Community Engagement, provided an electronic presentation regarding 311, Customer Service and Communications Update for information only.

Recess

At 8:05 p.m. the Committee recessed.

Reconvene

At 8:18 p.m. the Committee reconvened.

Managers' Reports

R-1 Annual Capital Status Update Report - 2018

Report dated April 3, 2019 from the General Manager of Corporate Services regarding Annual Capital Status Update Report - 2018.

The following resolution was presented:

FA2019-26 Kirwan/Montpellier: That the Reserve and Reserve Fund By-Law be updated to reflect the direction provided by the Capital Budget Policy approved January 15, 2019 and as outlined in this report.

CARRIED

Members' Motion

Lorne Street Rejuvenation Project

The following resolution was presented:

FA2019-27 WHEREAS Lorne Street is an important gateway to the community of Greater Sudbury and its rejuvenation is an important infrastructure project;

AND WHEREAS Lorne Street is an arterial road that connects the communities of Whitefish, Naughton, Lively and Copper Cliff to the downtown, and the street is one of the five main connections to the Provincial Highway system, representing a key commercial and industrial transportation route;

AND WHEREAS the City of Greater Sudbury Council recognizes this project as an infrastructure priority;

AND WHEREAS financial support for this project from other levels of government is not expected in the near future;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury direct staff to prepare a business case for the 2020 budget cycle for Council's consideration, to fully fund the remainder of the Lorne Street rejuvenation project.

Resolution to Proceed Past 9:03 p.m.

Sizer/McCausland: THAT the meeting proceeds past the hour of 9:03 p.m.

CARRIED BY TWO-THIRDS MAJORITY

Rules of Procedure

Councillor Landry-Altmann presented a friendly amendment to add "and that in advance of the budget process a report with additional information on the project be provided to the Finance and Administration Committee" at the end of the motion. The friendly amendment was accepted by Councillor Signoretti.

The following is the resolution with the inclusion of the friendly amendment:

FA2019-27 WHEREAS Lorne Street is an important gateway to the community of Greater Sudbury and its rejuvenation is an important infrastructure project;

AND WHEREAS Lorne Street is an arterial road that connects the communities of Whitefish, Naughton, Lively and Copper Cliff to the downtown, and the street is one of the five main

connections to the Provincial Highway system, representing a key commercial and industrial transportation route;

AND WHEREAS the City of Greater Sudbury Council recognizes this project as an infrastructure priority;

AND WHEREAS financial support for this project from other levels of government is not expected in the near future;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury direct staff to prepare a business case for the 2020 budget cycle for Council's consideration, to fully fund the remainder of the Lorne Street rejuvenation project and that in advance of the budget process a report with additional information on the project be provided to the Finance and Administration Committee.

Rules of Procedure

Councillor Signoretti requested a simultaneous written recorded vote.

YEAS: Councillor Signoretti, Montpellier, McCausland, Kirwan, Lapierre, Sizer, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger

CARRIED

At 9:21 p.m. Councillor Lapierre departed.

Correspondence for Information Only

I-1 Healthy Community Initiative Fund 2018 Annual Report

Report dated March 25, 2019 from the Interim General Manager of Community Development regarding Healthy Community Initiative Fund 2018 Annual Report.

For Information Only.

I-2 Section 391 Charges - Update of Existing Projects

Report dated March 26, 2019 from the General Manager of Corporate Services regarding Section 391 Charges - Update of Existing Projects.

For Information Only.

At 9:32 p.m. Councillor Signoretti departed.

I-3 Cancelled Capital Projects Update (24 Months No Activity)

Report dated April 3, 2019 from the General Manager of Corporate Services regarding Cancelled Capital Projects Update (24 Months No Activity).

For Information Only.

Addendum

The following resolution was presented:

FA2019-28 Cormier/Leduc: THAT the City of Greater Sudbury deals with the items on the Addendum to the Agenda at this time.

CARRIED BY TWO THIRDS MAJORITY

Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

Allocation of Capital Funding for the Local Roads and Spreader Laid Patches

Report dated April 15, 2019 from the General Manager of Growth and Infrastructure regarding the Allocation of Capital Funding for Local Roads and Spreader Laid Patches

Motion for Deferral

Mayor Bigger moved to defer this item to the Finance and Administration Committee meeting of May 14, 2019 in order for the information to be reviewed further.

DEFERRED

At 9:55 p.m. Councillor Kirwan departed.

The following resolution was presented:

FA2019-29 Montpellier/Bigger: THAT the business case for Whitson River Waterway Trail in the amount of \$1,850,000 be approved to be funded from the capital financing reserve general in the amount of \$800,000 with the balance to be funded from the Holding Account.

DEFEATED

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

Sizer/McCausland: THAT this meeting does now adjourn. Time: 9:58 p.m.

CARRIED

Eric Labelle, City Solicitor and
Clerk

Minutes

Location: Tom Davies Square -
Committee Room
C-11

Emergency Services Committee Minutes of 4/17/19

Commencement: 4:00 PM

Adjournment: 5:26 PM

Deputy Clerk, Brigitte Sobush, In the Chair

Present Councillors Signoretti, Vagnini, Montpellier, Lapierre, Leduc

City Officials Joseph Nicholls, Interim General Manager of Community Safety; Michael MacIsaac, Executive Deputy Chief of Community Safety; Melissa Roney, Acting Deputy Chief of Emergency Services; Latoya McGaw, Emergency Management Officer; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Appointment of Chair and Vice-Chair

Appointment of Chair and Vice-Chair - Emergency Services Committee

Report dated March 29, 2019 from the General Manager of Corporate Services regarding Appointment of Chair and Vice-Chair - Emergency Services Committee.

Nominations were held for the position of **Chair** of the Emergency Services Committee.

Councillor Vagnini nominated Councillor Montpellier.

Councillor Montpellier accepted the nomination.

Nominations were held for the position of **Vice-Chair** of the Emergency Services Committee.

Councillor Leduc nominated Councillor Lapierre.

Councillor Lapierre accepted the nomination.

There being no further nominations, nominations were closed by Councillor Lapierre.

The following resolution was presented.

ES2019-02 Vagnini/Leduc: THAT the City of Greater Sudbury appoints Councillor Montpellier as Chair and Councillor Lapierre as Vice-Chair of the Emergency Services Committee for the term ending December 31, 2020, as outlined in the report entitled "Appointment of Chair and Vice-Chair - Emergency Services Committee", from the General Manager of Corporate Services, presented at the Emergency Services Committee meeting on April 17, 2019.

CARRIED

Councillor Montpellier, In the Chair

Presentations

1 Community Paramedicine – An Investment in the Health of Our Community

Report dated March 27, 2019 from the Interim General Manager of Community Safety regarding Community Paramedicine – An Investment in the Health of Our Community.

Melissa Roney, Acting Deputy Chief of Emergency Services, provided an electronic presentation regarding Community Paramedicine - An Investment in the Health of Our Community.

The following resolution was presented:

ES2019-03 Vagnini/Leduc: THAT the City of Greater Sudbury directs the General Manager of Community Safety to prepare a business case for the 2020 Budget to increase service delivery hours of the Health Promotions Community Paramedicine program by increasing the staffing compliment by three (3) full time Paramedics, as outlined in the report entitled "Community Paramedicine – An Investment in the Health of Our Community" from the General Manager of Community Safety, presented at the Emergency Services Committee meeting on Wednesday April 17, 2019.

CARRIED

2 Emergency Preparedness 2019

Report dated March 27, 2019 from the Interim General Manager of Community Safety regarding Emergency Preparedness 2019.

Michael MacIsaac, Executive Deputy Chief of Community Safety and Latoya McGaw, Emergency Management Officer, provided an electronic presentation regarding Emergency Preparedness 2019 for information only.

Members' Motions

M-1 **Comprehensive Facilities Needs Assessment**

ES2019-04 Leduc/Lapierre: WHEREAS the Greater Sudbury Police Service has identified the conduct of a comprehensive facilities needs assessment as one of its key deliverables for 2019;

AND WHEREAS the City of Greater Sudbury's Community Safety Department (Fire and Paramedic Services) is also facing challenges at its current location at the Lionel E.Lalonde Centre;

AND WHEREAS in order to achieve economies of scale, it would be appropriate for the Greater Sudbury Police Service and the City of Greater Sudbury's Community Safety Department to collaborate and coordinate efforts for a comprehensive Headquarters facility needs assessment, which could potentially lead to a combined Police, Fire, and Paramedic headquarters complex in the City;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs the staff to work with the Greater Sudbury Police Service in its facilities study which will include the viability of a shared headquarters and report back to Council.

Rules of Procedure

Councillor Leduc requested a simultaneous written recorded vote.

YEAS: Councillors Lapierre, Leduc

NAYS: Councillors Signoretti, Vagnini, Montpellier

DEFEATED

Correspondence for Information Only

I-1 **Community Safety Department Update**

Report dated March 27, 2019 from the Interim General Manager of Community Safety regarding Community Safety Department Update.

For Information Only.

I-2 **Improving Access to 24/7 Palliative Care at Home**

Report dated March 28, 2019 from the Interim General Manager of Community Safety regarding Improving Access to 24/7 Palliative Care at Home.

For information Only.

I-3 **Fire Services Knox Rapid Access System**

Report dated March 27, 2019 from the Interim General Manager of Community Safety regarding Fire Services Knox Rapid Access System.

For information Only.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

Please visit:

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1375&lang=en>,
to view the questions asked.

Adjournment

Vagnini/Leduc: THAT this meeting does now adjourn. Time 5:26 p.m.

CARRIED

Minutes

Hearing Committee Minutes of 4/17/19

Location:	Tom Davies Square - Committee Room C-11
Commencement:	6:04 PM
Adjournment:	7:36 PM

Councillor Leduc, In the Chair

Present Councillors Lapierre, Cormier, Leduc

City Officials Kelly Gravelle, Deputy City Solicitor; Kyla Bell, Manager of Taxation; Melissa Laalo, By-law Coordinator of Animal Care and Control; Adam Kosnick, Manager of Regulated Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Public Hearings

1 Vicious Dog Appeal - ACR 835338

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

Report dated March 20, 2019 from the General Manager of Corporate Services regarding Vicious Dog Appeal - ACR 835338.

Cory Hodgins, the spouse of the Appellant was present for the Appellant.

Melissa Laalo, By-law Coordinator of Animal Care and Control, outlined the report.

Mr. Hodgins stated that the complainant, Ms. Frost and his family are neighbours in a semi-detached house. Ms. Frost had advised him that she had been previously attacked by a dog and was nervous of their German shepherd. They assured her that their dog would not attack her and would not impede her way of life. When they wanted to take their dog (Adi) out, they would text her or look to make sure she was not outside so that there would not be any issues. He advised that he made multiple attempts to have Ms. Frost meet their dog hoping to

appease the relationship. He stated that up until this incident, there was only one prior incident that took place where Ms. Frost's dog (Casey) got out and went after their dog Adi. Her smaller dog nipped at their German shepherd and then went back into the house. They wanted to be a good neighbor and asked her to maintain her animal and from that point on she was good about keeping the dog on a leash to prevent any further problems. He advised that when the by-law department came to investigate, the officer, Gerald Sagle, did not take notes when the incident happened. When offered the opportunity to speak with his daughter, the officer declined. The comments officer Sagle took from his wife were taken out of context; he quoted her as saying we did not feel like it was a big deal when they definitely felt it was. When the incident happened, they went to apologize right away. He advised that their dog, Adi has never approached Ms. Frost aggressively and the only time she jumps is when she is playing. During the incident she jumped onto Ms. Frost as she was nervous. Ms. Frost struck the dog many times before re-entering her home. This information was provided to officer Sagle. After Ms. Frost proceeded into her home, the dog defended itself as she was being hit and bit Ms. Frost in the buttocks. Ms. Frost claims that the dog came for her neck; dogs do not do this, and they would bring people to the ground prior to mauling them. He stated he feels their dog was provoked by Ms. Frost based on her previous experience of being attacked by a dog, causing her to lose control and strike their dog. Their dog Adi simply tried to protect itself. He also stated that he does not blame Ms. Frost for this and does not feel their dog should be held responsible either.

Mr. Hodgins stated that the by-law officer claimed that the attack on Ms. Frost occurred after striking the dog for the final time. Ms. Frost opened the door and her dog Casey ran out and was nipped on the shoulder. At no point was her dog in Adi's mouth, and if this had occurred there would have been greater damage. His wife came between Ms. Frost and their dog and was hit by Ms. Frost, who continued to strike at his wife who was simply trying to get their dog out of Ms. Frost's house. Ms. Frost also claimed that she slammed the door on his wife and dog in a rage, which is not consistent. His wife was able to remove the dog from the home. He advised that he regrets that his daughter let the dog outside; they had brought their dog out earlier in the day but brought it back inside as Ms. Frost was outside with her dog Casey, washing the car. He stated that he worked night shift on the day of the incident and was asleep during the incident. However, he did not hear any aggression. After the incident, his wife informed him of what had happened and he asked her to go to apologize to Ms. Frost, though if she was on the phone with the police he advised her to leave immediately.

Mr. Hodgins stated that Ms. Frost claims that their daughter Jennifer advised her that they would be sending the dog to an uncle's house five (5) hours away, however, this is not true as they do not have a relative who lives five (5) hours away. They were advised that there is no reason for us to get rid of their dog as she does not have aggressive tendencies. Animal control quarantined their dog for ten (10) days, which is standard.

Mr. Hodgins read a statement from a witness, Lee-Ann Armstrong, who stated that Ms. Frost often had her dog off the leash when outside and that it continually barks. He further stated that he has paperwork from the Chelmsford Animal Hospital which states during a brief exam their dog, Adi, she was excitable but a well behaved girl. The hospital also temper tested of Adi, which showed no signs of aggression or attacking. Mr. Hodgins stated that they had acquired this dog three (3) years earlier as a therapy dog for their daughter. They started training the dog as a therapy dog at one (1) year of age but stopped when they moved here. They have since re-started the training. He read a statement from their trainer stating that most dogs that are yelled at will be provoked to attack. He advised that their dog has been viewed by multiple professionals and deemed not vicious. The dog was provoked by Ms.

Frost to defend itself. The dog had no intention of hurting Ms. Frost until she began striking her. After this incident the only things that have changed are that they have to have a placard in their window and their dog has to be muzzled. They already had a muzzle that they used to transport Adi to the vet. He asked that the vicious dog order be removed.

Mr. Hodgins stated that the statement from the trainer was provided after they advised her of the incident. She has knowledge of their dog as she is currently training her as a therapy dog.

Mr. Hodgins advised that he was not present during the incident. He stated that his wife and daughter at no time were requested to provide witness statements. His wife advised him that she was able to remove their dog from Ms. Frost's home using her collar while their daughter stood outside and observed. He further stated that the claim of Ms. Frost's dog being inside their dogs mouth is not consistent with the pictures provided or with the information provided by his wife and daughter.

Mr. Hodgins advised that the by-law officers Sagle and Dokis came to speak with them after they met with Ms. Frost. They asked for their names, contact information and a brief synopsis of what had occurred. No other notes or witness statements were taken by the officers. The notes the by-law officers provided in the report are specifically related to the offence and the comments provided to him and his family were what was involved with a vicious dog notice. There were no detailed notes taken on their behalf. Officer Sagle made it clear that their daughter is a minor and should not be walking our dog.

Vice-Chair Leduc asked why the statement from their trainer, Ms. Byron, was not signed.

Mr. Hodgins replied that the statement from Ms. Byron was provided by email and he has not seen her in person since the incident.

Ms. Frost stated that on the day of the incident she was washing her car with her dog outside. The German shepherd, owned by her neighbour the Hodgins, was barking and growling from the window the entire time she was outside. This frightened her so she brought her dog inside hoping this would stop the barking and growling but it did not. Someone from the Hodgins home came home and let their dog Adi out. The dog immediately leaped towards her, baring teeth and gums. She tried to enter her house to get away from their dog; however, she knew if she opened the front door their dog would charge in and attack her dog. Their dog, attacked her buttocks and she made a quick decision as she was terrified and opened the door. The dog, Adi, then pushed her forward so that she was on the ground on all fours halfway inside her front door. Her shoulder and back suffered welts from this attack. Adi then leaped and grabbed her dog in its mouth. She kept trying to remove her dog but was only able to get handfuls of fur. At no time was anyone around to observe or witness this attack. Mrs. Hodgins and her daughter finally arrived and tried to get their dog to release her dog. She got up and punched their dog in the face to get it to release her dog from its grip. She advised that at no time would she beat a dog; however, her first instinct was safety. She told Ms. Hodgins and her daughter to leave her house immediately. It took her an hour to locate her dog that was in shock. Mrs. Hodgins returned to her house as she was on the phone with her sister and yelled "please do not call the police; my husband cannot be involved with the police." She further advised that they were going to have their dog put down. Mrs. Hodgins also brought her daughter over to apologize that the dog had ran out when the patio door was opened.

Ms. Frost further stated that at no time did she hit their dog when outside and did not hit Ms. Hodgins. She originally was not going to report the incident since they are neighbours in a semi-detached home. Since the Hodgins' story kept changing, she decided to report the

incident.

Vice-Chair Leduc asked what time did Ms. Frost call the by-law department.

Ms. Frost advised that she is unsure of what time she called, however, she first called animal control who directed her to by-law, who came later that evening.

The Vice-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 Hearing Committee resumed in order to discuss and vote on the application.

Recess

At 7:20 p.m. the Committee recessed.

Reconvene

At 7:28 p.m. the Committee reconvened.

The following resolution was presented:

Option One:

HC2019-02 Lapierre/Signoretti: THAT the City of Greater Sudbury upholds the finding of the Licence Issuer that the Dog is a vicious dog, pursuant to Section 33 (1)(a) of By-law 2017-22, as outlined in the report entitled "Vicious Dog Appeal – ACR 835338" from the General Manager of Corporate Services, presented at the Hearing Committee meeting on April 17, 2019.

YEAS: Councillors Leduc, Lapierre, Cormier
CARRIED

2 Cancellation, Reduction or Refund of Taxes under Sections 357 and 358 of the Municipal Act, 2001

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

Report dated March 20, 2019 from the General Manager of Corporate Services regarding Cancellation, Reduction or Refund of Taxes under Sections 357 and 358 of the Municipal Act, 2001.

Kyla Bell, Manager of Taxation, outlined the report.

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 Hearing Committee resumed in order to discuss and vote on the resolution.

The following resolution was presented:

HC2019-03 Cormier/Lapierre: THAT taxes totaling approximately \$15,907.62 be adjusted under Sections 357 and 358 of the Municipal Act, 2001 of which the City's (municipal) portion is estimated to be \$15,225.61;

AND THAT the associated interest be cancelled in proportion to the tax adjustments;

AND THAT the Manager of Taxation be directed to adjust the Collector's Roll accordingly;

AND FURTHER THAT staff be authorized and directed to do all things necessary to give effect to this resolution, as outlined in the report entitled "Cancellation, Reduction or Refund of Taxes under Sections 357 and 358 of the Municipal Act, 2001" from the General Manager of Corporate Services, presented at the Hearing Committee meeting on April 17, 2019.

YEAS: Councillors Leduc, Lapierre, Cormier

CARRIED

Members' Motions

No Motions were presented.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

Lapierre/Cormier: THAT this meeting does now adjourn. Time: 7:36 p.m.

CARRIED

Request for Decision

Large Projects Update

Presented To:	City Council
Presented:	Tuesday, May 28, 2019
Report Date	Wednesday, May 15, 2019
Type:	Presentations

Resolution

That the City of Greater Sudbury amends the portion of Resolution CC2018-10 that pertains to the Library Art Gallery and selects the Shaughnessy East site as the preferred location for the Library/Art Gallery Project, as outlined in the report entitled "Large Projects Update" from the Interim General Manager of Community Development, presented at City Council on May 28, 2019.

Relationship to the Strategic Plan / Health Impact Assessment

This report supports Council's Strategic Plan *Greater Together* in the area of Growth and Economic Development Priority as it aligns with investing in large projects to stimulate growth and increase conferences, sports and events tourism and celebrate cultural diversity. Furthermore, these projects also address the goals identified under the Quality of Life and Place Priority in the same document.

Report Summary

This report is an update on the City's large projects as of May 15, 2019. In particular, this report responds to Council resolutions from January and February 2019 regarding The Junction Projects. Council directed staff to explore the potential for additional private sector participation in The Junction Project as well as to identify a possible alternate site for the Library/Art Gallery Project.

Financial Implications

There are no direct financial implications to this update report.

Signed By

Report Prepared By

Eleethea Savage
Manager of Special Projects
Digitally Signed May 15, 19

Division Review

David Shelsted
Director of Infrastructure Capital
Planning Services
Digitally Signed May 15, 19

Financial Implications

Jim Lister
Manager of Financial Planning and
Budgeting
Digitally Signed May 15, 19

Recommended by the Department

Ian Wood
Interim General Manager of Community
Development
Digitally Signed May 15, 19

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed May 15, 19

Large Projects Update – May 28, 2019

1. INTRODUCTION

The City of Greater Sudbury's "Large Projects" continue to progress. Since the original proposals received from the community were shortlisted by City Council in April 2016, the five selected projects have continued to advance.

- The new Greater Sudbury Main Library, combined at Council's direction with a new Art Gallery of Sudbury, has a conceptual design, functional program, and business plan. As part of Budget 2019, Council approved the financial plan and made a substantial commitment towards it. With the direction resulting from today's report, staff will move forward towards detailed design and construction of this exciting project.
- Place des Arts has leveraged the City's commitment of \$5 million and a piece of downtown property into a fully-funded community centre cultural project with a construction budget of \$30 million. Site preparation is already complete and full construction is planned to start this summer.
- Greater Sudbury's new Event Centre has found a home in a dynamic environment as part of the Kingsway Entertainment District. Partnerships have been established with Gateway Casinos, the landowner and a potential hotel. An integrated site design which features innovative new public spaces has been completed and a design-build RFP is almost ready for release. Site preparation would be underway now except for 3rd party zoning appeals.
- The Convention and Performance Centre has a site, business plan, and conceptual design and was part of the financial plan approved by Council recently. This project is the focus of an upcoming process to attract a private sector development hotel partner for our downtown projects and, ideally, a hotel investor for this game changing facility.

This report provides additional detail on the status of these projects and provides a resolution for Council's consideration regarding an alternate site for the Library/Art Gallery.

2. THE JUNCTION PROJECTS: LIBRARY/ART GALLERY & CONVENTION/PERFORMANCE CENTRE

In 2019, work on The Junction projects has been largely focused on responding to direction provided by Council through Resolution CC2019-04 – Private Sector Investment for The Junction, passed on January 15, 2019, and Resolution FA2019-05 – Alternate Site for Library/Art Gallery Project.

In response to the first motion, staff explored initiatives that have been undertaken in other municipalities to better understand the opportunities that may exist and the process that could

be undertaken in Greater Sudbury. In addition, key informant interviews were conducted with consulting firms that specialize in similar real estate and redevelopment initiatives.

For the second motion, staff reopened the site selection analysis that was completed in 2017 and examined existing municipal properties in the South District in order to determine if a suitable alternate site could be recommended for Council's consideration.

Other developments for The Junction since the last overall update provided to Council include the initiation of a geotechnical analysis program on the prospective sites, the development of a Request for Pre-Qualifications which will lead to a short list of design teams for the projects, and an analysis of parking options which could be coordinated with the project.

Response to Resolution CC2019-04 – Private Sector Investment for The Junction

Staff explored initiatives that have been undertaken in other municipalities to better understand the opportunities that may exist and the process that could be undertaken in Greater Sudbury. Particular attention was paid to Baker Street Development in Guelph, as an example of the type of partnership the CGS might consider. In addition, staff conducted key informant interviews with consulting firms that specialize in real estate and redevelopment projects.

Staff research indicates that a key goal of this type of process is to identify private sector partnerships that can bring additional resources and capacity to the development of The Junction and city owned properties in the South District. It is also clear from other examples that before engaging with the private sector, the City of Greater Sudbury needs to define what it is asking for the market to consider, instead of presenting a "blank slate"

In an effort to better understand the opportunities in the South District, staff will engage the services of a consultant to assist in evaluating potential opportunities that the City might pursue for the partnered development of The Junction, as well as City properties within the South District. This initial stage will include an engagement process to assist with getting traction from the private sector and a market assessment of land values associated with the identified properties in the South District.

Based on the results of this initial step staff will consider issuing an Expression of Interest (EOI) that is intended to confirm market interest and feedback on The Junction development opportunities and other downtown south district real estate. The results of this step would identify potential partnership structures and help to identify project scope for further steps including a Request for Pre-Qualification and a Request for Proposal to select a preferred private development partner.

In utilizing this approach, staff believes that we are balancing the risks inherent in 'open-ended' market interests that are difficult to evaluate against the desire to remain flexible to ideas as they emerge through the process. We also understand that there may not be sufficient market interest generated for a variety of reasons and the market preferences for the project development that we receive may not align with the City's visions and objectives.

The process to determine the level of private interest in The Junction and South District will inform the work to attract a hotel partner for the Convention and Performance Centre. As indicated previously, it is important to secure this partner prior to initiating detailed project design.

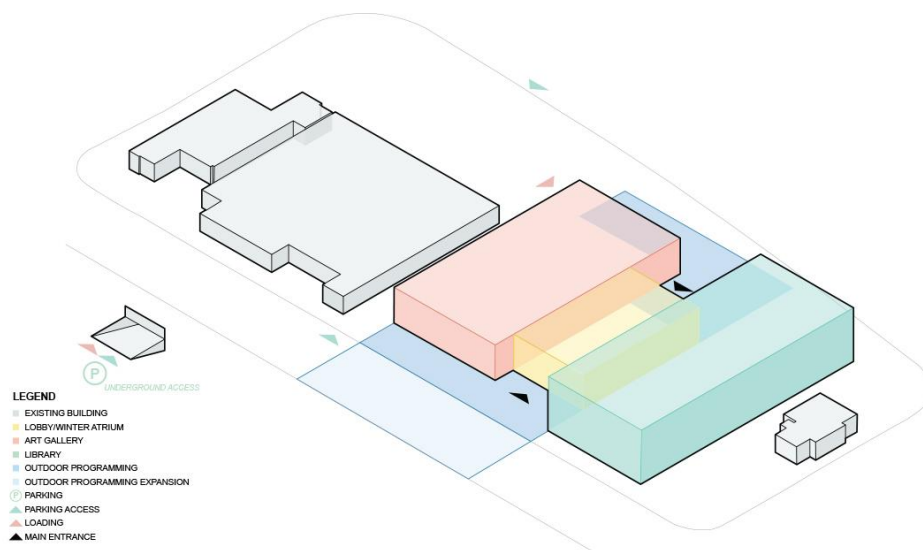
Response to Resolution FA2019-05 – Alternate Site for Library/Art Gallery Project

As directed by Council, staff investigated alternate sites for the Library / Art Galley project within the downtown South District what would facilitate a project start of 2020. Sites in the area that are already fully or substantially owned by the CGS were considered. An internal technical team convened to evaluate the available sites, referring to the extensive work that was completed in 2017.

Two sites were identified as available and potentially suitable; Shaughnessy East, which is mainly the parking lot next to the Sudbury Theatre Centre, and Minto East, which is the parking lot north of Old Rock. As the proposed Convention and Performance Centre, slated for the Minto East site, is too large for the other site, the technical team focused on determining whether the Shaughnessy East would work for the Library / Art Gallery project.

This site scored the second highest during the site evaluation process that took place in 2017 and consists of the block bounded by Shaughnessy, Van Horne, Paris and Brady. The CGS owns a substantial portion of the block but there are also properties owned by Greater Sudbury Utilities (GSU), the Sudbury Theatre Centre (STC), the Sudbury Multicultural and Folk Arts Association (SMFAA) and a private parking operator.

Centreline Architecture was engaged to ensure that the functional program planned for the Library/Art Gallery would fit on the site, using only property that already belongs to the City. The firm determined that this site could work and completed a massing block diagram showing the project on the site:



While this “test fit” exercise confirms that the project fits on existing CGS-owned property, it is important to note that staff have had positive discussions with both the STC and SMFAA and are exploring opportunities to work with both of these groups to access additional property for the project while partnering in some way to support their goals and continued operations.

The Shaughnessy East site was compared to the existing preferred site for the Library/Art Gallery and the following advantages and disadvantages were identified:

Advantages

- Highly visible location having the potential to act as a gateway to downtown Sudbury
 - o The façade on Paris and the approach from the Bridge of Nations allows for design to make a significant statement
- Can still work with proposed Convention and Performance Centre with a reoriented conceptual design
- Strong collaboration opportunities with STC
- Available immediately
- Shaughnessy Street has lower traffic and may provide more program opportunities than Minto
- Soils potentially more suitable for development of underground parking
- Aligns with the Downtown Master Plan

Disadvantages of the Site

- Change in size will require more creativity to create outdoor program space
- Not as close to Elgin Arts District so may be perceived as being less accessible
- Next to Paris Street which has heavy traffic and is not seen as pedestrian-friendly
- Potential limitations on design as block has immovable constraints
- Creativity required to maintain The Junction vision and connect to Convention & Performance Centre
- Parking inventory loss of 110 spots to downtown supply

Given the results of the analysis undertaken, staff are satisfied that the Shaughnessy East site is the best alternative site for the Library/Art Gallery Project and meets the direction of Council provided in February 2019. A resolution to select this site as the new preferred site for the Library/Art Gallery Project has been prepared for Council’s consideration.

Other Considerations and Next Steps

As indicated, staff will issue a Request for Pre-Qualifications to initiate the selection process for a design team for The Junction projects. At the same time, the services of a consultant will be secured to develop the Statement of Requirements needed to inform a Design-Build RFP. These projects are expected to generate significant interest and staff believe that the design-build approach will provide the City with the best combination of cost risk mitigation and process efficiency. A successful design-build requires significant work upfront to ensure that all desired design and technical features are incorporated into the final RFP. Staff anticipate that extensive consultation with future tenants, users and the general public will provide the insights needed

to ensure a design that appropriately reflects the importance of this structure to Greater Sudbury. As with the Event Centre design-build process, an honorarium will be required to support the development of an appropriate proposal at the RFP stage.

Should Council select the Shaughnessy East site for the Library/Art Gallery, staff will continue discussions with the Sudbury Theatre Centre and the Sudbury Multicultural Folk Arts Association in order to firmly establish the lands available for this project prior to initiating the design phase.

Geotechnical work on the sites should be completed by early July and the results will inform building design as well as an evaluation of the potential for underground parking as part of the Library/Art Gallery project.

As described in the report entitled, *Parking Update*, which was presented to CGS Finance and Administration Committee on May 14, 2019, the construction of The Junction projects will put significant pressure on the parking supply in the South District both during construction and post-completion. Staff will include parking development in the work associated with determining private sector partnership interest and, as indicated, will continue to evaluate the potential to include underground parking in the Library/Art Gallery complex. Based on the results of that work and other parking-related initiatives, staff will return to Council with a detailed parking expansion plan as part of a comprehensive project update prior to issuance of the design build RFP.

3. PLACE DES ARTS (PdA)

Work is continuing collaboratively between CGS staff and the PdA project team to prepare for the commencement of the next phase of construction for the PdA facility.

To date, PdA has completed the schematic design and the site preparation. The detailed design was unveiled publicly on March 29, 2019 and work is now ongoing on the plans for the construction laydown and phasing. PdA recently completed the prequalification process for contractors, with the tendering opportunity shared publicly earlier this year and opened officially in mid-April. It is anticipated that PdA will award the construction contract in late May, with start of construction planned for early summer. This capital work will continue over the coming months with the ultimate goal of project completion and start of facility operations in late 2020.

The PdA team is also in contact with the Downtown Sudbury BIA and its stakeholders to develop a collaborative communication strategy to ensure clear information is consistently shared with those potentially impacted by the capital work over the summer. CGS staff will continue to regularly meet with PdA to implement communication strategies along with the downtown stakeholders.

The project has secured several large private-sector donations and continues to approach its community fundraising goal. To date, the City has disbursed \$500,000 of the total contribution of \$5 million in municipal funding, as the project achieved the milestones required for funds to be advanced.

4. KINGSWAY ENTERTAINMENT DISTRICT (KED)

Local Planning Appeals Tribunal (LPAT) Status

The Provincial Government has recently announced changes to the LPAT. The proposed new Act, Bill 108, the More Homes, More Choice Act, 2019, has received first reading in the legislature and is now in a 30 day comment period. It is expected to become law before the end of the current Ontario legislative session in June. Bill 108 amends a number of statutes to create quicker and more varied housing across the province. Two of the statutes amended are the provisions of the LPAT and Planning Acts. The intent is to go back to the old, broader “proper planning” tests the Ontario Municipal Board (OMB) invoked and also remove the process of sending a matter back to a Council after a first LPAT decision, which could result in a second LPAT hearing if the Council did not adopt LPAT’S original findings. Most of the changes are directed toward official plan, zoning and subdivision appeals.

The key issue for the current LPAT appeals concerning the KED, is whether or not any or all of these anticipated changes will be imposed retroactively on the existing appeals, or if the appeals will continue under the LPAT and Planning Act provisions which exist in law today. This question will be answered with the release of the regulations to Bill 108. Staff’s current understanding is that the government intends to release the regulations prior to the end of May.

Zulich Proposal for Conference/Convention Centre

On April 18, staff received a letter from Dario Zulich which included a proposal to open discussions regarding the development of a conference/convention centre at the KED. The City recently exercised its land option agreement and became owners of the Event Centre property at the KED. This transfer of ownership initiated the liquidated damages clause with the City’s purchase option agreement, which states that the Land Owner is required to make reasonable efforts to develop the remaining lands within five years of the date of exercising the option. Amongst other developments, the Land Owner is to develop a Conference Centre. There is a financial penalty should the Land Owner not make reasonable efforts to further develop the lands.

Mr. Zulich’s proposal letter further states that there is significant savings in both capital and operating costs by developing the conference/convention centre at the KED.

Staff will continue to engage with the Land Owner to better understand the concept, clarify the intent of the development, evaluate any associated business plans, and analyze the implications for the Convention and Performance Centre at The Junction. Recommendations on whether and how the City could consider or advance this proposal will come back to Council in the coming months.

KED Engineering Update

The engineering for the KED site is ongoing, and is generally composed of the street design, the intersection design, and the storm water management design.

The street design has been reviewed with the City's Development Approvals section. The drawings are being updated to be submitted for detailed review and approval.

The horizontal configurations of the two intersections with the Kingsway have been completed and approved. Detailed design is approximately 33% complete for this work.

The storm water management design has had an interim design brief completed as well as the initial geotechnical work. Preliminary pond layout and options for infiltration are under review and being considered. Following the approval of the layout and infiltration options, detailed design will commence.

Design-Build Request for Proposal (RFP)

Staff is in the process of finalizing the Design-Build RFP. A decision on when the Design-Build RFP will be issued will be made once the following information is known:

- Identification of which rules the Planning Appeals will be considered.
- Identification of a schedule of when the Planning Appeals will be heard and a ruling issued.
- Review of the Design Build RFP by legal and Fairness Monitor.

By waiting for a schedule for Planning Appeals to be defined, the proponents bidding on the Design Build RFP and the City will have increased certainty during the bidding process.

The procurement process for the Design Build RFP is expected to take approximately six months which will be followed by approximately two months of contract negotiations, and the building permit is expected to be issued approximately two to four months after contract award.

To maintain the speed of business, the procurement process will run concurrently with the Planning Appeal resolution process. A cancellation clause will be included within the procurement documents and the contract. The financial risk will be a potential of an additional payment to the highest ranked proponent and the payment of the honorarium due to the other proponents. Should the cancellation occur after contract award, payment for work to date will be required.

Resources Cited

1. Members Motion M-3 Alternate Site for Library/Art Gallery Project—CGS Finance and Administration Committee Meeting February 19, 2019
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1400#agendaitem16403>
2. Motion M-4 Private Sector Investment for the Junction--CGS Council Meeting January 15, 2019
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1303#agendaitem15889>
3. Library / Art Gallery and Convention and Performance Centre—CGS Council Meeting July 10, 2018
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1244&itemid=15295>
4. Update on Library/Art Gallery and Convention Centre Projects (Presentation)—CGS Council Meeting April 10, 2018
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1239#agendaitem14917>
5. Greater Sudbury Convention and Performance Centre (formerly Synergy Centre) Library Art Gallery Update—CGS Council Meeting January 9, 2018
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1233&itemid=14273&lang=en>
6. Greater Sudbury Convention and Performance Centre / Library Art Gallery Update – CGS Council Meeting November 22, 2017
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=20866.pdf>
7. Request for Decision Update on Library/Art Gallery and Synergy Conference Centre Projects—CGS Council Meeting September 12, 2017 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1133&itemid=13767&lang=en>
8. Event Centre Report – CGS Council Meeting June 27, 2017 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1130&itemid=13404>
9. Synergy Centre and Library/Art Gallery Reports – CGS Council Special Meeting of June 28, 2017 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1210>

10. Event Centre Site Evaluation Matrix Report – CGS Council Meeting April 11, 2017 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1125&itemid=13033>
11. Event Centre Development Report – CGS Council Meeting August 22, 2017 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1132&itemid=13757>
12. Large Projects Update – CGS Council Meeting April 11, 2017 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1125&itemid=13017&lang=en>
13. Large Projects Update – CGS Council Meeting March 7, 2017 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1124&itemid=12718&lang=en>
14. Large Projects Update – CGS Council Meeting December 13, 2016 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1034&itemid=12449&lang=en>
15. Large Projects Update – CGS Council Meeting July 12, 2016 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=949&itemid=11754&lang=en>
16. Large Projects – CGS Council Meeting April 12, 2016 -
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=943#agendaitem10989>
17. Parking Update – CGS Finance and Administration Committee May 14, 2019
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=8&id=1367>
18. City Large Projects Website
<https://www.greatersudbury.ca/city-hall/current-projects/large-projects1/>
19. Place des Arts Project Website
<https://maplacedesarts.ca/en/>

Previous Resolutions Related to Large Projects Update of May 28, 2019

City Council – September 12, 2017

CC2018-10 THAT the City of Greater Sudbury selects 240 Elgin Street (the Sudbury Community Arena site), as outlined in the report entitled "Greater Sudbury Convention and Performance Centre (formerly Synergy Centre)/Library Art Gallery Update", from the Chief Administrative Officer, presented at the City Council meeting on January 9, 2018, and as assessed by the Site Evaluation Team as the site that received the highest overall rating across twelve criteria approved by Council - as the preferred site to construct both the Greater Sudbury Convention and Performance Centre and the Library Art Gallery.

CARRIED

City Council – January 15, 2019

CC2019-04 Cormier/McIntosh: WHEREAS the Council of the City of Greater Sudbury seeks to maximize the potential positive impacts of the Junction Projects for the Downtown and for the community as a whole. and,

WHEREAS private sector investment in The Junction projects could result in a more integrated use of the subject property, additional property tax revenue and more efficient use of public funds, and,

WHEREAS seeking private investment with respect to the potential for a residential component aims to meet one of the objectives of urban residential intensification as previously identified by Council and outlined as an objective in the Downtown Master Plan.

THEREFORE BE IT RESOLVED that staff be directed to explore the potential to attract private sector participation into The Junction projects including, but not limited to, residential, hotel and commercial development that complements and supports the functional programs approved by the City of Greater Sudbury for the Library/Art Gallery and the Convention and Performance Centre, and

FURTHER BE IT RESOLVED that staff report back by the second quarter of 2019 with an assessment of the potential for private sector investment, a proposed process to secure such investment, and any implications for the projects as currently envisioned.

CARRIED

Finance and Administration Committee – February 19, 2019

FA2019-05 Cormier/McIntosh: WHEREAS the City of Greater Sudbury selected the Library/Art Gallery and the Convention and Performance Centre projects as priorities of Council in April 2016; and,

WHEREAS the Site for the Library/Art Gallery project is not expected to be available for construction until the spring of 2022, which is two years later than originally proposed; and,

WHEREAS the City of Greater Sudbury has been acquiring land in the Downtown South District area, (west of Paris Street between Brady Street and the CP Rail tracks), for more than 10 years for the purpose of significant public infrastructure; and,

WHEREAS the Library/Art Gallery project could go forward closer to its original time line on a site within the Downtown South District that is either ready now or could be by March 2020.

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury directs staff to investigate alternative sites for the Library/Art Gallery Project within the Downtown South District that would facilitate a project start in 2020; and,
FURTHER, THAT the City of Greater Sudbury directs staff to evaluate the impact of a new site for the Library/Art Gallery on the Downtown South District, including the proposed Convention and Performance Centre project and other community interests, and recommend policies and approaches to maximize the benefit of this development for the City; and,
FINALLY, THAT staff be directed to report back with a recommendation to proceed with the Library/Art Gallery on a new site no later than June 25, 2019.

CARRIED

Request for Decision

Development Charges By-law

Presented To:	City Council
Presented:	Tuesday, May 28, 2019
Report Date	Wednesday, May 15, 2019
Type:	Managers' Reports

Resolution

Resolution #1:

THAT the City of Greater Sudbury Development Charges Background Study dated March 28, 2019 prepared by Hemson Consulting Ltd be approved under Section 10 of the Development Charges Act, 1997;

AND THAT City of Greater Sudbury determine that no further public meeting is required, pursuant to Section 12 of the Development Charges Act, 1997;

AND THAT City of Greater Sudbury considered area specific development charges and approved city-wide development charges.

Resolution #2:

THAT City of Greater Sudbury approves the DC rates based on Option(s) #___ as outlined in the report entitled "Development Charges By-law", from the General Manager of Corporate Services, presented at the City Council meeting on May 28, 2019.

Resolution #3:

THAT the City of Greater Sudbury directs staff to present a by-law in the form attached as Appendix D as may be amended by Council decisions under the report entitled "Development Charges By-law", from the General Manager of Corporate Services, presented at the City Council meeting on May 28, 2019.

Resolution #4:

THAT the City of Greater Sudbury directs staff to present a by-law repealing By-Law 2015-241 "Deferral of Payment of Development Charges for Certain Residential Development".

Signed By

Report Prepared By

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed May 15, 19

Manager Review

Jim Lister
Manager of Financial Planning and Budgeting
Digitally Signed May 15, 19

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets and Fleet
Digitally Signed May 15, 19

Financial Implications

Jim Lister
Manager of Financial Planning and Budgeting
Digitally Signed May 15, 19

Recommended by the Department

Kevin Fowke
General Manager of Corporate Services
Digitally Signed May 15, 19

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed May 15, 19

Relationship to the Strategic Plan / Health Impact Assessment

This reports refers to operational matters.

Report Summary

This report provides Council with options to finalize the 2019 Development Charges By-Law for the next five years (from July 1, 2019 to June 30, 2024) based on prior information reports on this subject and the results of public consultation.

Financial Implications

This report will establish the DC rates for the period of July 1, 2019 to June 30, 2024.

1.0 Purpose

This report provides Council with options to finalize the 2019 Development Charges By-Law for the next five years, from July 1, 2019 to June 30, 2024.

2.0 Background

Development charges (DC) are a financing tool available to assist municipalities with minimizing costs to existing taxpayers and businesses for growth-related infrastructure costs. City Council establishes development charge rates via a DC by-law that is subject to renewal every five years and that must adhere to provincial legislative requirements.

The following chart provides a summary of staff reports previously presented to City Council, Planning or the Finance and Administration Committee:

Report Date	City Council or Committee	Report Name	Report Summary
September 26, 2016	Planning Committee	Proposed City-Wide Nodes and Corridors Strategy	Provided a recommended city-wide nodes and corridors strategy and outlined a schedule for the completion of nodes and corridors design studies over the next 9-year period.
January 8, 2018	Planning Committee	Comparative Fiscal Impact Analysis of Growth Study	Provided to understand the cost and revenue to service residential developments across the city.
April 9, 2018	Planning Committee	City of Greater Sudbury Outlook for Growth to 2046	Provided an update of the Population, Household and Employment Growth Projections 2016 to 2046 used to inform capital, service level and policy planning in the City, including the upcoming development charges background study.
April 17, 2018	Finance & Administration Committee	2019 Development Charges Background Study and By-Law	Provided an overview of development charges as well as the steps planned for the 2019 DC Background Study and related by-law to be approved by City Council before June 30, 2019.
March 26, 2019	Finance & Administration Committee	Proposed Changes to City's Development Charges By-Law and Rates	Provided a summary of the proposed changes to the development charges by-law and proposed development charge rates as calculated through the 2019 DC Background Study.
May 2, 2019	Finance & Administration Committee	Strategic Options for Development Charge Rate Reductions	Provided options for reducing DCs in response to Council's direction from the March 26, 2019 meeting.

Report Date	City Council or Committee	Report Name	Report Summary
May 2, 2019	Finance & Administration Committee	Development Charges and Planning Policies	Provided connections between DCs and land use planning policy at the City, specifically with respect to the Official Plan, community improvement plans, development cost sharing, building permit trends and the cost of growth.
May 2, 2019	Finance & Administration Committee	Economic Development Context for Development Charges Strategic Options	Provided advantages that the City has to attract new/expanded businesses along with recent economic trends affecting the community in relation to consideration of DCs and strategic alternatives.
May 7, 2019	City Council	2019 Development Charges Public Input	Provided summary of requirement for one public meeting in accordance with the DC Act and the process of the public input.

3.0 Public Input

The public input meeting on Development Charges was held at the City Council meeting on May 7, 2019. There were a total of 8 individuals that provided their input and opinions for and against development charges.

Appendix B includes all of the public input written submissions received through submissions to Clerks Services, through the “Over to You” engagement portal as well as general submissions for the period of March 1, 2019 to May 8, 2019.

4.0 Bill 108: *More Homes, More Choices Act*

On May 2, 2019, the Ministry of Municipal Affairs and Housing (MMAH) launched the Housing Supply Action Plan which intends to increase the supply of housing, make housing more affordable, and ensure that the housing supply meets the needs of the growing population. The Action Plan is detailed in Bill 108, the *More Homes, More Choices Act*, which passed First Reading on May 2nd. The Bill contains proposed changes to the Development Charges Act (DCA), as well as changes to the *Planning Act* that will impact certain aspects of development charges. It is noted that at the time of writing, the draft regulations to accompany the DCA and the *Planning Act* have not yet been released. As such, information is limited.

Bill 108 has been released for public consultation which is open until June 1st, and it is unknown when the Bill will be passed into legislation along with an effective date for implementation of changes.

A brief summary of the announced changes relating to development charges and potential implications to the City are outlined below. Given the preliminary nature of this information and the early stage in the legislative process, it is recommended that City Council finalize a DC Bylaw prior to July 1st and amend it if necessary once Bill 108 is passed.

Proposed Change	Description	City Implications
Secondary Suites	Proposed that DC Act would exempt DCs for the creation of one secondary suite in new residential buildings. Restrictions are to be prescribed by the regulations.	Implications are anticipated to be minimal as the 2019 DC By-law recommends exempting DCs for the creation of a Secondary Dwelling Unit in accordance with the Zoning By-law.
Soft Services	Proposed new community benefits authority will be created under the <i>Planning Act</i> , which will allow municipalities to charge directly for benefits such as libraries and daycare facilities. This authority would replace density bonusing provisions, some parkland dedications, and development charges for discounted soft services (e.g. library, recreation, parks, and likely other services subject to the statutory 10% deduction). Proposed charges under the community benefits authority would be capped based on a portion of the appraised value of land. It appears that discounted services (soft services) will be removed from the DCA and covered by the new Planning Act "Community Benefits" provisions. The DCA may be restricted to the following services: Roads and Related, Water, Wastewater, Stormwater, Transit, Waste Diversion, and the protection services of Police and Fire.	<p>If these changes were put into effect, the City would see a decrease in DC revenues and would need to introduce other policy changes to realize the new revenue anticipated by applying the "Community Benefit" provisions described by the Province.</p> <p>Under the proposed DCA transitional policies, it is anticipated that the City could continue to charge DCs for soft services until the earlier of:</p> <ul style="list-style-type: none"> • The prescribed date, as per the accompanying regulations, or • The City's passage of a by-law related to "community benefits charges" under the amended <i>Planning Act</i>. <p>Following this time, it is anticipated that the City's DC by-law as it relates to General Government, Library, Parks and Recreation, Ambulance, Emergency Preparedness services would no longer apply.</p> <p>When the changes are approved and to be implemented, staff may return with a report for a plan on the related changes to the <i>Planning Act</i> and the <i>Development Charges Act</i>.</p>

Proposed Change	Description	City Implications
Administration	<p>Proposed amendment to the DC Act would freeze DC rates at an earlier point in the development process (such as when an application is made for a site plan or zoning approval). DCs would continue to be paid at time of building permit issuance.</p> <p>Proposed that DCs relating to rental housing, institutional, industrial, commercial and non-profit housing would be paid in six equal annual instalments following occupancy.</p> <p>Other proposed changes include removal of the 10% statutory deduction for waste diversion capital costs, as well as exempting the conversion of communal areas to residential units in rental buildings from DCs.</p>	<p>These changes are likely to result in a reduction in DCs for most development and a reduction in the City's DC revenues, as compared with the current practice of calculating and collection DCs at the time of building permit issuance.</p> <p>These proposed changes would also result in increased administrative responsibilities for monitoring and collection of DCs.</p>

5.0 Analysis:

Finance & Administration Committee received several information reports at its meeting on May 2, 2019. This section of the report provides analysis and follow up information requested by the Committee as well as options for finalizing a new DC Bylaw.

5.1 Vacancy Rebates/Units

Information on the City's commercial and industrial vacancy rates is included in Appendix A.

5.2 Nodes and Corridors

On November 1st, 2016, Council endorsed a City wide Nodes and Corridors Strategy. The purpose of the strategy is to allow the City to better guide future growth and development (and intensification) by analyzing the intensification potential of existing nodes and corridors throughout the city and creating a framework to guide investment in these areas that would result in more complete communities and a more complete integration of active transportation and transit. The strategy also helps create new and distinctive corridors and centres, all featuring mixed uses, public realm improvements and public transit.

The Nodes and Corridor Strategy prioritizes study areas to help guide investment and intensification within the community. Individual nodes and corridor studies will:

- Identify and strengthen areas of significant capital investment and reinvestment;
- Promote positive change;
- Improve urban design;
- Create complete streets;

- Recommend how appropriate land uses, densities and built form can be introduced, creating new economic opportunities;
- Recommend where public open spaces can be created and existing parks improved;
- Improve the pedestrian environment;
- Inform future capital planning;
- Optimize transit service; and,
- Inform City policy, by-laws, and guidelines

In 2017 Planning Services division began to implement the strategy by undertaking the LaSalle Boulevard Corridor Plan and Strategy and the Chelmsford Town Centre CIP, which were endorsed and approved by Council in 2018.

It is possible for Council to expand exemptions within the DC By-law to exempt desirable development within defined areas along existing and defined nodes and corridors. This option is developed further below as option 7.

5.3 DC Rate Options

The options are listed below with additional implications outlined further in this report.

1. Approve calculated DC rates from the 2019 DC Background Study.
2. Reduce DC rates by 50% for residential only and freeze the rates for the full 5 years of the by-law with no annual inflation.
3. Reduce DC rates by 50% for ICI (Industrial, Commercial and Institutional) only.
4. Reduce DC rates for multi-unit buildings (apartments/multiples only).
5. Reduce DC rates by 50% for long term care (both profit and non-profit) buildings.
6. Reduce DC rates for smaller residential units (less than 1,000 square foot) - only applicable to single and semi-detached dwellings.
7. Expand designated exempt areas to include nodes and corridors.

The following table shows the DC rates for each DC category based on the options described above.

DC Category	DC Rate Options						
	1	2	3	4	5	6	7 (c)
Single Detached Dwelling (per unit)	\$17,721	\$8,861	\$17,721	\$17,721	\$17,721	\$17,721 (b)	\$17,721
Semi-Detached Dwelling (per unit)	\$14,238	\$7,119	\$14,238	\$14,238	\$14,238	\$14,238 (b)	\$14,238
Apartments and Multiples (per unit)	\$10,227	\$5,114	\$10,227	\$5,114	\$10,227	\$10,227	\$10,227
Industrial (per sq ft)	\$5.92	\$5.92	\$2.96	\$5.92	\$5.92	\$5.92	\$5.92
Non-Industrial (per sq ft)	\$8.89	\$8.89	\$4.45	\$8.89	\$8.89 (a)	\$8.89	\$8.89

Notes:

(a) Rates for Long Term Care homes (profit and non-profit) would be 50% of the Non-Industrial rate.

(b) Rates for residential single detached and semi-detached dwelling units below 1,000 square feet would be based on the calculated rate for “apartments and multiples”.

(c) Rates for any type of development along nodes & corridors (boundary maps for exempt areas to be created and attached to the DC By-law) would be reduced by 25% or 40% of the respective rates.

During the policy discussion at the Finance and Administration Committee meeting on May 2nd, Committee members discussed the impact of DC rates and exemptions on various classes of commercial development. There are several vacant buildings within the City that can be renovated for new types of commercial development where DCs would not be applicable on renovation to existing buildings (as long as the renovation does not expand square footage). Further, when a building permit is issued within 5 years of a demolition permit on the same site, there would be redevelopment credits available that may reduce or eliminate the amount of DCs on the proposed new development where there is a change in use of the building (e.g. from residential to non-industrial).

In addition, Appendix C outlines the policy changes to the DC by-law for Council’s approval as noted in the resolution. The policy changes were extracted from the report presented to the Finance & Administration Committee on March 26, 2019.

The table below provides the benefits and drawbacks for each DC rate option that are listed above.

Note - the estimated percentage share of DC revenues listed in each option represents the total projected DC revenues based on the calculated DC rates and development forecast (as shown in first table under Section 6.0 Financial Implications). The estimated DC revenue loss (second table under Section 6.0) for each option is based on assumptions (listed under Section 7.0) and the total projected DC revenues.

Benefits	Drawbacks
Option 1 - Approve calculated DC rates from the 2019 DC Background Study.	
<ul style="list-style-type: none">- utilize financing tool available to minimize costs to existing taxpayers, ratepayers and businesses for growth-related infrastructure costs;- receive full development charges revenue based on actual new development;- avoid existing taxpayers and/or ratepayers to pay a higher portion of growth-related infrastructure costs through higher property taxes or w/ww user fees, or delay/deferral of capital projects;- expect no impact on housing or rental prices as calculated DC rates are lower than current rates	<ul style="list-style-type: none">- may not encourage additional development beyond the development forecast in the DC Background Study within the community;- will not decrease costs for individual homeowners building own home;- may not improve profitability of developers and businesses as decreasing cost of construction

Benefits	Drawbacks
Option 2 - Reduce DC rates by 50% for residential only and freeze the rates for the full 5 years of the by-law with no annual inflation.	
<ul style="list-style-type: none"> - may encourage development in residential sector; - costs currently paid by individual homeowners building their own home would instead be paid by all tax/ratepayers, reducing costs for those individuals; - may improve profitability of developers, since the discounted rates would decrease construction costs 	<ul style="list-style-type: none"> - Residential DCs account for an estimated 78% share of total projected DC revenues - the resulting decreases in DC revenue for growth-related capital projects will require: <ul style="list-style-type: none"> • a change to financing plans that rely on DCs, leading to a reduction in the number of capital projects included in an annual plan and/or • a change in the scope or timing of capital projects, increasing the risk of unmet service expectations; - increases the reliance on annual property taxes and w/ww user fees for existing taxpayers and w/ww ratepayers to fund higher portion of growth related costs; - may not result in lower housing or rental prices as those prices are based on market demand; - market demand for residential housing does not appear to be impacted by DC rates (e.g. lower DC rates may not result in additional houses being built and sold if the market doesn't support it)
Option 3 - Reduce DC rates by 50% for ICI (Industrial, Commercial, Institutional) only.	
<ul style="list-style-type: none"> - may encourage development in ICI sector; - may improve profitability of businesses in ICI sector by decreasing cost of building construction; - new ICI development would increase number of jobs which may translate into additional population moving to the City, which in turn may increase residential development from new population or existing population buying new homes 	<ul style="list-style-type: none"> - Revenue from ICI DCs account for approximately 22% of total projected DC revenues - the resulting decreases in DC revenue for growth-related capital projects will require: <ul style="list-style-type: none"> • a change to financing plans that rely on DCs, leading to a reduction in the number of capital projects included in an annual plan and/or • a change in the scope or timing of capital projects, increasing the risk of unmet service expectations; - increases the reliance on annual property taxes and w/ww user fees for existing taxpayers and w/ww ratepayers to fund higher portion of growth related costs;

Benefits	Drawbacks
Option 4 - Reduce DC rates for multi-unit buildings (apartments/multiples only).	
<ul style="list-style-type: none"> - may encourage development in multi-residential sector; - may improve profitability of developers and/or landlords as decreasing cost of construction (DCs is below 5% of total construction cost); - may provide additional affordable housing units (if landlord/owner offers lower rent than market rent, or if supply increases to a point where market rent decreases if the rental apartment vacancy rate increases) 	<ul style="list-style-type: none"> - Revenue from Multi-unit building DCs account for approximately 21% of total projected DC revenues (or 27% of the 78% total residential projected DC revenues) - the resulting decreases in DC revenue for growth-related capital projects will require: <ul style="list-style-type: none"> • a change to financing plans that rely on DCs, leading to a reduction in the number of capital projects included in an annual plan and/or • a change in the scope or timing of capital projects, increasing the risk of unmet service expectations; - increases the reliance on annual property taxes and w/ww user fees for existing taxpayers and w/ww ratepayers to fund higher portion of growth related costs; - may not result in lower rental prices as those prices are based on market demand; - market demand for residential housing does not appear to be impacted by DC rates (e.g. lower DC rates may not result in additional houses being built and sold if the market does not support it)
Option 5 - Reduce DC rates by 50% for long term care (both profit and non-profit) buildings.	
<ul style="list-style-type: none"> - may encourage development in long-term care sector by providing additional beds in the community, subject to approval under the Long-Term Care Homes Act, 2007 as the Ministry provides funding for long-term care beds; - would increase profitability of for-profit long-term care providers by decreasing cost of building construction; - staff previously recommended that non-profit long term care homes be exempt from DCs if they are exempt from property taxes, so this option may be provided to the remaining non-profit and for-profit long term care homes, depending on Council's decision on staff recommended policy changes to the DC by-law 	<ul style="list-style-type: none"> - Revenue from Long Term Care DCs account is estimated at 7% of total projected DC revenues (or 33% of total ICI projected DC revenues). This is based on assumption that 267,000 square feet may be constructed at long-term care homes. Staff does not have actual or expected square footage in future development in this specific area; - the resulting decreases in DC revenue for growth-related capital projects will require: <ul style="list-style-type: none"> • a change to financing plans that rely on DCs, leading to a reduction in the number of capital projects included in an annual plan and/or • a change in the scope or timing of capital projects, increasing the risk of unmet service expectations; - increases the reliance on annual property taxes and w/ww user fees for existing taxpayers and w/ww ratepayers to fund higher portion of growth related costs;

	<ul style="list-style-type: none"> - additional beds in our community must be approved by the Ministry of Health and Long Term Care by obtaining a licence under the Long-Term Care Homes Act, 2007 (section 96 states "The Minister shall determine whether or not there should be a long-term care home in an area, and how many long-term care home beds there should be in an area..."); - will not result in lower accommodation rates for residents living in long-term care homes as the rates are set by the Ministry
Benefits	Drawbacks
Option 6 - Reduce DC rates for smaller residential units (less than 1,000 square foot) - only applicable to single & semi-detached dwellings.	
<ul style="list-style-type: none"> - may encourage development in residential sector with smaller homes; - decrease costs of individual homeowners building own home; - may improve profitability of developers as decreasing cost of construction 	<ul style="list-style-type: none"> - Revenue from smaller residential unit DCs is estimated at 11% of total projected DC revenues (or 15% of total residential projected DC revenues) based on assumption that 20% of single and semi-detached units may be constructed below 1,000 square feet. Staff does not have actual or expected square footage in future development in this specific area; - the resulting decreases in DC revenue for growth-related capital projects will require: <ul style="list-style-type: none"> • a change to financing plans that rely on DCs, leading to a reduction in the number of capital projects included in an annual plan and/or • a change in the scope or timing of capital projects, increasing the risk of unmet service expectations; - increases the reliance on annual property taxes and w/ww user fees for existing taxpayers and w/ww ratepayers to fund higher portion of growth related costs; - may not result in lower housing prices as those prices are based on market demand; - market demand for residential housing does not appear to be impacted by DC rates (e.g. lower DC rates may not result in additional houses being built and sold if the market doesn't support it)

Benefits	Drawbacks
Option 7 - Expand designated exempt areas to include nodes and corridors.	
<ul style="list-style-type: none"> - may encourage development in residential and non-residential sectors for properties along the nodes and corridors; - decrease costs of individual homeowners building own home; - may improve profitability of developers and businesses as decreasing cost of construction 	<ul style="list-style-type: none"> - Revenue from DCs in nodes and corridors areas is estimated at 21% and 34% of total projected DC revenues based on assumptions of 25% and 40% of residential and non-industrial development may occur in the nodes and corridors areas. Residential and Non-Industrial represents 85% of the total projected DC revenues. Staff does not have actual or expected square footage in future development in this specific area; - the resulting decreases in DC revenue for growth-related capital projects will require: <ul style="list-style-type: none"> • a change to financing plans that rely on DCs, leading to a reduction in the number of capital projects included in an annual plan and/or • a change in the scope or timing of capital projects, increasing the risk of unmet service expectations; - increases the reliance on annual property taxes and w/ww user fees for existing taxpayers and w/ww ratepayers to fund higher portion of growth related costs; - may not result in lower housing or rental prices as those prices are based on market demand; - market demand for residential housing does not appear to be impacted by DC rates (e.g. lower DC rates may not result in additional houses being built and sold if the market doesn't support it)

6.0 Financial Implications

Each of the DC rate options has financial implications. Options 2-7 create a level of DC revenue loss that would need to be recovered from property taxation and w/ww user fees through increases to the property tax levy and w/ww user fee rates.

The next table provides the total expected DC revenue to be collected based on the DC rates and expected development forecast from the DC background study, which shows the “non w/ww portion” and “w/ww portion” separately. It is provided for comparison from the total DC revenue per year to the DC revenue loss per year for each of the options presented.

	DC Rate	Non W/WW Portion	W / WW Portion	Forecast 2019 – 2023	Revenues – Non W/WW Portion	Revenues – W / WW Portion	Total
Single Detached	\$17,721	\$12,030	\$5,691	962	\$11,572,860	\$5,474,742	\$17,047,602
Semi-Detached	\$14,238	\$11,173	\$4,572	76	\$734,616	\$347,472	\$1,082,088
Apartments & Multiples	\$10,227	\$8,026	\$3,284	666	\$4,624,038	\$2,187,144	\$6,811,182
Industrial	\$5.92	\$5.18	\$2.42	804,000	\$2,814,000	\$1,945,680	\$4,759,680
Non-Industrial	\$8.89	\$8.15	\$2.42	262,390	\$1,697,663	\$634,984	\$2,332,647
Total DC Revenues over 5 Years					\$21,443,177	\$10,590,022	\$32,033,199
Total DC Revenue per Year					\$4,288,635	\$2,118,004	\$6,406,640

The following table shows the financial implications for each of the options.

#	Total DC Revenue Loss per Year	Total DC Revenue Loss per Year – Tax Levy Portion	Total DC Revenue Loss per Year – W/WW User Rates Portion	Property Tax Levy % Increase Impact	W/WW User Rates % Increase Impact	Weighted Assessment Growth Required to Offset Loss DC Revenue Tax Levy Portion – New Assessed Value (Note A)
1	0	0	0	0	0	0
2	\$2,535,206	\$1,721,065	\$814,140	0.63%	1.04%	\$136,199,123
3	\$709,233	\$451,166	\$258,066	0.16%	0.33%	\$35,703,732
4A	\$340,559	\$231,194	\$109,365	0.08%	0.14%	\$18,295,892
4B	\$681,118	\$463,160	\$217,958	0.17%	0.28%	\$36,652,899
5	\$237,363	\$172,749	\$64,614	0.06%	0.08%	\$13,670,754
6	\$311,151	\$211,230	\$99,921	0.08%	0.13%	\$16,715,991
7A	\$1,363,676	\$931,459	\$432,217	0.34%	0.55%	\$73,712,410
7B	\$2,181,882	\$1,490,334	\$691,547	0.54%	0.88%	\$117,939,856

Note A: These assessment growth figures are in addition to the expected assessment growth described in the 2019 Background Study.

7.0 Assumptions

The following lists the assumptions used in calculating the financial implications for the options.

Option	Assumptions
1	Not applicable as there is no revenue loss if calculated DC rates are approved.
2	Assumed annual inflation of 2% per year for the four years of the by-law (e.g. starting July 1, 2020 to July 2, 2023) and assumed forecasted development to occur equally over the five year period.
3	Calculation based on calculated DC rates for Industrial and Non-Industrial categories with a 50% reduction.
4A & 4B	Provided two scenarios - (4A) scenario with assumed 25% DC rate reduction and (4B) scenario with assumed 50% rate reduction.
5	Assumption based on 267,000 square feet of new development relating to long term care homes.
6	Assumed based on calculated DC rates for apartments/multiples. Also, assumed that approximately 20% of single family and semi-detached dwelling units may be constructed below 1,000 square feet.
7A & 7B	Provided two scenarios - (7A) scenario with assumption that 25% of residential and non-industrial would occur on nodes and corridors and (7B) scenario with assumption that 40% of residential and non-industrial would occur on nodes and corridors.

8.0 Conclusion

This report provides additional information to Council in relation to discussions at the Finance & Administration Committee meeting on May 2, 2019.

Furthermore, this report seeks Council approval of the resolutions listed for this report including the approval of the DC by-law and associated rates that will become effective on July 1, 2019.

Appendices:

Appendix A – Commercial/Industrial Vacancy Rates

Appendix B – Public Input Received Since March 1, 2019

Appendix C – 2019 Development Charges By-Law Policy Decision (from March 26, 2019 DC Report)

Appendix D – Proposed 2019 Development Charges By-Law

References:

Proposed City-Wide Nodes and Corridors Strategy, Planning Committee, September 26, 2016.

<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=992&itemid=11977>

Comparative Fiscal Impact Analysis of Growth Study, Planning Committee, January 8, 2018

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=11&id=1215>

City of Greater Sudbury Outlook for Growth to 2046, Planning Committee, April 9, 2018

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=16&id=1221>

2019 Development Charges Background Study and By-Law, Finance and Administration Committee meeting on April 17, 2018

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=2&id=1271>

Proposed Changes to City's Development Charges By-Law and Rates, Finance and Administration Committee meeting on March 26, 2019

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=2&id=1365>

Strategic Options for Development Charge Rate Reductions, Finance and Administration Committee meeting on May 2, 2019

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=2&id=1420>

Development Charges and Planning Policies, Finance and Administration Committee meeting on May 2, 2019

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=4&id=1420>

Economic Development Context for Development Charges Strategic Option, Finance and Administration Committee meeting on May 2, 2019

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=5&id=1420>

2019 Development Charges Public Input

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=18&id=1322>

Appendix A – Commercial/Industrial Vacancy Rates Update

At their meeting of May 2, 2019, Council directed staff to provide information on the City's commercial and industrial vacancy rates. Economic Development staff have put together the following information in response to this request.

CONSULTATION

Economic Development staff have connected with representatives from Ontario's North Economic Development Corporation (ONEDC), a consortium of the five large cities in Northern Ontario (including Greater Sudbury, North Bay, Timmins, Sault Ste. Marie and Thunder Bay). This outreach sought to gain insight on how their municipalities are tracking their commercial and industrial vacancies, with the following responses received:

- NORTH BAY: Not tracking. Having internal discussions to determine if there's a purpose to track and how to do so.
- SAULT STE MARIE: Not tracking vacancy rate, rely on local real estate market for general information.
- THUNDER BAY: Not tracking vacancy rate.
- TIMMINS: Not tracking the data. Too difficult to collect and maintain.

Staff also contacted the following agencies to see if they are tracking the data, or have an interest in tracking it:

- CBRE: Only tracking data for large metropolitan areas. Not currently collecting data on Sudbury and do not have the resources locally to perform this work. Small market size noted as constraint.
- COLLIERS CANADA: Only tracking data for large metropolitan areas. Not tracking data for Sudbury and no immediate intentions of doing so. Small market size noted as constraint.
- SUDBURY REAL ESTATE BOARD – Reviewing Information available.
- MALLETTE-GORING SUDBURY: Previously tracked locally, no longer doing it. Interested in data but indicated it is very labour-intensive and not sure they have the capacity to compile and maintain it.
- CITY OF HAMILTON: Tracking the data annually through a summer student program (15 students), but concerns remain that the data is not entirely reliable. Previously tracked the data for the downtown core only in order to measure the success of its Downtown CIP, but recently expanded tracking to the entire city.

PROCESS

Based on the feedback from industry experts and colleagues across other municipalities, we have concluded the data to calculate an accurate vacancy rate in the commercial and industrial sectors does not exist and would need to be created.

- In order to determine a reliable vacancy rate, a survey of property owners in both the commercial and industrial sectors will have to be conducted.
- The City's GIS Department has an accurate database of all commercial and industrial properties. Using MPAC data of all of the 400 (Commercial) and 500 (Industrial) series properties based in Sudbury. Staff believe that using the information from this database to determine a baseline property inventory, and then conducting a sample size survey of the property owners to request current vacancies will provide an accurate representation of the vacancy rates in both sectors.
- The approach recommended is to engage an independent polling firm to conduct a survey, based on a random sample of the property owners in the database to determine the vacancy rates.
- Staff are working with the City Clerk to determine if the Greater Sudbury database purchased from MPAC can be utilized for this purpose, based on the terms of the City's agreement with MPAC, as well as MFIPPA regulations.
- As an alternative to use of the MPAC data for this purpose, staff have confirmed that the polling agency has their own existing database they can use to conduct the survey. There will be additional implications, such as ensuring their database is categorized in the same manner as the MPAC data. The information from the MPAC data will be used as a baseline for total inventory.

BUDGET

The project is estimated to cost approximately \$5,000, dependent on the availability of the internal database provided by the City. This cost will be covered by existing operational budgets, as this information aligns with Economic Development goals and mandate to attract new investment opportunities.

TIMELINE

Staff estimates that the total project will be completed in approximately four weeks, including a final report providing the vacancy rates for both the commercial and industrial sectors. This information will be brought forward to Council for its consideration in the near future.

FUTURE

Staff is in the process of completing this exercise and will continue to conduct this exercise on an annual basis to monitor trends in industrial and commercial vacancies as a potential indicator of economic climate and a tool to guide policy recommendations.

Appendix B – Public Input Received Since March 1, 2019

B-1. Survey Report – Over to You – DC Background Study (survey responses up to May 14, 2019)

B-2 Public response received on May 7, 2019

B-3 Letter from Sudbury & District Chamber of Commerce on May 7, 2019

List of speakers at the Public Input meeting held during City Council meeting on May 7, 2019:

- Connie Cyr
- Les Lisk – Coniston Seniors Non Profit Housing Corporation
- Karla Colasimone – Sudbury and District Home Builders Association
- Mathieu Labonte
- Paul Kennedy
- Joel Sauve
- Tom Price
- Michel Lalonde

Survey Report

16 January 2018 - 14 May 2019

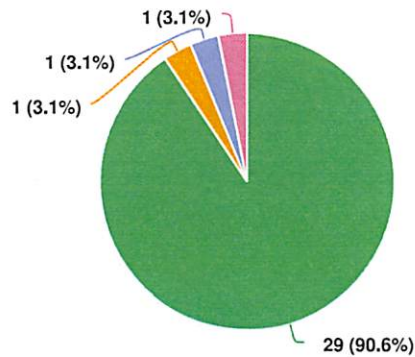
Development Charges Background Study

PROJECT: Development Charges Background Study

Over To You Greater Sudbury



Q1 I identify as:



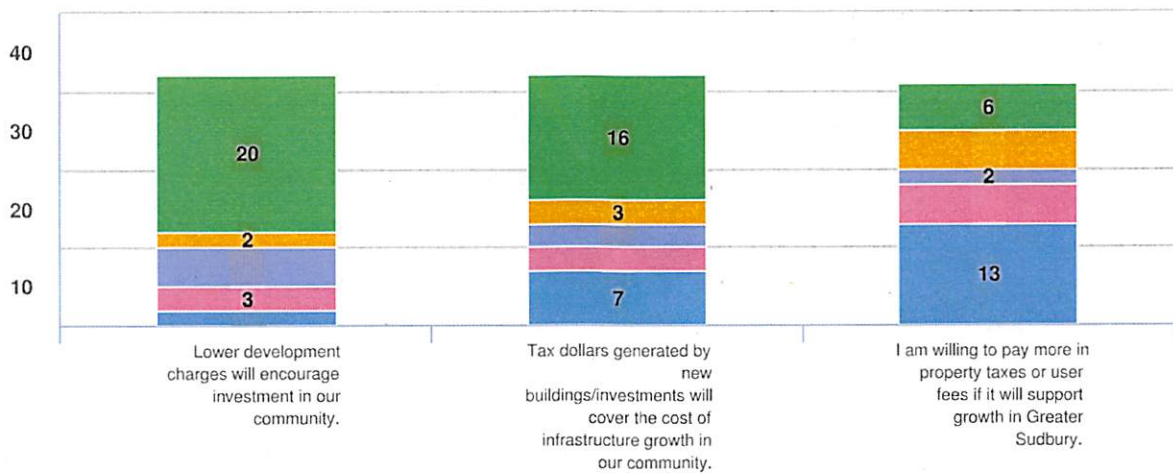
Question options

● A residential taxpayer
 ● A non-residential taxpayer
 ● A developer or landowner actively constructing new building(s)

● Prefer not to answer

Optional question (32 responses, 10 skipped)

Q2 Please rate your level of agreement with the following statements:



Question options

● Strongly agree
 ● Agree
 ● Neither agree nor disagree
 ● Disagree
 ● Strongly disagree

Optional question (32 responses, 10 skipped)

Q3 Do you feel that lower development charges will encourage investment in our community? If so, how?

Anonymous
4/9/2019 03:38 PM

0.9% is not lowering, it's making people go elsewhere. The fee is outrageously priced!

Anonymous
4/9/2019 06:21 PM

Yes, growth is at a minimal. By eliminating these hefty development fees it would entice more people and businesses to invest in our community. It would allow people and businesses to put this money back into their business and offer more services this creating more employment. An increase Residential building would also allow for more job creation.

Anonymous
4/10/2019 09:06 AM

The minor changes proposed will not make a noticeable difference. The key would be to target the best ideas. Infill and intensifying residential development should be have the rates greatly reduced as these serve the best interest over the longest terms. The plowing under of agriculture lands should have the charges doubled at min as the infrastructure required for these McMansions in the middle of nowhere is crippling the budgets. Possibly however the real issues are the lack of infrastructure and services yielded or maintained from the dollars collected

Anonymous
4/10/2019 09:16 AM

Anonymous
4/10/2019 01:57 PM

We need to cut the rates at least in half. The fee is hurting development.

Anonymous
4/10/2019 03:32 PM

Given the historical track-record in Greater Sudbury, by-and-large, development charges are gross compared to other cities in the surrounding area. Sudbury has a multitude of untapped land which can be used to grow our city and attract new, tax-paying citizens and businesses. By making up-front costs prohibitive, it scares investors away. Additionally, permits require agreements for new spaces, particularly commercial spaces, to meet certain requirements and provide specific landscapes which add to the overall cost of the project. Our viewpoint on new buildings and developments needs to change from an "infrastructure burden" to a "longer benefit" to our city.
Yes.

Anonymous
4/10/2019 05:08 PM

Anonymous
4/10/2019 06:06 PM

When someone has to put that large amount of money before a shovel is put in the ground is sickening. Do you realize what 15000 can buy in lumber.

Anonymous
4/10/2019 09:35 PM

As a 30 something future home builder, I believe that the opportunity to save almost 20k off the top of the total cost of building a new home will be vastly beneficial for young people like myself. Building new houses and dwellings will be more affordable and I believe more people will start doing just that. The city will be able to recoup costs from the new property tax revenues and future increases in property taxes. Also potentially amalgamating more areas just outside of the city boundaries as the city grows and our services spread farther.

Anonymous

They should be reduced by atleast 50 percent.

4/10/2019 10:44 PM

Anonymous

yes

4/11/2019 10:42 AM

Anonymous

4/11/2019 03:33 PM

It will enable the average family to build their dream home, instead of relying on rich developers such as Dalron and Zulich to build their dream home.

These high fees impede the average family from taking on this project, opting instead for cookie-cutter options in the same price range as the build would have cost them.

Anonymous

4/12/2019 02:59 PM

More affordable, people will think twice before moving to the outskirts to build where charges are nil or much cheaper

Anonymous

4/13/2019 08:26 AM

Yes It would be a deciding factor for younger couples who would like to build their own homes.

Anonymous

4/16/2019 07:55 AM

As a contractor, we recently erected a 40x60' storage building on Lorne Street for Bell Canada. The building was deemed to be an extension to the exiting building and development charges applies of approx. \$ 25,000. There are no utilities in the building expect for hydro, no water, no sewer and anything else. The project was almost halted as no one expected to pay this fee. The building didn't create additional jobs, no tie in to any city infrastructure yet was unfairly classified as a add on to exiting building (it is over 200' away from the existing office building), it is simply a storage building to keep their quads, boats etc. I never have seen anything so unprofessional in my 30 years as a contractor, it was not an extension to the existing structure yet that is how it was classified. This is why so my business's build elsewhere other than Sudbury.

Anonymous

4/21/2019 10:33 PM

It will cost less to operate a business in the city

Anonymous

4/23/2019 11:00 AM

I believe that lower development charges will encourage investment in CGS because it will promote the building of new infrastructure and dwellings within our city, thus creating more taxation base. I also believe it would help our housing market and stimulate our economy by creating more jobs in the construction field and everything that spawns off the building of new infrastructure.

Anonymous

4/26/2019 05:45 PM

People, developers and business will be more likely to invest in building their homes, properties and businesses within our city because it will be cheaper for them to initially set up therefore making CGS more attractive to invest in

Anonymous

5/02/2019 01:06 PM

People, developers and business will be more likely to invest in building their homes, properties and businesses within our city because it will be cheaper for them to initially set up therefore making CGS more attractive to invest in

AN

5/03/2019 07:18 PM

I think that lowering charges should be strategic to ensure infilling and not encourage urban sprawl. I believe that we can better use buildings already in existence, and not have to expand and create new infrastructure. This should not be a free for all of discount development. We aren't the dollar store.

Anonymous

5/04/2019 08:33 AM

No, if there are no jobs for people and with the failing infrastructure we have it just raise taxes

Anonymous

5/04/2019 09:17 AM

The problem in Sudbury isn't development charges, it's Building Control. Anyone who has had any permitted work done or built either a new home or a commercial project has a horror story to tell. The attitude there is "how can we make this more difficult for you", not "how can we help". Sudbury has earned a reputation as a difficult city to get anything built and it is costing us a lot of tax dollars from companies that won't locate here because it is so difficult to get a project done without having building inspectors making your life hell.. I speak from personal experience and 20 years of financing both residential and commercial projects in Sudbury.

Anonymous

5/04/2019 09:35 AM

The problem in Sudbury isn't development charges, it's Building Control. Anyone who has had any permitted work done or built either a new home or a commercial project has a horror story to tell. The attitude there is "how can we make this more difficult for you", not "how can we help". Sudbury has earned a reputation as a difficult city to get anything built and it is costing us a lot of tax dollars from companies that won't locate here because it is so difficult to get a project done without having building inspectors making your life hell.. I speak from personal experience and 20 years of financing both residential and commercial projects in Sudbury.

Anonymous

5/05/2019 09:05 PM

Yes. Sudbury is an expensive city to build

Anonymous

5/06/2019 06:47 AM

NO IT WILL NOT. SUDBURY, LIKE OTHER NORTHERN ONTARIO MUNICIPALITIES HAS ONLY EXPERIENCED MINIMAL GROWTH OVER THE LAST 60 SOME YEARS. THE GREATER SUDBURY POPULATION DID NOT GROW AT A FASTER RATE BEFORE THE INTRODUCTION OF DEVELOPMENT CHARGES THAN AFTER. THE RATE OF MINIMAL GROWTH HAS BEEN CYCLICAL AND FAMILY COMPOSITION, SMALLER HOUSEHOLDS ARE THE MAIN REASON FOR RESIDENTIAL DEVELOPMENT GROWTH.

Anonymous

5/06/2019 11:00 AM

Less money to be spent in red tape allows for other money to be spent in development.

Anonymous55

5/06/2019 02:53 PM

Yes - I grew up here, and with the exception of Costco 15 years ago, and the box stores surrounding it, not much else has changed.

Anonymous

5/06/2019 08:26 PM

Development charges for business should be tied to goals of Sudbury's strategic plan. Industrial is already lower than commercial but could even be lower if industrial development takes place in brownfield environments rather than greenfield. Same with commercial, lower development charges if commercial development leads to urban intensification rather than urban sprawl.

Anonymous

5/08/2019 03:10 PM

No

Anonymous

5/13/2019 08:41 AM

Yes, Up front fees are a primary concern in deciding whether to build a new house. It factors in the overall affordability of the project.

Optional question (30 responses, 12 skipped)

Q4 Do you believe that development charges are a significant consideration in a company's decision to locate in Greater Sudbury?

Anonymous 4-09-2019 03:38 PM	100% agree
Anonymous 4-09-2019 05:21 PM	Yes. Sudbury is very slow growth in comparison to other cities. There is so much red tape and fees it deters companies to want to invest and locate in our community.
Anonymous 4-10-2019 09:06 AM	Not really. If they were places like Markstay who will give the land away would be booming.
Anonymous 4-10-2019 09:16 AM	Yes
Anonymous 4-10-2019 01:57 PM	yes
Anonymous 4-10-2019 03:32 PM	Yes, but perhaps indirectly. In addition to development charges, the requirements added to site plan agreements further increase costs. The City should be picking one and not both. Either development charges are high to cover all, or the Site Plan Agreement is extensive, but not both. I have had friends who have built commercial buildings pay extensive development charges only to have to undertake upgrades to adjacent and right-of-way property because they are working in the vicinity. In cases such as this, what then are the development charges put towards if the investor has to also pay for the local upgrade?
Anonymous 4-10-2019 05:08 PM	I think it's a consideration for company's and citizens alike.
Anonymous 4-10-2019 06:06 PM	No. They have deeper pockets and easier financing available.
Anonymous 4-10-2019 09:35 PM	I believe that if a company can locate their business a few km out of the city to avoid these charges, they will. Not to mention home builders
Anonymous 4-10-2019 10:44 PM	Yes
Anonymous 4-11-2019 10:42 AM	yes
Anonymous 4-11-2019 03:33 PM	Companies should be the ones paying the development fees, not the average family or homeowner. Companies are the bigger users of our water/wasterwater system, their large trucks damage our roads, therefore they should pay a bigger portion of the taxes, not receive drastic cuts.
Anonymous 4-12-2019 02:59 PM	Yes

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

Anonymous 4/13/2019 08:26 AM	Yes for the company and their employees. Unless the work is direct with say vale or strata
Anonymous 4/16/2019 07:55 AM	I was 100% agree that this is a significant consideration, how can you reasonably justify a development charge on what was described as above ? I don't think there is a reasonable explanation. Just because it was a commercial development doesn't mean it automatically qualifies for a development fee charge. I know of people who erected residential garages larger than this, and no development fees were added to the cost of the permit.
Anonymous 4/23/2019 11:00 AM	I believe that a start up or company would feel a lot better about their investment in our city with significantly reduced development charges. Less of a financial risk for them.
Anonymous 4/26/2019 05:45 PM	I believe that if a company can locate their business and infrastructure 30 min outside of the city to save 15-20k then that will definitely be something they would consider doing.
Anonymous 5/02/2019 01:06 PM	I believe that if a company can locate their business and infrastructure 30 min outside of the city to save 15-20k then that will definitely be something they would consider doing.
AN 5/03/2019 07:18 PM	Yes, but I believe strong initiatives to encourage them in-filling (residential) and using existing industrial areas before creating new neighborhoods and shopping areas. I believe that we need industry here not investment in entertainment.
Anonymous 5/04/2019 08:33 AM	No they look at the long term costs and with the failing infrastructure , mismanagement at city hall, no cost projects that cost hundreds of millions and the condition of roads they know that taxes are going to skyrocket.
Anonymous 5/04/2019 09:17 AM	No, our reputation as a difficult city to build in is the obstacle.
Anonymous 5/04/2019 09:35 AM	No, our reputation as a difficult city to build in is the obstacle.
Anonymous 5/05/2019 09:05 PM	Yes. Along with other obstacles to building here
Anonymous 5/06/2019 08:47 AM	NO. IT IS NAIVE TO THINK THAT A ONE TIME DEVELOPMENT FEE IS THE DECISIVE FACTOR WHEN LOOKING AT A LONG TERM INVESTMENT FOR A COMPANY. IT IS AT THE BOTTOM OF THE LIST. WHAT WOULD BE THE MARGINAL DIFFERENCE IN INITIAL COST BETWEEN SUDBURY AND OTHER MUNICIPALITIES? THIS DIFFERENCE IN COST MUST OVERRIDE ALL OTHER LOCATIONAL CONSIDERATIONS.
Anonymous 5/06/2019 11:00 AM	No
Anonymous55 5/06/2019 02:53 PM	Absolutely. Why pay a fee when our city has so little to show on what happens with our money? People want to build in a city that functions. People want to invest in a community that does something of value with their money, much UNLIKE Sudbury.

Anonymous

5/06/2019 06:26 PM

From anecdotal evidence that seems to be the case but it would help if there was a group at City Hall that championed all new projects (not just "big" projects). For example, our company is currently moving to new space in Midland and the renovations from warehouse to office space require an upgraded septic system and the City planner is making sure we get our permits but don't spent money needlessly on a new septic system until they decide for sure whether or not they are putting in a new sewer line on our street in 2020. It is my understanding that North Bay assigns someone to help companies wanting to locate there through the permitting and various administrative processes. Maybe the cost of development charges are not as important as the city showing they really want the business.

Anonymous

5/08/2019 03:10 PM

Not significant

Anonymous

5/13/2019 08:41 AM

I own a waterfront lot on Whitewater lake and leave in the Maritimes. My roots are in Sudbury and would like to have a summer residence on the lake. However, I was told by the Planning Dept of the upfront cost before even putting a shovel in the ground. These costs are outrageous and will discourage new construction. My lot has a private road with no services and will likely never be serviced. Therefore these fees will not be used for my benefit.

Optional question (29 responses, 13 skipped)

Q5 : Do you feel that Greater Sudbury is an attractive place for businesses to invest?

Anonymous

4/09/2019 09:08 PM

The cost of utilities and if building (dev fee) mostly scares them off! Imagine we had an Amazon warehouse here but we aren't even in the runnings!

Anonymous

4/09/2019 06:21 PM

No. We have high fees, minimal growth along with minimal well paying jobs.

Anonymous

4/10/2019 09:06 AM

No. But it has nothing to do with development charges. It has to do with the perception of graft and nepotism within the city. The crumbling roads were actually brought up as a negative at a meeting of a large call centre company who later left the city due to perceived insider actions at city hall

Anonymous

4/10/2019 09:16 AM

No

Anonymous

4/10/2019 01:57 PM

No

Anonymous

4/10/2019 03:32 PM

No, I unfortunately do not. We are not welcoming to new ideas, and there is a perception of corruption. KED is a good example of this, and by and large, the issue most people have with it is the perception of corrupt decision-making at the highest levels. If someone has connections within the City staff, work can progress easily. If they have no connections, then road-block after road-block are in place.

Anonymous

4/10/2019 05:06 PM

Yes

Anonymous

4/10/2019 05:06 PM

No

Anonymous

4/10/2019 09:35 PM

Sudbury is the hub of the north, it has great untapped potential. We have 333 lakes within the city limits, great location from provincial parks, an almost complete 4 lane to the south. Sudbury is becoming the jewel of the north and investors see this.

Anonymous

4/10/2019 10:44 PM

Possibly

Anonymous

4/11/2019 10:42 AM

no

Anonymous

4/11/2019 03:33 PM

Yes, provided we play our cards right. Taxing the small guy while giving cuts to the big guys is reverse economics.

Anonymous

4/12/2019 02:59 PM

Not with the high taxes and development charges

Anonymous

4/13/2019 08:26 AM

Yes

Anonymous

4/16/2019 07:55 AM

For the most part, I think most developers and contractors find Sudbury a suitable place for their business, however, the permit application process, the review of the drawings for the permit, etc is a very slow process, it should not take 6 to 8 weeks to get a permit for such a simple structure that can be reviewed in a matter of days. The building was built during the winter months, slow construction period for the year, so I find it hard to believe adequate resources were not available to expedite the permit in a timely fashion.

Anonymous

4/21/2019 10:33 PM

No

Anonymous

4/23/2019 11:00 AM

According to a 2016 census survey, the population of Northern Ontario is 780,140 with Greater Sudbury being the largest city. I think companies would see Sudbury as an epicenter for an untapped market of people in Northern Ontario and therefore would want to base their operations out of Greater Sudbury. I also believe that they would feel a lot better about their investment in our city with significantly reduced development charges. Less of a financial risk for them.

Anonymous

4/26/2019 05:45 PM

CGS is a beautiful city of pristine lakes, gorgeous countryside and tons of potential . I think that it is an extremely attractive place for potential business opportunities being the largest city in northern Ontario and the gateway to the north

Anonymous

5/02/2019 01:06 PM

CGS is a beautiful city of pristine lakes, gorgeous countryside and tons of potential . I think that it is an extremely attractive place for potential business opportunities being the largest city in northern Ontario and the gateway to the north

AN

5/03/2019 07:16 PM

Not necessarily.

Anonymous

5/04/2019 08:33 AM

No that is why we have very little to no business invest. Dumb question wasn't it?

Anonymous

5/04/2019 09:17 AM

It should be and could be but we have to have a buy in from Building Controls. Any project here runs into unnecessary expenditures because of requests for unnecessary additional engineering reports or just the slow process of having an approval moved along. It costs business owners a lot of money when they can't open on time. I have seen too many businesses try to work with the City and think that everything is going smoothly and then at the last minute something comes up and they have to spend another \$20,000 or \$50,000 or more to do something in order to get their final inspection completed. That means someone missed something in the process. Regrettably I see no improvement in this area.

Anonymous

5/04/2019 09:35 AM

It should be and could be but we have to have a buy in from Building Controls. Any project here runs into unnecessary expenditures because of requests for unnecessary additional engineering reports or just the slow process of having an approval moved along. It costs business owners a lot of money when they can't open on time. I have seen too many businesses try to work with the City and think that everything is going smoothly and then at the last minute something comes up and they have to spend another \$20,000

	or \$50,000 or more to do something in order to get their final inspection completed. That means someone missed something in the process. Regrettably I see no improvement in this area.
Anonymous 5:05:2019 09:05 PM	Yes
Anonymous 5:06:2019 06:47 AM	THE HISTORIC NO GROWTH OF NORTHERN ONTARIO LIMITS GROWTH INVESTMENTS. SUDURY IS NO DIFFERENT THAN OTHER NORTHERN ONTARIO MUNICIPALITIES.
Anonymous 5:06:2019 11:00 AM	No
Anonymous55 5:06:2019 02:53 PM	No, it used to be. Sudbury has literally become a laughing stock to the rest of Ontario. I travel for work, and I do not take it lightly when I say people from all over only know Sudbury as an "armpit of the north". Sudbury is deteriorating quickly, our roads, our buildings, and the priorities by our City Hall. Why do massive companies like Vale and Glencore get the privilege of destroying our roads yet contribute so little into our community in terms of tax deferrals and moving their footprint underground. Tax their use of the roadways instead of us who are already crippling in debt; or force them to go back to hauling by rail.
Anonymous 5:06:2019 08:26 PM	The City of Sudbury should be one of the most attractive places in Canada to invest, It's at the cross roads of the two cross Canada railways along with feeder lines, highways pointing in all directions, one of the larges bilingual workforces outside of Quebec, one of the world's larges mining complexes to build an industrial base from, great hospital and post-secondary educational complexes. There seems to be a total lack of vision to take advantage of Sudbury's strengths, The city staff is distracted by trying to justify a entertainment district by a landfill site and not focussing on the mundane tasks of maintaining infrastructure (roads) that will ultimately attract business to the City.
Anonymous 5:08:2019 03:10 PM	Yes
Anonymous 5:10:2019 06:41 AM	Sudbury needs to diversify its economy. There is too much dependence on mining. Take a look at Moncton New Brunswick and the loss of CNR which was the primary industry. The City Fathers capitalized on the bilingual population and attracted Call Centres. These have provided good paying jobs. As well, Moncton being so centrally located was ideal for industrial parks with trucking and storage facilities. Sudbury must have a strong cultural scene to attract people from the larger centres such as Toronto.

Optional question (30 responses, 12 skipped)

Q6 Not considering development charges, how do you think the City can encourage development and investments in our community?

Anonymous

4/9/2019 03:36 PM

Taxes are on a constant rise every year. Maybe a profit share from the casino that the tax payers will be paying for could be an incentive!

Anonymous

4/9/2019 06:21 PM

Being more open to growth and development. Making a decision and sticking to it and moving forward and progressing towards the decision rather than having a media spectacle and meeting after meeting to discuss and review - like what has happened with the arena. Other cities would have had that arena built by now.

Anonymous

4/10/2019 09:06 AM

Be more responsible with the already existing city. The roads are what people notice when they come here and it's not a good impression. To have it be a well known secret that the city used and continues to use a contractor who does not comply with the terms of the contracts and fails to warranty the work... while having familial ties between the city management and engineers to said company is unacceptable. Adding to that the seemingly haphazard application of the master plan with the never ending list of civic projects which - while nice - are big affordable. Our city isn't appealing because we don't appear professional, open and honest. We appear to be a clique of cronies whose only goal is to enrich each other's portfolios with tax payer dollars.

Anonymous

4/10/2019 09:16 AM

Transparency and infrastructure maintenance to a sufficient level that doesn't result in an deterrent for investment or increased costs to businesses and their customers

Anonymous

4/10/2019 01:57 PM

Cut taxes

Anonymous

4/10/2019 03:32 PM

We need to stop imposing upgrade rules. The timing is onerous as well. It takes up to 8 months to receive acceptance of large developments to take place by the time meetings are held, any re-zoning takes place, plans are accepted and permits are issued. Large developments should be fast-tracked, and the process should be clear. If only a handful of people know how to navigate the system, that's a real problem.

Anonymous

4/10/2019 05:08 PM

By fixing our roads and investing in the downtown, transit, and bike lanes. By helping to reduce urban sprawl.

Anonymous

4/10/2019 06:06 PM

Business opportunities.

Anonymous

4/10/2019 09:35 PM

Keep the citizens engaged and listen to their positive feedback. But also their constructive criticisms as well. Be progressive when considering what future developments to invest in. Invest in infrastructure and the environment and the 2 working cohesively together.

Anonymous

4/10/2019 10:44 PM

Clean up down town

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

Anonymous 4/11/2019 10:42 AM	get rid of development charges or lower them more then 43 dollars
Anonymous 4/11/2019 03:33 PM	I think they really need to be looked at on a case-by-case basis, instead of painting all projects with the same brush. Location also needs to be a major component, not just square footage.
Anonymous 4/12/2019 02:59 PM	Less red tape for site plan, the planning department
Anonymous 4/13/2019 08:26 AM	Fix the roads
Anonymous 4/21/2019 10:33 PM	Have less red tape
Anonymous 4/23/2019 11:00 AM	I think the city can do a better job of weighing the wants/needs of our citizens with a realistic approach. Maybe change some of the by law language and red tape that citizens have to deal with daily at TDS
Anonymous 4/26/2019 05:45 PM	More public input sessions. Invest more money in our current crumbling infrastructure. Focus on urban renewal projects and offer incentives for businesses who invest in renewal projects
Anonymous 5/02/2019 01:06 PM	More public input sessions. Invest more money in our current crumbling infrastructure. Focus on urban renewal projects and offer incentives for businesses who invest in renewal projects
AN 5/05/2019 07:18 PM	By actively seeking out opportunities like hemp and cannabis production, as well as healthcare investments like pharmaceuticals. Get more private LTC homes, fight for LTC beds for REAL to unburden the ED and create hundreds of jobs.
Anonymous 5/04/2019 08:33 AM	Not without some long term planning, and councillors already have stated they care about plans.
Anonymous 5/04/2019 09:17 AM	See above. There needs to be a total change in attitude from building inspectors and their department. We can have zero development charges but until that attitude changes no one will want to re locate'here.
Anonymous 5/04/2019 09:35 AM	See above. There needs to be a total change in attitude from building inspectors and their department. We can have zero development charges but until that attitude changes no one will want to re locate here.
Anonymous 5/05/2019 10:24 AM	Il faut arrêter l'étalement urbain afin de contribuer à la diminution de l'impact du changement climatique global. Ensuite, pour contrer les coupures budgétaires de M. Ford, on doit améliorer la circulation pour piétons et cyclistes en conjonction avec le système de transport en commun. Ceci nous donnerait des trottoirs et pistes en bonne condition, les traversées prioritaires aux intersections et le tout bien lié aux abris des routes d'autobus. De cette façon, on invite plus de piétons-consommateurs chez les commerçants, ce qui encouragerait l'investissement commercial au Grand Sudbury.
Anonymous. 5/05/2019 09:05 PM	Promote advertise our city. Its a great place
Anonymous	OUR ROADS ARE ABYSMAL. A POTENTIAL INVESTOR UPON A FIRST

5/06/2019 06:47 AM

TIME VISIT TO SUDBURY LOOKING AT THE STATE OF OUR ROADS WOULD THEN LOOK AT THE ADMINISTRATION AND QUESTION HOW THE GOVERNANCE COULD LET THIS HAPPEN. THIS INCOMPETENCE LEADS TO A LACK OF CONFIDENCE IN THE CITY LEADERS AND QUESTIONS AS TO WHY WE SHOULD INVEST HERE OVER OTHER LOCATIONS. THE PLANNING AND BUILDING PERMIT APPROVAL SYSTEMS OVER THE YEARS SUFFERED FROM TOO MUCH RED TAPE AND UNREALISTIC COSTLY CONDITIONS TO APPROVALS.

Anonymous

Not sure

5/06/2019 11:00 AM

Anonymous55

5/06/2019 02:53 PM

Invest in ourselves first. That doesn't mean an \$11 million dollar refurbish of the outdoor pavilion at Tom Davies that is of no use to 95% of the town's population. I mean re-evaluating where our revenues from taxes are already being misappropriated.

Anonymous

5/06/2019 08:26 PM

Focus on the city's strength - there are many. Spend dollars maintaining infrastructure rather than chasing a promoter's vision and other pipe dreams and there may be dollars available to lower development charges.

Anonymous

5/08/2019 03:10 PM

By enriching the cultural attractiveness of the city. People want to live and identify with a creative, progressive, interesting community.

Anonymous

5/13/2019 08:41 AM

The business community must take an active part in determining the direction growth will take place. Get Rotary and the Chamber of Commerce involved in round table discussions. They know best what is required to create a vibrant business environment. Check with Moncton on how the accomplished their turn around.

Optional question (30 responses, 12 skipped)

Q7 | Please add any comments on current or future development charges in the City of Greater Sudbury.

Anonymous

8/02/2018 12:27 PM

Find the current development fees are quite expensive compared to other City's.

Anonymous

8/27/2018 10:31 AM

Perry + Perry Architects Inc. and Perry + Perry Developments Inc., long standing members of the Sudbury Business community, wish to submit the following recommendation for the upcoming review of Development charges for the Greater City of Sudbury: Affordable Housing Exemption - The current Development charge by-law offers that any/all affordable housing new starts are exempt from development charges, however, the affordable unit must remain affordable in "perpetuity"...this requirement has not to date and will not entice builders in the future to build affordable units. Our recommendation is to match the current IAH contribution agreement requirement for affordability to 20 years with units becoming available as market rent units after year 15 as vacancies arise. We trust with this approach, the rules will align with the current funding programs available and provide builders with the means and incentives necessary to construct more affordable units for our vulnerable populations. Jeff Perry President

mykul

10/24/2018 02:22 PM

Yes..... way too expensive for permit to build. Developers build the roads in a residential project, they build the side walks, hydro installation etc. In an existing residential area where one would buy a single lot those roads, sidewalks, services have already been paid for, the city does not have an expense for that. The cost of the installed sewers, like in Dowling, were passed on to homeowners who had to pay that cost associated with the lot they owned. Again, not the city. Sewer and water services is a separate bill home owners pay and the charges are for full amount of cost of water treatment so again, no cost to city. You want more construction then drop building costs.

Anonymous

11/06/2018 01:54 PM

Do not remove them and perhaps even raise them.

Jantonioni

11/13/2018 02:10 AM

Development charges are a barrier to economic growth. Get rid of them altogether. The only reason for development charges is to control the pace of overdevelopment in boom times. Obviously - it cannot be said that Sudbury is in booming development times. We need more cranes in the sky.

Anonymous

11/13/2018 08:28 AM

Make Ramsey motor free lake - rent paddle boats / kayaks / canoes - such a wasted revenue for our "city of lakes" and it's only accesible mainly by rich people. The only time in my life i've been on a boat on ramsey lake - was for a cortina ride.

bmwright08

12/08/2018 02:05 PM

Reduce DCs to attract investment. Economics 101. If you want growth, what are you waiting for? It just needs to be slightly lower than competitive cities, and investors will come.

Anonymous

3/20/2019 12:49 PM

I have a degree in Economic Policy and have been a Sudbury business person for 30 years. I have railed against the City's Economic Development

policy many times and it remains in my opinion misguided. By the City's own admission development charges exist solely to reduce the burden on residential rate payer. How is that working out? Well, we hide our tax increases in sewer and water rates while our stock of commercial and industrial buildings is deteriorating year after year because nobody will renovate or build. We now find that over the past several years the City has collected barely half of what the projected revenue from these charge was expected to be. So we continue to believe the charges are working? We continue to promote them as some panacea to give relief to the poor beleaguered individual rate payer? What nonsense. This charges are a fundamental hindrance to economic growth and activity, without which the pie simply does not grow. Here's a radical idea: Start using development charges as a tool of economic development and urban renewal rather as a revenue generator because clearly this has failed. Too many building and properties throughout our City sit vacant or are crumbling away! Owners won't touch them. The eyesores abound and every major street in the City. The urban blight in our City has become truly alarming and what are we doing about it? Dropping development fees by \$26 bucks? Let's get serious folks and save our City from ongoing decay!!! Slash these charges in half for two years and watch the money pour in as the property assessment base grows and our City undergoes a long overdue building renaissance. Or keep using them in a vain attempt to get revenue from developers who refuse to develop or builders who refuse to build or owners who refuse to renovate and see how that works out for the City in the next 5 years. I would be more than happy to continue this discussion and offer my thoughts to anybody willing to listen. Sincerely, Mark McKillop [REDACTED]

Anonymous

0/25/2019 00:12 AM

Yes we have comments, we work hard for our money and UNLIKE the crooked government policy makers and red tape bureaucrats, we only have ONE source of income? stop shafting Canadians with your [REDACTED] development policies and procedures and find YOUR own way to get your FEES and TAXES...we're sick of it already....too many years of your dictatorial [REDACTED]. If you want to grow Sudbury, use its natural RESOURCES and stop stealing from the taxpayers like in the big cities. I will NEVER, EVER pay any of your ransom fees or taxes while you dangle our city like a carrot!! if you can't do the job...LEAVE. Yes, we know you need a secure paycheck but don't try getting it from us by pretending to DEVELOP anything..We HATE development, thats why we live HERE, get it!. Our birthright is "OUR" country, not yours to pillage and plunder...so [REDACTED] and leave us alone and out of your suffocating rules, regulations, fees, taxes, licensing and permits scams. ENOUGH already, we can see right through your money grabbing habits. NO MORE "DEVELOPMENT" fees or taxes or anything else EVER.....I repeat, EVER!!!!!!

Anonymous

0/29/2019 12:00 PM

Lowering or eleminating development charages will definitely help make it affordable ot buil a home in the sudbury area, not to mention help lower the price on newly constructed homes.

Anonymous

4/09/2019 03:38 PM

Don't decrease the development fee, remove it!

Anonymous

4/9/2019 05:31 PM

Abolish them and you will see growth and people investing in the city.

Anonymous

4/10/2019 09:06 AM

The city needs, NEEDS to decide if it wants to move into the future or not .
The future is intensified residential development, which allows for a better run and more utilized transit system. It allows for better use of water/sewer infrastructure by concentrating the usage and allowing better return on investment. Sprawl needs to be curtailed, but not by prohibition edict. Simply refusing to issue severance for lands is a mean policy. Instead the development charges for 4+ story residential should be halved or even less and the charges for single detached on former rural should be tripled. Someone who is planning to build a \$700,000house won't refuse to build a \$750,000 house with \$50k in charges. There are ways to make this city amazing and functional. None of those ways involve piecemeal half-assed crony driven policies. The time has come for bold action. Step up or get out of the way.

Anonymous

4/10/2019 01:57 PM

Sault Ste Marie and Northbay doesn't have development charges.

Anonymous

4/10/2019 03:08 PM

Dev. Charges for new construction in outlying areas of the City of Greater Sudbury where there is no water, or waste water service should be abolished. New developments should have lower development fees.

Anonymous

4/10/2019 06:06 PM

Companies that are developing new areas that need infracture should pay for the cost. Those that make income from large rental areas

Anonymous

4/10/2019 10:44 PM

Land owners wanting to build however cost of development fees are ridiculous

Anonymous

4/11/2019 10:42 AM

Please get rid of the development charges, I cant even keep track of the amount of people I know in my demographic that wont even consider building because of the development fees. You talk about growth pays for growth, this doesn't even make sense when someone is building a home in a rural area with no access to sewer and water and has to pay to have their own hydro and gas brought to the new build. When a new home is being built it creates a new tax revenue of 6,000 dollars + per year, that alone should offset the "growth pays for growth" scam you keep referring to. You should be encouraging young families to invest in their own city. There shouldn't be these types of barriers in place to prevent them from realising their dreams.

Anonymous

4/11/2019 03:33 PM

Charging the same Development Fees to both rural and urban builds is a flawed approach, especially when these folks are not tied into the city's water and wastewater systems (having to use wells and septic systems), having [poor snow removal...etc... basically not accessing the same level of city services and infrastructure as someone building in New Sudbury, for example, despite paying taxes to the Greater City of Sudbury. This needs to be reevaluated to consider how many families would prefer to build in farm country and raise their family away from the town core.

Anonymous

As a carpenter I know many people I frame for expecially privates that wont

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

4-10-2019 02:59 PM

Anonymous

4-13-2019 08:26 AM

build here because of development charges. They call me once they purchase property outside sudbury like eden township, estaire so on. They should be rated on all services required. Much lower in rural areas were you supply all your own services and have no sidewalks etc.

Anonymous

4-16-2019 07:55 AM

Development charges should be reviewed on a case by case basis, and there should be an option to appeal the decision or have a reasonable explanation provided as to why development charges apply to projects.

Anonymous

4-23-2019 11:00 AM

I think it would be in the city's best interest to run a trial period of no development charges or significantly reduced charges to see if the housing construction market bounces back. Weigh out the tax revenue that is gained from new builds and see if it can help offset the loss of the DCs

Anonymous

5-03-2019 03:17 PM

Sudbury has a severe sprawl problem. We could try to curb that in part by reducing dev charges close to core areas.

AN

5-03-2019 07:18 PM

Residential tax payers cannot afford any more. Please breathe some life into the city without gouging us anymore.

Anonymous

5-04-2019 08:33 AM

Just what we need more no cost to taxpayers projects that cost million. But check the mayor election donations to see how the vote is going to go.

Anonymous

5-04-2019 09:17 AM

We can fiddle with development charges all we want, it won't change a thing until there is a change in attitude. I feel like I am repeating myself but in over 20 years of working with businesses to renovate or build there has been no change in how difficult Building Controls makes life for people. A lot of money is wasted on unnecessary engineering reports or redos. I love this City but it is very discouraging to see growth opportunities missed because of the reputation we have here.

Anonymous

5-04-2019 09:35 AM

We can fiddle with development charges all we want, it won't change a thing until there is a change in attitude. I feel like I am repeating myself but in over 20 years of working with businesses to renovate or build there has been no change in how difficult Building Controls makes life for people. A lot of money is wasted on unnecessary engineering reports or redos. I love this City but it is very discouraging to see growth opportunities missed because of the reputation we have here.

Anonymous

5-05-2019 10:24 AM

Les jeux d'argent (KED!) et l'alcool sont des problèmes sociaux. L'éducation et les services en santé sont des responsabilités sociales. Les coupures en éducation et santé de M. Ford, et son appui pour l'extraction sans conséquences (le cercle de feu de l'Ontario) et l'alcool (a buck a beer!) démontrent que les francophones paieront plus pour moins!

Anonymous

5-06-2019 08:47 AM

USER PAY PRINCIPLE. OUR TAXES SINCE THE 1950'S UNTIL THE INTRODUCTION OF DEVELOPMENT CHARGES PAID FOR ALL THE INFRASTRUCTURE IMPROVEMENTS OF THE NEW DEVELOPMENTS, WHO GOT A FREE RIDE. THE EXISTING TAX BASE CANNOT REVERT TO THE OLD DAYS OF SUBSIDIZING THE DEVELOPERS. THEY MUST PAY THEIR FAIR SHARE. OUR HIGH TAXES ARE A DETERRENT WHICH COULD GO HIGHER WITHOUT DEVELOPMENT CHARGES.

Anonymous

5-06-2019 11:00 AM

Lowering/freezing residential taxes would allow for citizens to be able to afford homes and allow for citizens to stay to fill the jobs of these developers

Anonymous55

5/08/2019 02:53 PM

Sudbury, I am a vacant land owner. I am also a home owner and Landlord. I am a full-time employed young professional. I am educated. I am aged under 40 and have much of my future ahead of me. I'm just getting started. But Sudbury, you are failing me. You are failing people like me. The harder we work, the harder it is to be proud of investing in this community. The harder it is to see OUR futures in this community. I grew up here, proud to be from the 'Nickle City' and wore that pride with an open vision to growing here, in this community. I moved away and I came back because I so loved this city. I saw potential here and not just because I work in our largest (and historical) sector in mining. But I saw myself raising a family here, investing my future and my finances here. Me, like so many other young adults struggle now to see that. Like so many businesses, we no longer see Sudbury with a viable, sustainable, or rewarding future. I know that I am not alone. Three years ago I purchased my second property here in Sudbury. I worked hard for this, I took every minute of overtime work possible to earn this, I saved for this. I was so proud to own two properties before I reached 30 years old. A feat not many can say they've achieved. I thought I could build a home to raise a family and continue my future, my investment, in this community. But these fees hit me with such force it stopped all hope of a future in Sudbury dead in it's tracks. I pay taxes on both properties, and the city will collect these taxes for each year, increasing them annually - forever. The development fee though? Sure, it's just a one time fee. A one time, astronomical fee that costs more than the windows alone for the home and in addition to the permit! This land I hoped to build on, it has ZERO municipal services. No water, no waste-water, no road maintenance (private road) no garbage pick up, no recycling, no school busses but it's within city limits. Yes, I chose this. Yes I could have picked an existing home and not had to deal with any of this - but shouldn't I be able to create my own future in this city? Haven't I worked hard enough to do so? Three years ago when I applied for the building permit and inquired on this fee no-one could tell me where this money would go. "Back into financial services" was the only response. Since that day, I have not been able to do anything with my property. Why is there no application for building permits / development fees based on circumstance. Not every application is the same. Why does a landowner looking to build one home have to pay the same fee a developer pays for an entire subdivision, with absolutely no municipal servicing? It makes no sense, Sudbury you are failing us. It's so hard to see where our money goes in this city. You see the crumbling roads, the buildings in such a deteriorated state and the focus of our City Hall on projects that only scream added dollar signs. It's hard to see where these development fees hold any value, let alone where our taxes go. Frankly, I'm set to sell and move out of this city. Sincerely, My Future No Longer Belongs in Sudbury.

Anonymous

5/10/2019 09:41 AM

The City must be invest in infrastructure such as industrial parks and have the staff necessary to sell the projects. If the serviced land is available then they will come. I wish Sudbury all the best and hope to some day return.

Optional question (33 responses, 9 skipped)

Appendix B-2

[REDACTED] - Request to speak to council re development fee changes

From: Evie Moores [REDACTED]
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 5/7/2019 7:10 PM
Subject: Request to speak to council re development fee changes

Dear Council

My name is Evie Moores . I live on the edge of greater Sudbury west. I'm looking to build a modest dwelling this summer. A one floor 450 square foot tiny house. From what I discerned off the greater Sudbury website, I will have to pay the same amount of development fees as someone building a mansion. This formula seems discouraging to those with modest income or those concerned with their carbon footprint. Could you please consider a square footage type formula for development fees for dwellings similar to industrial development

Evie Moores
[REDACTED]



Appendix B-3

May 7, 2019

Mayor Brian Bigger and City Council
City of Greater Sudbury
Tom Davies Square
P. O. Box 5000
Sudbury, ON P3A 5P3

RE: Development Charges By-law

Dear Mayor Bigger and City Council,

I am writing to you today regarding the city's review of the development charges by-law. The Greater Sudbury Chamber of Commerce represents over 750 businesses and serves as the *voice of business* in Greater Sudbury.

The chamber's Municipal Advocacy Committee had the opportunity to hear from Kris Longston, the city's Manager of Community and Strategic Planning, regarding city staff's work on the development charges review. We applaud the efforts of city staff for taking on a difficult undertaking and for producing such a thorough report.

The Greater Sudbury Chamber of Commerce supports the city staff's recommendations for moderate changes in residential and non-residential development charges. The chamber supports the idea that growth should pay for growth, and the cost of development should not fall on existing taxpayers. Despite projections of limited population growth, investments in critical infrastructure for new developments will be necessary in the next five-year period, and it is sound policy to impose development charges on those investments. Council has deliberated the idea of eliminating these charges altogether and we cannot support such an approach. If the city was to eliminate development charges for the coming five-year period, there would be no opportunity to collect revenue from new developments which will require essential infrastructure. The solution would either be to not invest in critical infrastructure or to place the burden on taxpayers – both undesirable options.

We would also suggest that investments such as the Wanapitei Lake Water Treatment Plant and other city-funded investments in critical infrastructure expansion should be subject to development charges, if they are not already. Additionally, it is important that the city, keeping with recent progress on this front, implement a sound communications strategy to explain council's decision to the community.

The chamber commends the work of city staff in their review of the development charges by-law, and supports the recommendations put forth for limited changes to the existing development charges rates and we urge you to follow their recommendations. Given the research that has been conducted, it is evident that development charges are a necessary investment for the future of our community.

Yours truly,

A handwritten signature in black ink that reads "Debbi Nicholson." The signature is written in a cursive, flowing style.

Debbi M. Nicholson
PRESIDENT & CEO

cc Ed Archer, CAO, City of Greater Sudbury
Kris Longston, Manager of Community and Strategic Planning, City of Greater Sudbury

Appendix C - 2019 Development Charges By-Law Policy Decisions

(from March 26, 2019 DC Report)

9. 2019 Development Charges By-Law Policy Decisions

The following are options for Council consideration for the amended by-law and reflect comparisons with other municipalities and Council reports during the past five years and input from the DC Working Group and the general public.

9.1 DC Exempt Areas

There are currently nine (9) geographic areas in the City that are exempt from DCs. These areas correspond to Downtown, Town Centre and/or Mixed Use Commercial designations in the City's Official Plan and represent the historic commercial areas of the former City of Sudbury and the former municipalities. The rationale for exempting these areas is to stimulate commercial and residential intensification in these strategic core areas. The areas that are exempt in the current DC by-law are:

- Downtown Sudbury
- Capreol Town Centre
- Chelmsford Town Centre
- Dowling Town Centre
- Garson Town Centre
- Hanmer Mixed Use Commercial Area
- Val Caron Mixed Use Commercial Area
- Walden Town Centre
- Flour Mill BIA

There is the opportunity through the DC background study to modify or remove the exempt areas from the by-law. The advantage to removing areas would be to eliminate any loss of DC revenue. The disadvantage to removing areas would be the loss of incentives to intensify fully serviced mixed use areas in the City. At this time, staff recommends that these areas remain the same.

There have been two requests received to date to expand the DC exempt areas, one in Walden and one in downtown Sudbury. The effect of these requests would be to exempt proposed multi-residential buildings from DCs. The areas lie outside of the Town Centre designation in Walden and outside of the Downtown designation in Sudbury and to allow the requests would be inconsistent with the rationale for why the exemption areas were originally established. Staff does not recommend that these areas be expanded.

Appendix C - 2019 Development Charges By-Law Policy Decisions

(from March 26, 2019 DC Report)

9.2 Affordable Housing

As part of developing the existing DC by-law in 2014, a clause was added that exempted affordable housing units from development charges, provided that the units remained affordable in perpetuity.

Through the creation of an affordable housing strategy per Council's Corporate Strategic Plan, Community Services Committee passed resolution CS2017-17 which directed staff to investigate changes to the Development Charges By-law to ensure that affordable housing criteria align with any Federal or Provincial Funding programs as part of the scheduled review in 2018-2019.

In July 2018, Council adopted the Affordable Housing Community Improvement Plan, which provides a framework and the ability for Council to provide financial incentives for the creation of affordable housing. The Affordable Housing CIP includes the ability to stack any Federal and/or Provincial incentives with Municipal Incentives, as a result the development charges by-law should permit the flexibility to align the requirements for DC exemptions with the Affordable Housing CIP. Therefore, staff recommends that DC by-law be revised to provide exemptions for affordable housing units subject to the proponents entering into an Affordable Housing Agreement with the City. This agreement would stipulate the terms and conditions for maintaining the affordability of the units.

9.3 Secondary Units (including Garden Suites)

In 2016, the City passed Official Plan and Zoning By-law amendments to permit a second unit in all single, semi detached and street townhouses subject to applicable zoning regulations. The amendments also permitted the second unit to be located in an accessory structure. Part of resolution PL2016-114 directed staff to bring forward a report on second units and development charges.

The issue with respect to DCs and second units is that there is a discrepancy between certain types of second units and the application of DCs. Essentially, there are three types of second units; 1) those that are created within an existing dwelling, 2) those that are created when a new home is built and 3) those that are created in an accessory building. The Development Charges Act provides statutory exemptions for second units created within an existing dwelling, provided that the gross floor area of the additional dwelling is less than or equal to the gross floor area of

Appendix C - 2019 Development Charges By-Law Policy Decisions

(from March 26, 2019 DC Report)

the dwelling unit already in the building. Currently there are no exemptions for second units in new builds or in accessory buildings, even though the impact on service levels is no different than second units in existing buildings.

The purpose of allowing second units within the City was to facilitate residential intensification and increase the diversity of affordable housing options. Now that the zoning framework is in place, staff recommend that the DC by-law be revised to exempt all second units from DCs in order to facilitate their creation.

9.4 Hospice and Non-Profit Long Term Care Homes

A hospice would be defined as “a facility providing end of life care for persons who are terminally ill and may include provision of palliative care”. A hospice would be exempt from DCs if it is exempt from property taxation determined in accordance with the Assessment Act (Section 23.1 of the Ontario Regulation 282/98 made under the Assessment Act).

Non-Profit Long Term Care Homes would be exempt from DCs if regulated under the Long Term Care Homes Act and exempt from property taxes in accordance with the Municipal Act (Section 3 Subsection 7.2).

9.5 Temporary Buildings

The existing DC by-law has an exemption for temporary buildings which have been constructed and demolished within a continuous period not exceeding eight months. The DCs would be payable when the temporary building is not demolished within the eight month period.

Staff is recommending a change in the by-law that DCs would be payable at the building permit stage which is consistent in process for all other types of buildings. If the landowner demolishes the building, they would receive a refund of DCs paid when the Chief Building Official is satisfied that the building has been demolished in accordance with the demolition permit that would be on or before eight months from the issuance date of the building permit.

Appendix C - 2019 Development Charges By-Law Policy Decisions
(from March 26, 2019 DC Report)

9.6 Residential DC Deferral Program (up to 6 months)

City Council approved a deferred development charges program for residential development in late 2015. This program is available where a building permit is issued for single detached dwellings, a semi detached dwelling, and multi-residential building which has not more than four units. This largely parallels the division in the City's Site Plan Control Areas By-law (By-Law 2010-220) between developments which require a site plan agreement and those that do not. The DCs are to be paid on the date which is the earliest of: a) six months from date of issuance of building permit; b) the issuance of the occupancy permit; or c) the sale or transfer of the property.

This deferral program does result in additional costs for the applicants to pay for the Restriction on Transfer to be registered on title of the property to ensure that the City collects the development charges if the property is sold or transferred before the 6 month period.

The Restriction on Transfer is one of the requirements along with other eligibility criteria in order to minimize risk of loss to the City before issuance of the building permit. Also, if the restriction requirement is removed, it would result in additional administrative staff time and costs to collect outstanding DC's and collection would not be guaranteed.

Since its implementation, a total of three applications have been received and approved for a total of five residential properties. Therefore, staff recommends that this deferral program be eliminated due to the low usage of this deferral program over the past three years.

9.7 Greenhouses and Buildings Relating to Cannabis Production

Further to the reports presented to City Council on "Municipal Implementation of Cannabis Act" in late 2018 and early 2019, recreational cannabis was legalized on October 17, 2018 by the federal government. The federal Cannabis Act provides the regulatory framework to legalize, regulate, and restrict access to cannabis. The provincial government passed legislation to regulate usage, licensing, retail sales and distribution of cannabis and cannabis related products in Ontario. As a result, there may be an increase in building permit applications relating to cannabis production. Greenhouses or any type of buildings relating to cannabis are not exempt from DCs as it does not meet the definition of farming. One of the requirements for a building to be considered a farm building is to be located on land designated for farming and must have a farm registration number.

Appendix C - 2019 Development Charges By-Law Policy Decisions

(from March 26, 2019 DC Report)

This item has been included in this report for clarification purposes with the recent legalization of cannabis in late 2018. Staff recommends that buildings relating to cannabis production do not meet the definition of a farm building in accordance with the Building Code Act and would not be exempt from development charges.

9.8 Annual Indexing Date and Effective Date

Existing by-law annual indexing date is July 1st of each year. Staff recommends the annual indexing rate to continue to be July 1st of each year. The index used is the most recent 12-month change in the Non-Residential Building Cost Price Index (NRBCPI) as released by Statistics Canada for the Ottawa region.

9.9 Payment of DCs

The City's by-law continues to require payment of the Development Charge before the issuance of the building permit. There is no recommendation for deferral or payment plan based on review of other cities as most require development charges to be paid before the building permit is issued and in accordance with the DC Act.

Appendix D - Proposed 2019 Development Charges By-Law

By-law 2019-*

A By-law of the City of Greater Sudbury With Respect to Development Charges

Whereas section 2(1) of the *Development Charges Act, 1997* (hereinafter called “the Act”) enables Council of a municipality to pass by-laws for the imposition of development charges against land within the municipality for increased capital costs required because of the need for municipal services arising from development in the area to which the by-law applies;

And Whereas Council of the City of Greater Sudbury, at its meeting of *** approved a report dated *** titled Development Charges Background Study, City of Greater Sudbury, prepared by Hemson Consulting Ltd. in accordance with the directive of Council;

And Whereas Council has given Notice in accordance with Section 12 of the Act of its development charges proposal and held a public meeting on ***;

And Whereas Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting, and provided for written communications to be made;

And Whereas Council has given said communications due consideration, has made any necessary revisions to the City of Greater Sudbury Development Charges Background Study as a result of those communications, and has determined that no further public meetings are required in respect of the background study;

And Whereas Council in approving the said report directed that development charges be imposed on land under development or redevelopment within the geographical limits of the City as hereinafter provided;

Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

Definitions

1. In this By-Law:

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c.27, and regulations thereunder, as amended or replaced from time to time;

“Accessory” means a use, separate Building or Structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, Building or

Structure and, in the case of a Building or Structure, may or may not be attached to the main building on the same lot;

“Affordable Housing Project” means a housing project which targets low income households by providing affordable rent levels, provided:

- (a) the initial and on-going annual affordable project rents, have been set and/or approved by the City's Housing Services department, where affordable rent must be demonstrated by showing the initial rent setting is consistent with any one of the following:
 - (i) the definition of affordable rental as provided in the Provincial Policy Statement; OR
 - (ii) 80% of the Average Market Rent as determined by CMHC in its latest survey of the local market; or
 - (iii) rent levels set in accordance with an affordable housing program recognized by the City's Housing Services department, such as the Canada / Ontario Affordable Housing Program; and
- (b) occupant maximum income by unit type has been set and/or approved by the City's Housing Services department; and
- (c) a housing agreement between the City and the property Owner has been entered into to ensure that the affordability terms established by the City remain in effect for the term of the agreement and providing that in exchange for the Development Charge exemption, the City will specify rental rates and occupant income by unit type for the term of the agreement and providing for penalties and remedies on default;

“Benefitting Area” means an area defined by a map, plan or legal description in a Front-Ending Agreement as an area that will receive a benefit from the construction of one or more Services;

“Board of Education” means a board as defined in the *Education Act*, R.S.O. 1990, c. E.2, as amended or replaced from time to time;

“Building or Structure” means a structure occupying an area greater than 10 square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof, but does not include a Farm Building, or include an exterior storage tank;

“Building Code Act” means the *Building Code Act 1992*, S.O. 1992, c.23, as amended or replaced from time to time and includes regulations thereunder;

“Business Improvement Area” means a geographic area in the City governed by a board of management to provide certain business promotion and improvement functions within that area;

“Capital Cost” means costs incurred or proposed to be incurred by the City or a Local Board directly or by others on behalf of, and as authorized by, the City or a Local Board:

- (a) to acquire land or an interest in land including a leasehold interest;
- (b) to improve land;
- (c) to acquire, lease, construct or improve buildings and structures provided that only the capital component of costs to lease anything or to acquire a leasehold interest is included;
- (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated future life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.44;
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d);
- (f) for the development charge background study under s.10 of the Act; or
- (g) for interest on money borrowed to pay for costs in (a) to (d);

“Chief Building Official” means the person appointed as the City’s Chief Building Official pursuant to the *Building Code Act*, and includes his or her authorized designate;

“City” means the municipal corporation of the City of Greater Sudbury or the geographic area, as the context requires;

“Council” means the Council of the City of Greater Sudbury;

“Designated Exempt Area” includes each area shown in Schedules E-1 to E-9 of this By-law and includes any Business Improvement Area approved by Council after the effective date of this By-law;

“Development” means the construction, erection or placing of one or more Buildings or Structures on land or the making of an addition or alteration to a Building or Structure that has the effect of increasing the size or usability thereof, and includes Redevelopment;

“Development Charge” means a charge imposed against land in the City under this By-Law;

“Dwelling Unit” means any part of a Residential or Mixed-Use Building or Structure with one or more habitable rooms designed or intended to be used as a domestic establishment in which one or more persons may sleep and in which sanitary facilities and a separate kitchen are provided for the exclusive use of such person or persons;

“Farm Building” means all or any part of a building:

- (a) that does not contain a Dwelling Unit; and
- (b) is accessory to an “agricultural use” as that term is used in the Zoning By-law and for which the owner of the land maintains at all times an active Farm Business Registration Number and provides evidence of same to the Treasurer upon request from time to time;

“Front-End Payment” means a payment made by an Owner pursuant to a Front-Ending Agreement to cover the net Capital Costs of the Services designated in the agreement that are required to enable the land to be developed;

“Front-Ending Agreement” means an agreement made under Section 44 of the Act between the City and any or all Owners within a Benefitting Area providing for Front-End Payments by an Owner or Owners or for the installation of Services by an Owner or Owners or any combination thereof;

“Garden Suite” means a one-unit detached residential structure, containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable;

“Gross Floor Area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;

“Growth Related Net Capital Cost” means the portion of the net capital cost of Services that is reasonably attributable to the need for such net capital cost that results or will result from Development in all or a defined part of the City;

“Hospice” is a facility providing end of life care for persons who are terminally ill and may include provision of palliative care;

“Industrial” means lands, Buildings or Structures used or designed or intended for use for or in connection with:

- (a) manufacturing, producing, processing, storing or distributing something;
- (b) research or development in connection with manufacturing, producing or processing something;
- (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or
- (d) office or administrative purposes, if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
 - (ii) in or attached to the Building or Structure used for that manufacturing, producing, processing, storage or distribution;

“Local Board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, board or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes of a municipality or of two or more municipalities or parts thereof, but does not include a school district school board or a school authority as those terms are used in the *Education Act*, R.S.O. 1990, c. E.2;

“Local Services” means those services, facilities or things which are under the jurisdiction of the City and are within the boundaries of, abut or are necessary to connect lands to services and an application has been made in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended or replaced from time to time;

“Mixed-Use” means lands, Buildings or Structures used, designed or intended to be used for both Residential and Non-Residential Uses;

“Municipal” refers to something owned by the City;

“Multiple Dwelling” means a Residential Building or the Residential portion of a Mixed-Use Building containing one or more Dwelling Units, but does not include a Single Detached Dwelling or a Semi-Detached Dwelling;

“Non-Residential Use” means land, Buildings or Structures or portions thereof used, or designed or intended to be used for a use other than for a Residential Use;

“Non-Industrial Use” means land, Buildings or Structures or portions thereof used, or designed or intended to be used for a use other than for a Residential Use or an Industrial Use;

“Official Plan” means the City of Greater Sudbury Official Plan and any amendments thereto together with any subsequent related Plan or Plans enacted;

“Owner” means the registered owner of the property and includes the authorized agent in lawful control of the property;

“Planning Act” means the *Planning Act*, R.S.O. 1990, c.P.13, as amended and includes regulations thereunder;

“Redevelopment” means the construction, erection or placing of one or more Buildings or Structures on land where all or part of a Building or Structure has previously been demolished on such land, or changing the use of a Building or Structure, or part thereof, from Residential to Non-Residential or from Non-Residential to Residential or from Industrial to Non-Industrial or Non-Industrial to Industrial;

“Residential Use” means the land, Buildings or Structures or portions thereof used, designed or intended to be used as living accommodation for one or more individuals and “Residential” has a similar meaning;

“Secondary Dwelling Unit” has the meaning in the Zoning By-law;

“Semi-Detached Dwelling” means one of a freestanding pair of Dwelling Units attached together horizontally in whole or in part above grade and divided vertically from each other by a common wall extending at least one story above finished grade;

“Service Areas” in the City of Greater Sudbury include:

- (a) “Water Service Area” means, within the City of Greater Sudbury;
 - (i) properties that are connected to the Municipal water services but are not located within 500 feet (152.5 m) of the Municipal wastewater services as they may exist from time to time;

- (ii) properties that abut streets, easements, or rights-of-way upon which Municipal water services have been placed or are placed from time to time but are not located within 500 feet (152.5 m) of the Municipal wastewater services as they may exist from time to time; and
 - (iii) properties that are located within 500 feet (152.5 m) of Municipal water services as they may exist from time to time but are not located within 500 feet (152.5 m) of Municipal wastewater services as they may exist from time to time;
- (b) “Water and Wastewater Service Area” means, within the City of Greater Sudbury:
 - (i) properties that are connected to the Municipal wastewater and water services;
 - (ii) properties that abut on streets, easements or rights-of way upon which Municipal wastewater and water service have been placed or are placed from time to time; and
 - (iii) properties that are located within 500 feet (152.5 m) of Municipal wastewater and water services as they may exist from time to time, and
- (c) “Wastewater Service Area” means, within the City of Greater Sudbury:
 - (i) properties that are connected to the Municipal wastewater services but are not located within 500 feet (152.5 m) of the Municipal water services as they may exist from time to time;
 - (ii) properties that abut streets, easements, or rights-of-way upon which Municipal wastewater services have been placed or are placed from time to time but are not located within 500 feet (152.5 m) of the Municipal water services as they may exist from time to time; and
 - (iii) properties that are located within 500 feet (152.5 m) of Municipal wastewater services as they may exist from time to time but are not located within 500 feet (152.5 m) of Municipal water services as they may exist from time to time;

“Service Standards” means the prescribed level of services on which the Schedule of Charges in Schedules B-1, B-2, B-3, C, and D are based;

“Services” (or “Service”) means those Services designated in Schedule A to this By-Law or specified in an agreement made under Section 44 of the Act;

“Servicing Agreement” means an agreement between a land Owner and the City relating to the provision of Municipal services to specified lands within the City;

“Single Detached Dwelling” means a separate Building or Structure containing only one Dwelling Unit;

“Temporary Building or Structure” means a Building or Structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a Building or Structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;

“Total Floor Area” means in relation to Non-Residential Building or Structure the sum total of the total areas of all floors in a Building or Structure, whether at, above, or below grade, measured between the exterior faces of the exterior walls of the Building or Structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and includes the floor area of a mezzanine, atrium or air-supported structure, and the space occupied by interior wall partitions, as defined in the Building Code Act; and, where a Building or Structure does not have any walls, the Total Floor Area of the Building or Structure shall be the total of the area of all floors, including the ground floor, that are directly beneath the roof of the Building or Structure;

“Treasurer” means the person appointed by Council to the position of City Treasurer in accordance with the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, and includes his or her authorized designate; and

“Zoning By-law” means the Zoning by-law or by-laws passed under Section 34 of the *Planning Act* and in force and effect in the City.

Schedule of Development Charges

2.-(1) Subject to the provisions of this by-law, Development Charges against land shall be calculated and collected in accordance with the rates set out in Schedules B-1, B-2, B-3, C, and D which relate to the Services set out in Schedule A.

(2) The Development Charge with respect to the use of any land, Buildings or Structures shall be calculated as follows:

- (a) in the case of (i) Residential Development, or (ii) the Residential portion of a Mixed-Use Development, based upon the number and type of Dwelling Units and calculated at the applicable rate set out in Schedule B-1 in the case of a Single Detached Dwelling, Schedule B-2 in the case of a Semi-Detached Dwelling and Schedule B-3 in the case of a Multiple Dwelling;

- (b) in the case of (i) Industrial Development or (ii) the Development of the Industrial portion of a Mixed-Use Development, based upon the Total Floor Area of such Development and calculated at the applicable rate set out in Schedule C; and
- (c) in the case of (i) Non-Industrial Development, or (ii) the Non-Industrial portion of a Mixed-Use Development, based upon the Total Floor Area of such Development and calculated at the applicable rate set out in Schedule D.

(3) Council hereby determines that the Development of land, Buildings or Structures for Residential Use, Industrial Use and Non-Industrial Use have required or will require the provision, enlargement, expansion or improvement of the Services referenced in Schedule A.

Applicable Lands/ Compliance with Section 6

3.-(1) Subject to subsections 3(2) and 3(3), this by-law applies to all lands in the City, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31.

(2) This by-law applies to all lands in the City subject to the following:

- (a) pursuant to the Service Area definitions in this by-law, Development Charges for Municipal wastewater services, as identified on Schedules B-1, B-2, B-3, C and D of this by-law, will not be levied against Development of land that will not receive wastewater services from the City at the time of Development; and
- (b) pursuant to the Service Area definitions in this by-law, Development Charges for Municipal water services, as identified on Schedules B-1, B-2, B-3, C and D of this by-law, will not be levied against Development of land that will not receive water services from the City at the time of Development.

(3) For the purpose of complying with Section 6 of the Act;

- (a) the area to which this by-law applies shall be the area described in subsection 3(1) above;
- (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a Development Charge is payable in a particular case and for determining the amount of the charge shall be as set forth in sections 2 through 19 of this by-law;
- (c) the rules for exemptions and partial exemptions shall be as set forth in subsection 3(2) and sections 5, 6, 7, 8 and 9; of this by-law;

- (d) the rules respecting Redevelopment of land shall be as set forth in section 9 of this by-law;
- (e) the rules respecting indexing of Development Charges shall be as set out in section 23 of this by-law; and
- (f) Development Charges imposed by this By-law shall be phased in as detailed in Schedules B-1, B-2, B-3, C and D.

Designation of Services

4.-(1) It is hereby declared by Council that all Development of land within the area to which this by-law applies will increase the need for Services.

(2) Development Charges shall be imposed and reserve funds established or continued for the categories of Services designated on Schedule A of this by-law to pay for the increased Capital Costs required because of increased needs for Services arising from Development.

Exemptions and Partial Exemption

5.-(1) This by-law shall not apply to land that is owned by and used for the purposes of:

- (a) a Board of Education;
- (b) any municipality or Local Board thereof;
- (c) a consent (boundary line adjustment) under Section 53 of the *Planning Act* where no new building lot is created;
- (d) any college created pursuant to the *Ontario Colleges of Applied Arts and Technology Act, 2002*, S.O. 2002, c. 8, Sched. F.; or
- (e) a Garden Suite, provided that the Garden Suite is removed within ten years or such longer period as authorized by by-law pursuant to section 39 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended or replaced.

(2) This by-law shall not apply to:

- (a) land, Buildings or Structures that are owned by a university and used for the university's academic or research purposes;
- (b) land, Buildings or Structures used for the purpose of an Affordable Housing Project, where the exemption from the payment of Development Charges is specifically authorized by resolution of Council.

(3) Where land, Buildings or Structures are owned by a university and used for purposes other than the university's academic or research purposes, a 50% exemption from Development Charges otherwise payable under this by-law shall be applied.

(4) This by-law shall not apply to permitted uses within Designated Exempt Areas.

(5) No Development Charges under section 4 are payable where the Development is:

- (a) a Hospice occupying land for which there is an exemption from taxation determined in accordance with section 23.1 of Ontario Regulation 282/98 made under the *Assessment Act*; or
- (b) a long term care home regulated under the *Long Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or replaced and exempt from property taxes pursuant to section 3, subsection 7.2 of the *Municipal Act, 2001*.

Temporary Building – Refund

6. Development Charges actually paid with respect to a Temporary Building or Structure may be refunded by the Treasurer to the person who paid the Development Charges upon application in writing and upon evidence satisfactory to the Treasurer that the Building or Structure has been demolished to the satisfaction of the Chief Building Official, in accordance with a demolition permit, on or before a date which is 8 months after the date on which the building permit for that Temporary Building or Structure was issued.

Rules With Respect to Exemptions for Intensification of Existing Housing

7.-(1) This by-law shall not apply to that category of exempt Development described in subsection 2(3) of the Act, and Section 2 of O. Reg. 82/98, namely:

- (a) the enlargement of an existing Dwelling Unit;
- (b) the creation of one or two additional Dwelling Units in an existing Single Detached Dwelling where the total Residential Gross Floor Area of the Dwelling Unit or Units created does not exceed the Residential Gross Floor Area of the Dwelling Unit already in the Building; or
- (c) the creation of one additional Dwelling Unit in an existing Semi-Detached Dwelling where the total Residential Gross Floor Area of the additional Dwelling Unit created does not exceed the Residential Gross Floor Area of the Dwelling Unit already in the Building; or
- (d) the creation of one additional Dwelling Unit in any other existing Residential building other than a Single Detached Dwelling or a Semi-Detached Dwelling

provided the Residential Gross Floor Area of the additional Dwelling Unit does not exceed the Residential Gross Floor Area of the smallest existing Dwelling Unit already in the building

(2) Notwithstanding subsection 7(1)(b), Development Charges shall be calculated and collected in accordance with Schedule B-1 where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Dwelling Unit in the Single Detached Dwelling.

(3) Notwithstanding subsection 7(1)(c), Development Charges shall be calculated and collected in accordance with Schedule B-2 where the additional Dwelling Unit in the Semi-Detached Dwelling has a Residential Gross Floor Area greater than the Gross Floor Area of the Dwelling Unit already in the Semi-Detached Dwelling.

(4) Notwithstanding subsection 7(1)(d), Development Charges shall be calculated and collected in accordance with Schedule B-3 where the additional Dwelling Unit in the Residential building other than a Single Detached Dwelling or a Semi-Detached Dwelling has a Residential Gross Floor Area greater than the Gross Floor Area of the smallest Dwelling Unit already in that Residential building.

Additional Rules With Respect to Exemptions for Residential Intensification

8. This by-law shall not apply to the creation of a Secondary Dwelling Unit in accordance with the Zoning By-law.

Rules With Respect to an Industrial Expansion Exemption

9.-(1) For the purposes of calculating Development Charges pursuant to section 2, if a Development includes the enlargement of the Gross Floor Area of an existing Industrial building, the amount of the Development Charge that is payable is the following:

- (a) if the Gross Floor Area is enlarged by 50 per cent or less, the amount of the Development Charge in respect of the enlargement is zero; or
- (b) if the Gross Floor Area is enlarged by more than 50 per cent, Development Charges are payable on the amount by which the enlargement exceeds 50 per cent of the Gross Floor Area before the enlargement.

(2) In this section, for greater certainty in applying the exemption herein:

- (a) the Gross Floor Area of an existing Industrial building is enlarged where there is a bona fide physical and functional increase in the size of the existing Industrial building;
- (b) for the purpose of determining any enlargement, the existing Industrial building will be its Gross Floor Area as of the effective date of this by-law (in this section "Original Gross Floor Area");
- (c) the maximum exemption permitted during the term of this by-law will be 50% of the Original Gross Floor Area irrespective of the number of enlargements or expansion of the Gross Floor Area that take place over the course of the term of this by-law so that any enlargement beyond 50% of the Original Gross Floor Area during the term of this By-Law will be subject to the Development Charge herein.
- (d) an expansion must be attached to and a bona fide extension of the existing building, and "attached" shall not mean or include a tunnel, bridge, passageway, shared below grade connection (whether by footing, foundation, passageway, or otherwise), breezeway, shared roof connection or shared parking facility.

Rules With Respect to the Redevelopment of Land

10.-(1) Where, as a result of the Redevelopment of land, a Building or Structure has been demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the Redevelopment, the Development Charges otherwise payable with respect to such Redevelopment shall be reduced by the following amounts:

- (a) in the case of a Residential Building or Structure or the Residential portion of a Mixed-Use Building or Structure, an amount calculated by multiplying the applicable Development Charge under section 2 of this by-law by the number, according to type of Dwelling Unit that have been demolished or converted to another principal use;
- (b) In the case of an Industrial Building or Structure or the Industrial portion of a Mixed-Use Building or Structure, an amount calculated by multiplying the applicable Development Charge under section 2 of this by-law by the Industrial Gross Floor Area that has been demolished or converted to another principal use; and
- (c) in the case of a Non-Industrial Building or Structure or the Non-Industrial portion of a Mixed-Use Building or Structure, an amount calculated by multiplying the applicable Development Charges under section 2 of this by-law by the Non-

Industrial Gross Floor Area that has been demolished or converted to another principal use.

(2) The amounts of any reduction under subsection 10(1) shall not exceed in total, the amount of the Development Charges otherwise payable with respect to the Redevelopment.

(3) Despite subsection 10(1), no reduction in the Development Charges otherwise payable shall be granted in the case of the demolition of all or part of a Building or Structure unless the demolition for which the reduction is sought occurred no more than five (5) years prior to the issuance of the building permit for the Redevelopment, and a demolition permit issued to authorize the demolition.

(4) Where as part of a Redevelopment a building permit is issued for a new Building or Structure (the "New Building") to be erected on a site and the New Building is constructed prior to the demolition of an existing Building or Structure on the same site and provided that the existing Building or Structure is demolished pursuant to a demolition permit within five (5) years from the issuance of the building permit for that New Building, the Owner may apply to the Chief Building Official in writing for a refund (excluding interest) of all or part of the Development Charges actually paid on the issuance of the building permit for the New Building. The amount of the refund shall be calculated at the rates paid for the Development Charges on the issuance of the building permit for the New Building, for the number and type of Residential Dwelling Units demolished or the Total Floor Area of the Non-Residential portion of the Building or Structure or part thereof demolished.

(5) The reduction of Development Charges otherwise authorized under subsection 10(1) shall relate only to the land, including any parcel subject to the same site plan approval for the proposed development, upon which the Building or Structure which was demolished or converted was situate and is not transferable to another parcel of land.

(6) Any reduction in the Development Charges otherwise payable, authorized under subsection 10(1) and any refund authorized under subsection 10(4) shall apply only where the use of the Building or Structure that has been demolished or converted to another use has been legally established pursuant to the City's Zoning By-law and all building statutes and regulations related to the construction of buildings.

(7) For the purposes of this section, Dwelling Units or Gross Floor Area accidentally destroyed by fire shall be deemed to have been demolished under a demolition permit issued on the date of the fire. No refund shall be paid or reduction applied to Development Charges

otherwise payable unless the Owner has obtained a Demolition Permit for the Dwelling Units or Gross Floor accidentally destroyed by fire.

Onus

11. The onus is on the Owner to produce evidence to the satisfaction of the Chief Building Official which establishes that the Owner is entitled to any exemption from, or reduction of, or credit against or any refund of Development Charges otherwise payable under this By-law.

Approval for Development

12.-(1) Subject to subsection 12(2), Development Charges shall apply to, and shall be calculated and collected in accordance with the provisions of this by-law on land to be developed where, the Development requires any one or more of the following:

- (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*;
- (b) the approval of a minor variance under Section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998 c. 19; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a Building or Structure.

(2) Subsection 12(1) shall not apply in respect of:

- (a) Local Services installed or paid for by the Owner within a plan of subdivision as a condition of approval under Section 51 of the *Planning Act*;
- (b) Local Services installed or paid for by the Owner within the area to which the Development relates; or
- (c) Local Services installed at the expense of the Owner as a condition of approval under Section 53 of the *Planning Act*.

Local Service Installation

13. Nothing in this by-law prevents Council from requiring as a condition of any approval or agreement for Development under the *Planning Act*, including sections 41, 51 or 53 of the

Planning Act, that the Owner, at his or her own expense, shall install such Local Services within the area to which the Development relates, or that the Owner pay for local connections to water mains, wastewaters and/or storm drainage facilities, as Council may require.

Multiple Charges

14.(1) Where two or more of the actions described in subsection 12(1) of this by-law are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this by-law.

(2) Notwithstanding subsection 14(1), if two or more of the actions described in subsection 12(1) occur at different times, and if the subsequent action has the effect of increasing the need for Municipal Services as designated in Schedule A, an additional Development Charge on the additional Residential Dwelling Units and/or the additional Gross Floor Area for Industrial and Non-Industrial uses shall be calculated and collected in accordance with the provisions of this by-law.

Credit for Services

15. Despite subsection 2(1) and section 17, Council may by agreement, give a credit towards a Development Charge in exchange for work that relates to Services for which a Development Charge is imposed under this By-law, in accordance with sections 38, 39, 40 and 41 of the Act. No such credit shall exceed the total Development Charges otherwise payable.

Front-Ending Agreements

16. The City may enter into agreements under Section 44 of the Act as it sees fit.

Timing of Calculation and Payment / Section 27 Agreements

17.-(1) Development Charges shall be calculated and payable in full in cash, certified cheque, bank draft or by provision of Services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a Building or Structure on land to which a Development Charge applies.

(2) Where Development Charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the Development Charges have been paid in full except as otherwise specifically provided to the contrary herein.

(3) If a Development does not require a building permit but does require one or more of the approvals described in section 12, then the Development Charge shall nonetheless be payable in respect of any increased or additional Development permitted by such approval required for the increased or additional Development being granted.

(4) Notwithstanding subsection 17(1) upon request of the Treasurer, Council may, in its sole discretion, authorize an agreement with the Owner in accordance with Section 27 of the Act to permit on such terms as Council may require, the payment of the Development Charge before or after it is otherwise payable. Without limiting the generality of the forgoing, Council may require the Owner to pay interest from the date of issuance of the building permit until payment in full of the Development Charges and to provide security for the Owner's obligations under the agreement. Where an agreement has been entered into, then despite subsection 16(2), the building permit may issue before payment of the applicable Development Charges.

Changes to Building Design – Residential

18. Where a Development Charge has been paid in respect of a Residential Building or Structure, and the Development is subsequently revised within the same building envelope but with a different distribution of unit types such that a revised building permit prior to completion and new calculation of Development Charges payable is required, the calculation of the amount of Development Charges payable will be made in respect of such revised building permit as follows:

- (a) Where there is an increase in the number of any type of Dwelling Unit, the Development Charges payable will be calculated by multiplying the number of such Dwelling Units so increased by the Development Charge rate then in effect according to the type of Dwelling Unit; and
- (b) Where there is a decrease in the number of any type of Dwelling Unit, the Development Charges payable will be reduced by multiplying the number of such Dwelling Units so reduced by the Development Charges rate that was in effect and collected for such unit type upon the issuance of the initial building permit for the Development.

Changes to Building Design – Non-Residential

19. Where a Development Charge has been paid in respect of a Non-Residential Building or Structures, and the Development is subsequently revised within the same building envelope but such that a revised building permit prior to completion and new calculation of Development

Charges payable is required, the calculation of the amount of Development Charges payable will be made in respect of such revised building permit as follows:

- (a) Where there is an increase in the amount of Non-Residential Total Floor Area, the Development Charges payable will be calculated by multiplying the amount of Total Floor Area so increased by the Development Charge rate then in effect; and
- (b) Where there is a decrease in the amount of Non-Residential Total Floor Area, the Development Charges payable will be reduced by multiplying the amount of Total Floor Area so reduced by the Development Charge rate that was in effect and collected upon issuance of the initial building permit for the Development;

provided that in no case shall any refund be provided in an amount greater than the amount of Development Charges paid upon issuance of such initial Building Permit

By-law Registration

20. A certified copy of this by-law may be registered in the By-law Register in the Land Registry Office (No. 53).

Reserve Fund(s)

21. The City of Greater Sudbury shall establish Reserve Funds as follows:

- (a) Monies received from payment of Development Charges shall be maintained in separate reserve funds for each service as detailed in Schedule A to this by-law. Funds shall be used only in accordance with the provisions of Section 35 of the Act.
- (b) The Treasurer shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O. Reg. 82/98.
- (c) Borrowing from the reserve funds, or from one designated Municipal service fund to another, for Municipal financial purposes will be permitted as authorized from time to time by resolution or by-law of Council provided interest is paid in accordance with the Act and the regulations thereto, and in particular section 36.
- (d) Refunds may be made from the applicable reserve funds in accordance with this by-law.

Refunds

22.-(1) Where this by-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by Council, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

(2) Any refund of Development Charges shall be paid to the person who is the registered Owner of the land, Building or Structure on the date on which the refund is paid.

(3) Refunds that are required to be paid under subsection 22(1) or section 26 shall be paid with interest to be calculated as follows:

- (a) interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- (b) the refund shall include the interest owed under this section; and
- (c) interest shall be paid at the Bank of Canada (overnight lending) rate in effect on the date of enactment of this By-Law.

(4) Interest shall not be payable on any refund other than a refund required to be paid under subsection 22(1) or section 26.

(5) Where a building permit is lawfully revoked by the Chief Building Official the Owner may apply in writing to the Chief Building Official for a refund of the Development Charges actually paid pursuant to the said building permit.

(6) In the event that a building permit is lawfully revoked by the Chief Building Official a subsequent application submitted for a building permit for a Building or Structure on the same land will be subject to the Development Charge rate in effect as of the date the building permit issues under the subsequent application.

Development Charge Schedule Indexing

23. The Development Charges referred to in Schedules B-1, B-2, B-3, C, and D shall be adjusted annually, without amendment to this By-Law, commencing on July 1st, 2020, and annually thereafter on July 1st in each year while this By-Law is in force, in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Indexes, non-residential (Ottawa-Gatineau) and the Treasurer shall advise Council of such adjustments.

By-law Administration

24. This by-law shall be administered by the Treasurer and the Chief Building Official.

Complaints

25.-(1) The Hearing Committee is appointed pursuant to Section 23.1 of the *Municipal Act, 2001* to act in the place and stead of Council to deal with complaints under Section 20 of the Act.

(2) A person required to pay a Development Charge or the person's agent may complain to the Hearing Committee that:

- (a) the amount of the Development Charge was incorrectly determined; or
- (b) whether a credit is available to be used against the Development Charge or the amount of the credit or the Service with respect to which the credit was given, was incorrectly determined; or
- (c) there was an error in the application of this by-law.

(3) A complaint may not be made under subsection 25(2) above later than 90 days after the day that the Development Charge or any part of it is payable.

(4) The complaint must be in writing and must set the complainant's name, the address where notices can be given to the complainant and the reasons for the complaint.

(5) Where the City Solicitor in consultation with the Treasurer and Chief Building Official determines that a request for a hearing as filed does not comply with the requirements of subsection 25(2) or 25(3) above or with the Act, the Clerk shall forthwith notify the complainant in writing that no hearing will be scheduled and specify the deficiency.

(6) The City Clerk shall fix a day and time for a hearing before the Hearing Committee and mail a notice of the hearing to the complainant at least 14 days before the hearing date.

(7) The Hearing Committee shall hold a hearing into a complaint made under subsection 25(2) and 25(3) above and shall give the complainant an opportunity to make representations at the hearing.

(8) After hearing the evidence and submissions of the complainant, the Hearing Committee shall as soon as practicable, make a recommendation to Council on the merits of the complaint and Council may dismiss the complaint or rectify any incorrect determination or error that was properly the subject of the complaint.

Request for Review

26. Nothing herein prevents a person, prior to filing a complaint under subsection 25(1) of this By-law from making a request in writing to the Chief Building Official to review the calculation of the Development Charge for a reason under subsection 25(2). No such request shall be deemed to constitute a complaint to the Hearing Committee or relieve the person from complying with the process in section 25 should the person wish to file a complaint.

Conflict

27. Where a conflict exists between the provisions of this by-law and any agreement between the City and the Owner entered into pursuant to this by-law the provisions of such agreement shall prevail to the extent of the conflict.

Application of the Act

28. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

Interpretation

29.-(1) Whenever this by-law refers to a person or thing with reference to gender or the gender neutral, the intention is to read the by-law with the gender applicable to the circumstances.

(2) References to items in the plural include the singular, as applicable.

(3) The words “include”, “including” and “includes” are not to be read as limiting the phrases or descriptions that precede them.

(4) Headings are inserted for ease of reference only and are not to be used as interpretation aids.

(5) Specific references to laws in this by-law are printed in italic font and are meant to refer to the current laws applicable with the Province of Ontario as at the time the by-law was enacted, as they are amended from time to time and include regulations thereunder.

(6) Any reference to periods of time, stated in numbers of days, shall be deemed applicable on the first business day after a Sunday or Statutory holiday if the expiration of the time period occurs on a Sunday or Statutory holiday.

(7) The obligations imposed by this by-law are in addition to obligations otherwise imposed by law or contract.

(8) Words which are not defined for the purposes of this by-law shall be read in their ordinary, everyday meanings.

(9) References to a whole include references to a part of the whole, whether or not so specified.

Severability

30.-(1) If any section, subsection, part or parts of this by-law is declared by any court of law to be bad, illegal or ultra vires, such section, subsection, part or parts shall be deemed to be severable and all parts hereof are declared to be separate and independent and enacted as such.

(2) Nothing in this by-law relieves any person from complying with any provision of any Federal or Provincial legislation or any other by-law of the City.

Schedules to the By-law

31. The following schedules are attached to and form an integral part of this by-Law:

Schedule A	Schedule of Municipal Services
Schedule B -1	Schedule of Residential Development Charges – Single Detached Dwelling
Schedule B-2	Schedule of Residential Development Charge – Semi-Detached Dwelling
Schedule B-3	Schedule of Residential Development Charges – Multiple Dwelling
Schedule C	Schedule of Industrial Development Charges
Schedule D	Schedule of Non-Industrial Development Charges
Schedules E-1 to E-9	Designated Exempt Areas

Existing Development Charge By-law Repeal

32.-(1) By-Law 2014-151 and all by-laws amending the said By-law 2014-151 are repealed upon the coming into force of this by-law.

(2) The repeal of the by-law does not affect the previous operation of any by-law so repealed; or affect any right, privilege, obligation or liability acquired, accrued, accruing, or incurred under the by-law so repealed.

Date By-law Effective and Expiry

33.-(1) This by-law shall come into force and effect on the 1st day of July, 2019.

(2) This by-law shall continue in force and effect for a term expiring June 30th, 2024, unless it is extended by statute, regulation or by-law, or repealed at an earlier date.

Short Title

34. This By-Law shall be cited as the “Development Charges By-Law 2019”.

Read and Passed in Open Council this *** day of ***, 2019

Mayor

Clerk

Schedule A
to By-law 2019-XXX of the City of Greater Sudbury

Designated Municipal Services

1. General Government
2. Library Services
3. Fire Services
4. Police Services
5. Public Safety
6. Parks and Recreation
7. Cemetery Services
8. Ambulance Services
9. Emergency Preparedness
10. Transit Services
11. Roads and Related
12. Water Services
13. Wastewater Services
14. Drains and Stormwater

Schedule B-1

To By-law 2019-

RESIDENTIAL DEVELOPMENT CHARGES PER DWELLING UNIT FOR A SINGLE DETACHED DWELLING

		2019-20	2020-21	2021-22	2022-23	2023-24
	<i>calculated</i>	<i>July 1, 2019 - June 30, 2020</i>	<i>July 1, 2020 - June 30, 2021</i>	<i>July 1, 2021 - June 30, 2022</i>	<i>July 1, 2022 - June 30, 2023</i>	<i>July 1, 2023 - June 30, 2024</i>
Charge per unit	\$ 17,721	\$ 17,721	\$ 17,721	\$ 17,721	\$ 17,721	\$ 17,721
			+CPS	+CPS	+CPS	+CPS
General Government	207	207	207	207	207	207
Library	458	458	458	458	458	458
Fire Services	46	46	46	46	46	46
Police Services	323	323	323	323	323	323
Public Safety	107	107	107	107	107	107
Parks and Recreation	1,665	1,665	1,665	1,665	1,665	1,665
Ambulance Services	107	107	107	107	107	107
Emergency Preparedness	354	354	354	354	354	354
Transit Services	546	546	546	546	546	546
Total General Services	3,813	3,813	3,813	3,813	3,813	3,813
Roads	7,372	7,372	7,372	7,372	7,372	7,372
Water Service	1,003	1,003	1,003	1,003	1,003	1,003
Wastewater Service	4,688	4,688	4,688	4,688	4,688	4,688
Drains	845	845	845	845	845	845
Total Engineered Services	13,908	13,908	13,908	13,908	13,908	13,908
Total Development Charge all services	\$ 17,721	\$ 17,721	\$ 17,721	\$ 17,721	\$ 17,721	\$ 17,721
Excluding Water Service	16,718	16,718	16,718	16,718	16,718	16,718
Excluding Wastewater Service	13,033	13,033	13,033	13,033	13,033	13,033
Excluding Water and Wastewater Services	12,030	12,030	12,030	12,030	12,030	12,030

NOTE:

CPS: The Development Charge will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Indexes, non-residential (Ottawa-Gatineau) in accordance with Section 23 of the By-Law.

Schedule B-2

To By-law 2019-

RESIDENTIAL DEVELOPMENT CHARGES PER DWELLING UNIT FOR A SEMI-DETACHED DWELLING

		2019-20	2020-21	2021-22	2022-23	2023-24
	<i>calculated</i>	<i>July 1, 2019 - June 30, 2020</i>	<i>July 1, 2020 - June 30, 2021</i>	<i>July 1, 2021 - June 30, 2022</i>	<i>July 1, 2022 - June 30, 2023</i>	<i>July 1, 2023 - June 30, 2024</i>
Charge per unit	\$ 14,238	\$ 14,238	\$ 14,238	\$ 14,238	\$ 14,238	\$ 14,238
			+CPS	+CPS	+CPS	+CPS
General Government	167	167	167	167	167	167
Library	368	368	368	368	368	368
Fire Services	37	37	37	37	37	37
Police Services	260	260	260	260	260	260
Public Safety	86	86	86	86	86	86
Parks and Recreation	1,338	1,338	1,338	1,338	1,338	1,338
Ambulance Services	86	86	86	86	86	86
Emergency Preparedness	284	284	284	284	284	284
Transit Services	439	439	439	439	439	439
Total General Services	3,065	3,065	3,065	3,065	3,065	3,065
Roads	5,922	5,922	5,922	5,922	5,922	5,922
Water Service	806	806	806	806	806	806
Wastewater Service	3,766	3,766	3,766	3,766	3,766	3,766
Drains	679	679	679	679	679	679
Total Engineered Services	11,173	11,173	11,173	11,173	11,173	11,173
Total Development Charge all services	\$ 14,238	\$ 14,238	\$ 14,238	\$ 14,238	\$ 14,238	\$ 14,238
Excluding Water Service	13,432	13,432	13,432	13,432	13,432	13,432
Excluding Wastewater Service	10,472	10,472	10,472	10,472	10,472	10,472
Excluding Water and Wastewater Services	9,666	9,666	9,666	9,666	9,666	9,666

NOTE:

CPS: The Development Charge will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Indexes, non-residential (Ottawa-Gatineau) in accordance with Section 23 of the By-Law.

Schedule B-3

To By-law 2019-

RESIDENTIAL DEVELOPMENT CHARGES PER DWELLING UNIT FOR A MULTIPLE DWELLING

	2019-20	2020-21	2021-22	2022-23	2023-24	
	<i>calculated</i>	<i>July 1, 2019 - June 30, 2020</i>	<i>July 1, 2020 - June 30, 2021</i>	<i>July 1, 2021 - June 30, 2022</i>	<i>July 1, 2022 - June 30, 2023</i>	<i>July 1, 2023 - June 30, 2024</i>
Charge per unit	\$ 10,227	\$ 10,227	\$ 10,227 +CPS	\$ 10,227 +CPS	\$ 10,227 +CPS	\$10,227 +CPS
General Government	120	120	120	120	120	120
Library	264	264	264	264	264	264
Fire Services	26	26	26	26	26	26
Police Services	187	187	87	187	187	187
Public Safety	62	62	62	62	62	62
Parks and Recreation	961	961	961	961	961	961
Ambulance Services	62	62	62	62	62	62
Emergency Preparedness	204	204	204	204	204	204
Transit Services	315	315	315	315	315	315
Total General Services	2,201	2,201	2,201	2,201	2,201	2,201
Roads	4,254	4,254	4,254	4,254	4,254	4,254
Water Service	579	579	579	579	579	579
Wastewater Service	2,705	2,705	2,705	2,705	2,705	2,705
Drains	488	488	488	488	488	488
Total Engineered Services	8,026	8,026	8,026	8,026	8,026	8,026
Total Development Charge all services	\$ 10,227	\$ 10,227	\$ 10,227	\$10,227	\$ 10,227	\$10,227
Excluding Water Service	9,648	9,648	9,648	9,648	9,648	9,648
Excluding Wastewater Service	7,522	7,522	7,522	7,522	7,522	7,522
Excluding Water and Wastewater Services	6,943	6,943	6,943	6,943	6,943	6,943

NOTE:

CPS: The Development Charge will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Indexes, non-residential (Ottawa-Gatineau) in accordance with Section 23 of the By-Law.

Schedule C

To By-law 2019-

INDUSTRIAL DEVELOPMENT CHARGES PER SQUARE FOOT

		2019-20	2020-21	2021-22	2022-23	2023-24
	<i>calculated</i>	<i>July 1, 2019 - June 30, 2020</i>	<i>July 1, 2020 - June 30, 2021</i>	<i>July 1, 2021 - June 30, 2022</i>	<i>July 1, 2022 - June 30, 2023</i>	<i>July 1, 2023 - June 30, 2024</i>
Charge per square foot	5.92	5.92	5.92	5.92	5.92	5.92
			+CPS	+CPS	+CPS	+CPS
General Government	0.09	0.09	0.09	0.09	0.09	0.09
Library	-	-	-	-	-	-
Fire Services	0.02	0.02	0.02	0.02	0.02	0.02
Police Services	0.14	0.14	0.14	0.14	0.14	0.14
Public Safety	0.05	0.05	0.05	0.05	0.05	0.05
Parks and Recreation	-	-	-	-	-	-
Ambulance Services	0.05	0.05	0.05	0.05	0.05	0.05
Emergency Preparedness	0.15	0.15	0.15	0.15	0.15	0.15
Transit Services	0.24	0.24	0.24	0.24	0.24	0.24
Total General Services	0.74	0.74	0.74	0.74	0.74	0.74
Roads	2.40	2.40	2.40	2.40	2.40	2.40
Water Service	0.43	0.43	0.43	0.43	0.43	0.43
Wastewater Service	1.99	1.99	1.99	1.99	1.99	1.99
Drains	0.36	0.36	0.36	0.36	0.36	0.36
Total Engineered Services	5.18	5.18	5.18	5.18	5.18	5.18
Total Development Charge all services	5.92	5.92	5.92	5.92	5.92	5.92
Excluding Water Service	5.49	5.49	5.49	5.49	5.49	5.49
Excluding Wastewater Service	3.93	3.93	3.93	3.93	3.93	3.93
Excluding Water and Wastewater Services	3.50	3.50	3.50	3.50	3.50	3.50

NOTE:

CPS: The Development Charge will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Indexes, non-residential (Ottawa-Gatineau) in accordance with Section 23 of the By-Law.

Schedule D

To By-law 2019-

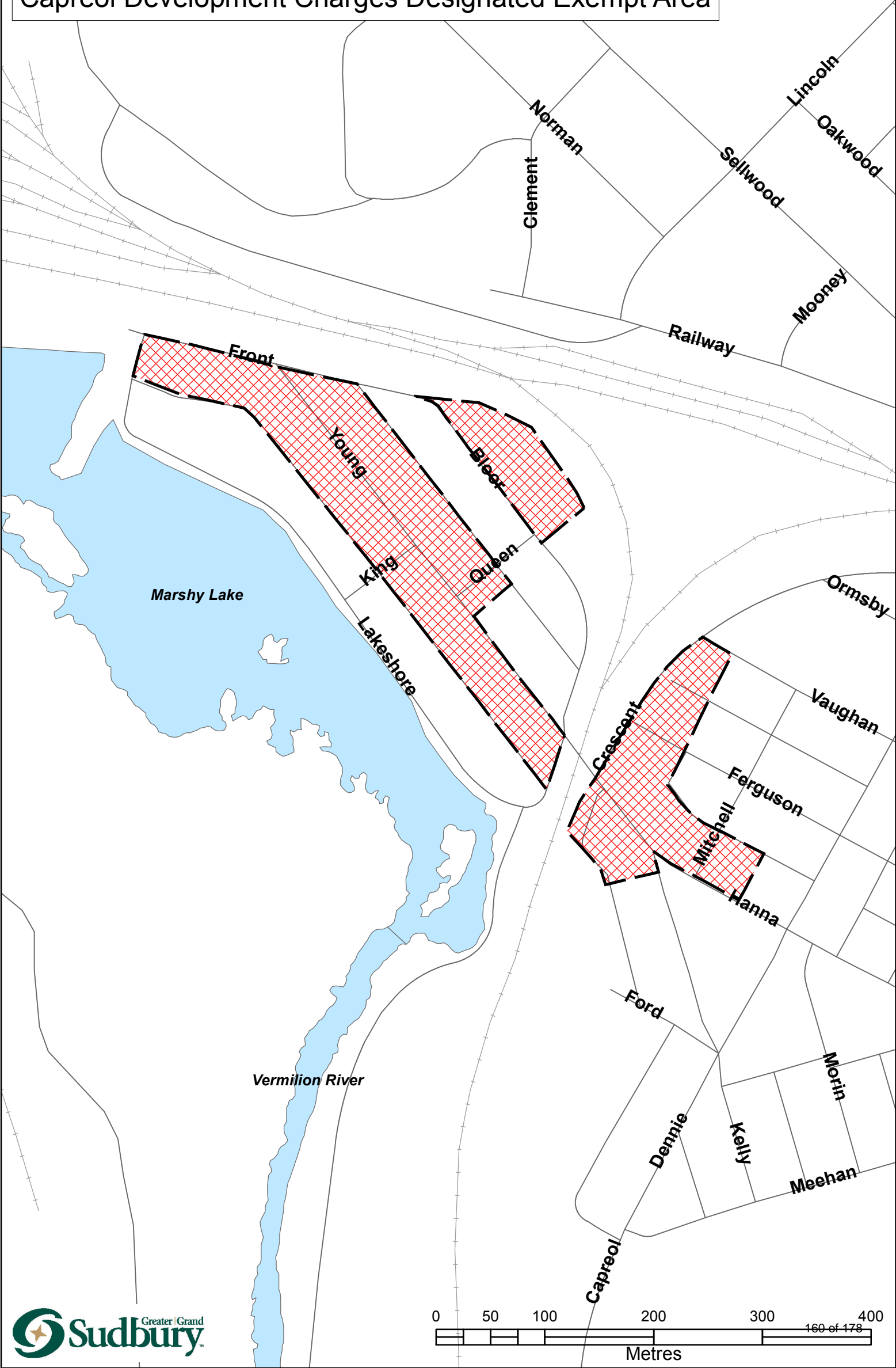
NON-INDUSTRIAL DEVELOPMENT CHARGES PER SQUARE FOOT

		2019-20	2020-21	2021-22	2022-23	2023-24
	<i>calculated</i>	<i>July 1, 2019 - June 30, 2020</i>	<i>July 1, 2020 - June 30, 2021</i>	<i>July 1, 2021 - June 30, 2022</i>	<i>July 1, 2022 - June 30, 2023</i>	<i>July 1, 2023 - June 30, 2024</i>
Charge per square foot	8.89	8.89	8.89	8.89	8.89	8.89
			+CPS	+CPS	+CPS	+CPS
General Government	0.09	0.09	0.09	0.09	0.09	0.09
Library	-	-	-	-	-	-
Fire Services	0.02	0.02	0.02	0.02	0.02	0.02
Police Services	0.14	0.14	0.14	0.14	0.14	0.14
Public Safety	0.05	0.05	0.05	0.05	0.05	0.05
Parks and Recreation	-	-	-	-	-	-
Ambulance Services	0.05	0.05	0.05	0.05	0.05	0.05
Emergency Preparedness	0.15	0.15	0.15	0.15	0.15	0.15
Transit Services	0.24	0.24	0.24	0.24	0.24	0.24
Total General Services	0.74	0.74	0.74	0.74	0.74	0.74
Roads	5.37	5.37	5.37	5.37	5.37	5.37
Water Service	0.43	0.43	0.43	0.43	0.43	0.43
Wastewater Service	1.99	1.99	1.99	1.99	1.99	1.99
Drains	0.36	0.36	0.36	0.36	0.36	0.36
Total Engineered Services	8.15	8.15	8.15	8.15	8.15	8.15
Total Development Charge all services	8.89	8.89	8.89	8.89	8.89	8.89
Excluding Water Service	8.46	8.46	8.46	8.46	8.46	8.46
Excluding Wastewater Service	6.90	6.90	6.90	6.90	6.90	6.90
Excluding Water and Wastewater Services	6.47	6.47	6.47	6.47	6.47	6.47

NOTE:

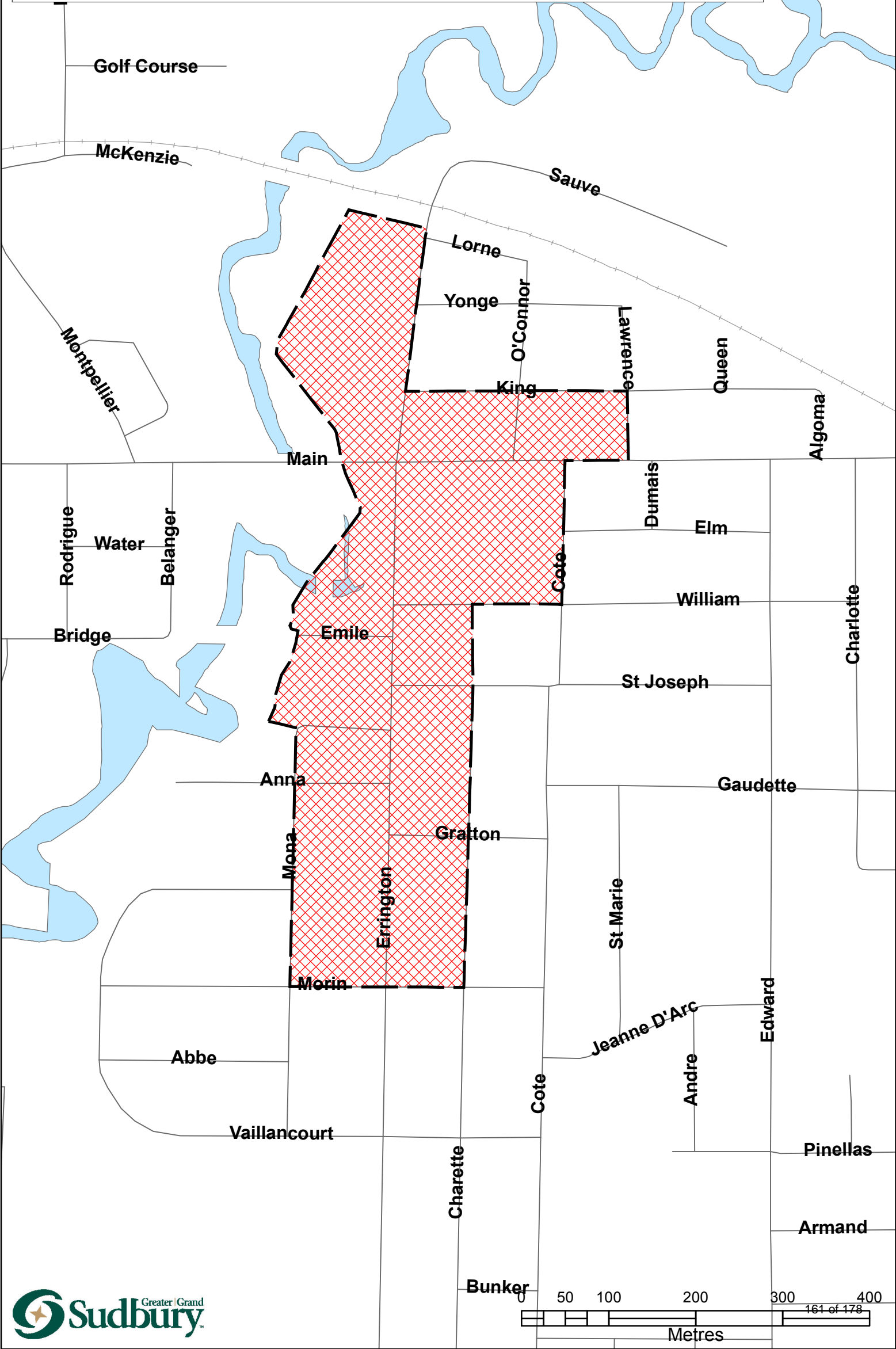
CPS: The Development Charge will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Indexes, non-residential (Ottawa-Gatineau) in accordance with Section 23 of the By-Law.

Capreol Development Charges Designated Exempt Area



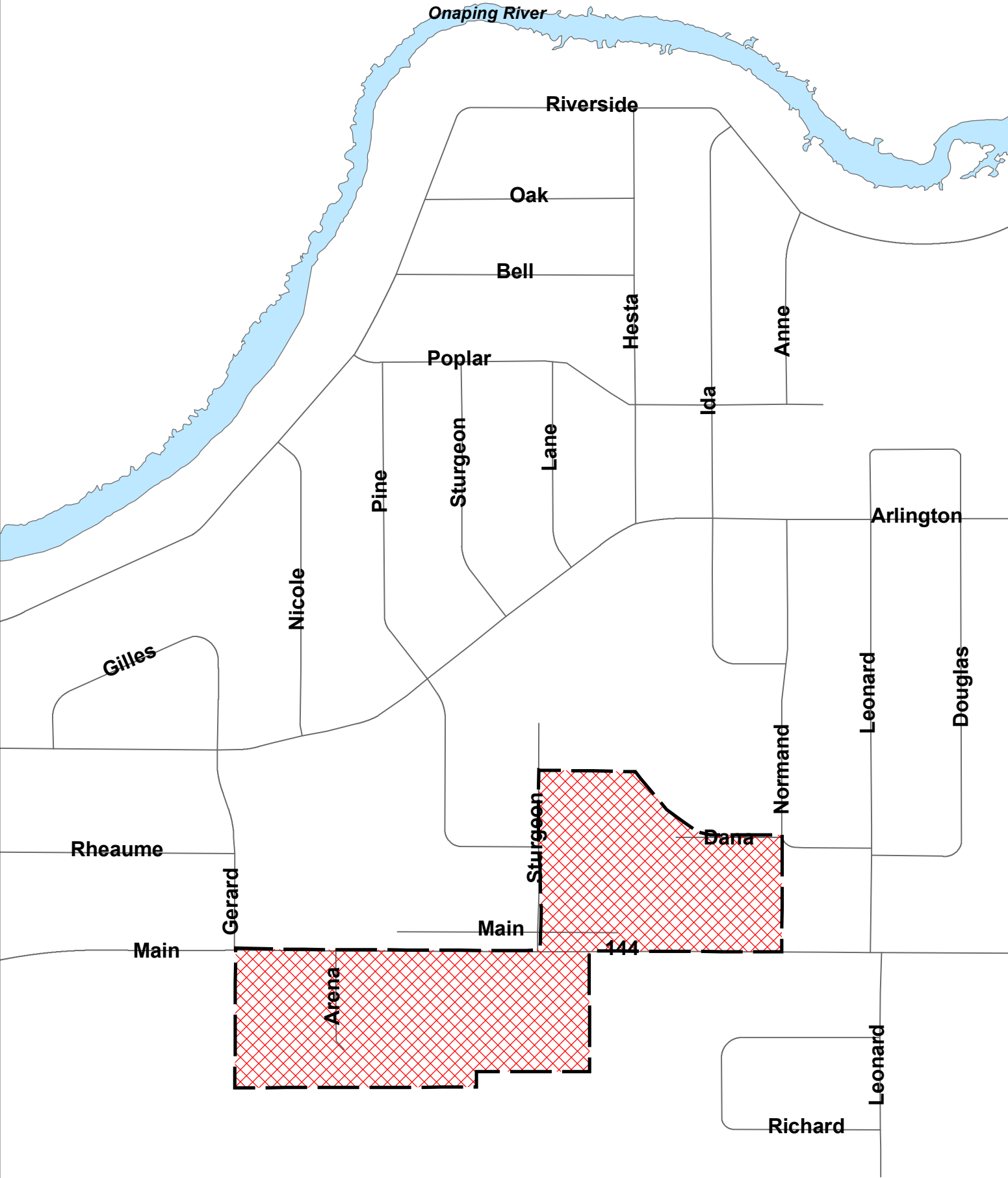


Chelmsford Development Charges Designated Exempt Area

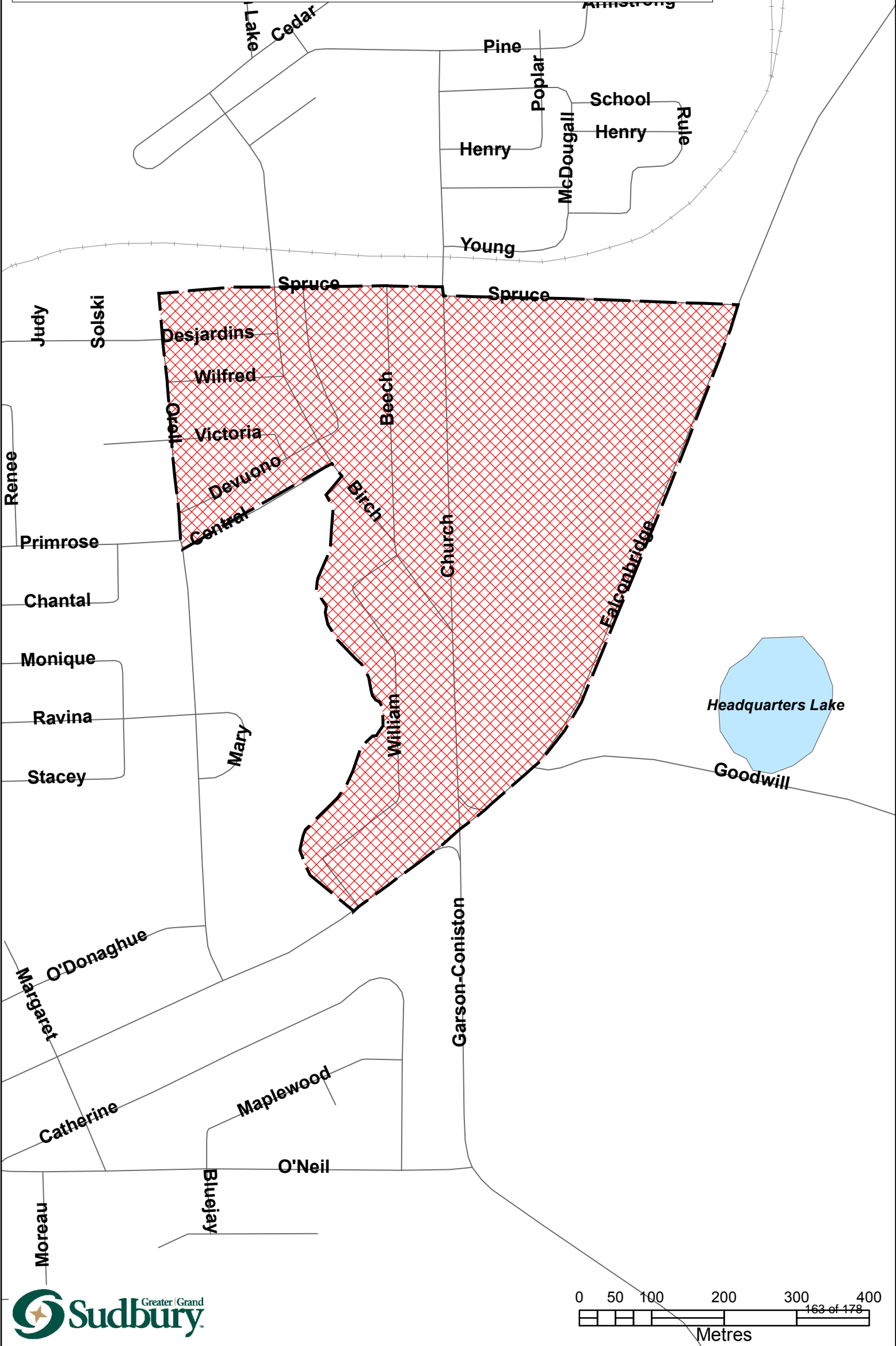




Dowling Development Charges Designated Exempt Area

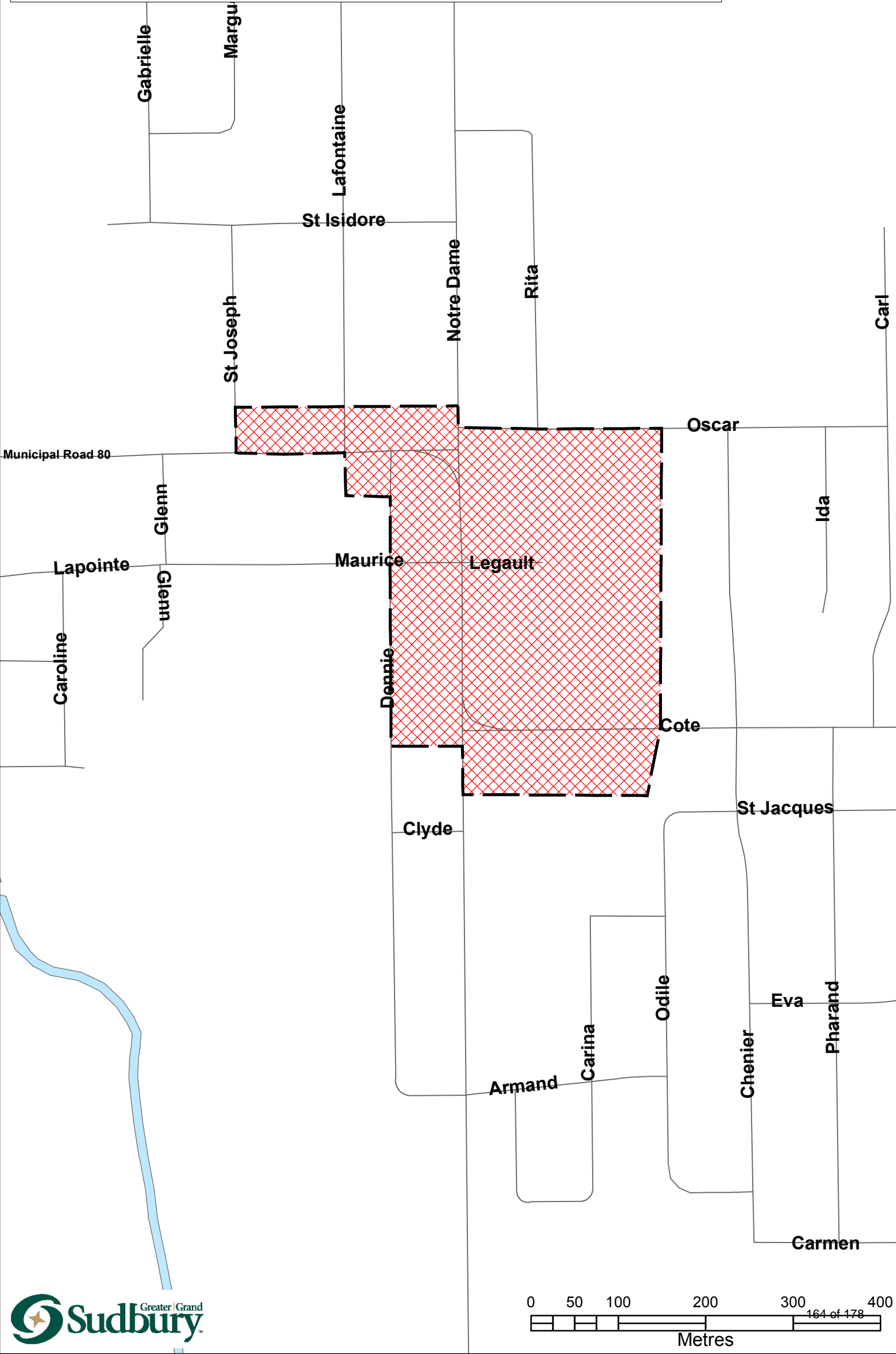


Garson Development Charges Designated Exempt Area



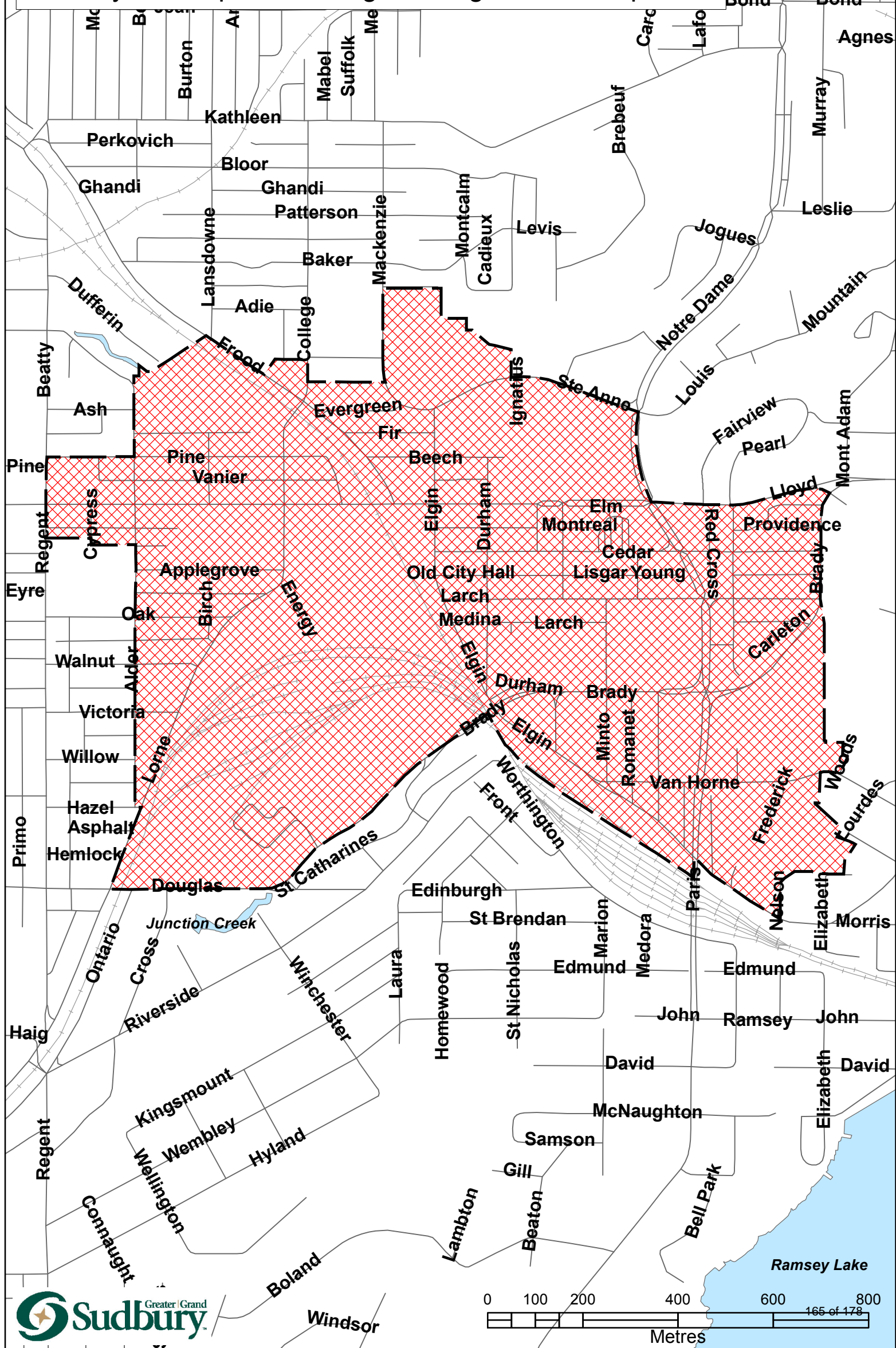


Hanmer Development Charges Designated Exempt Area



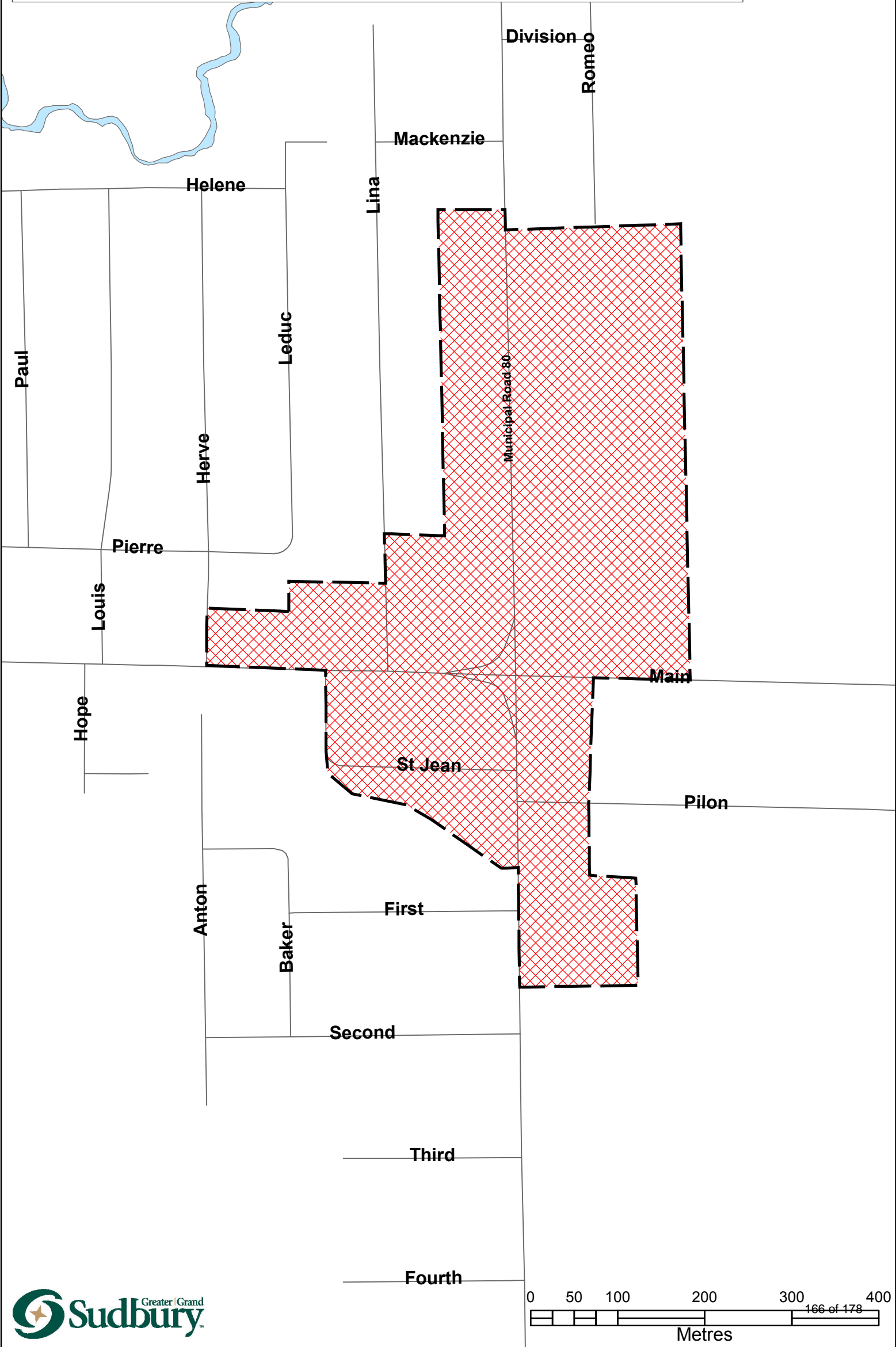
DRAFT

Sudbury Development Charges Designated Exempt Area

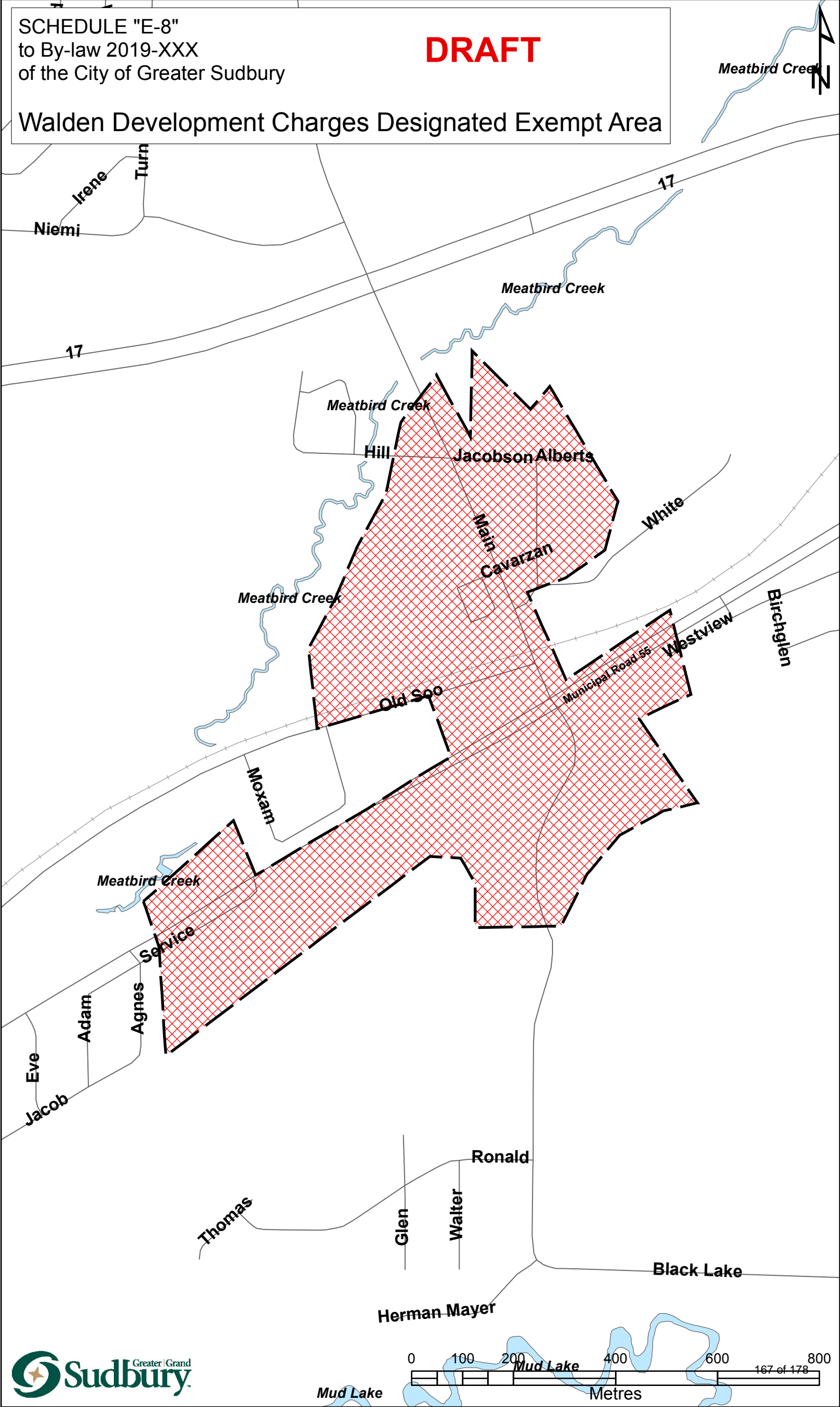




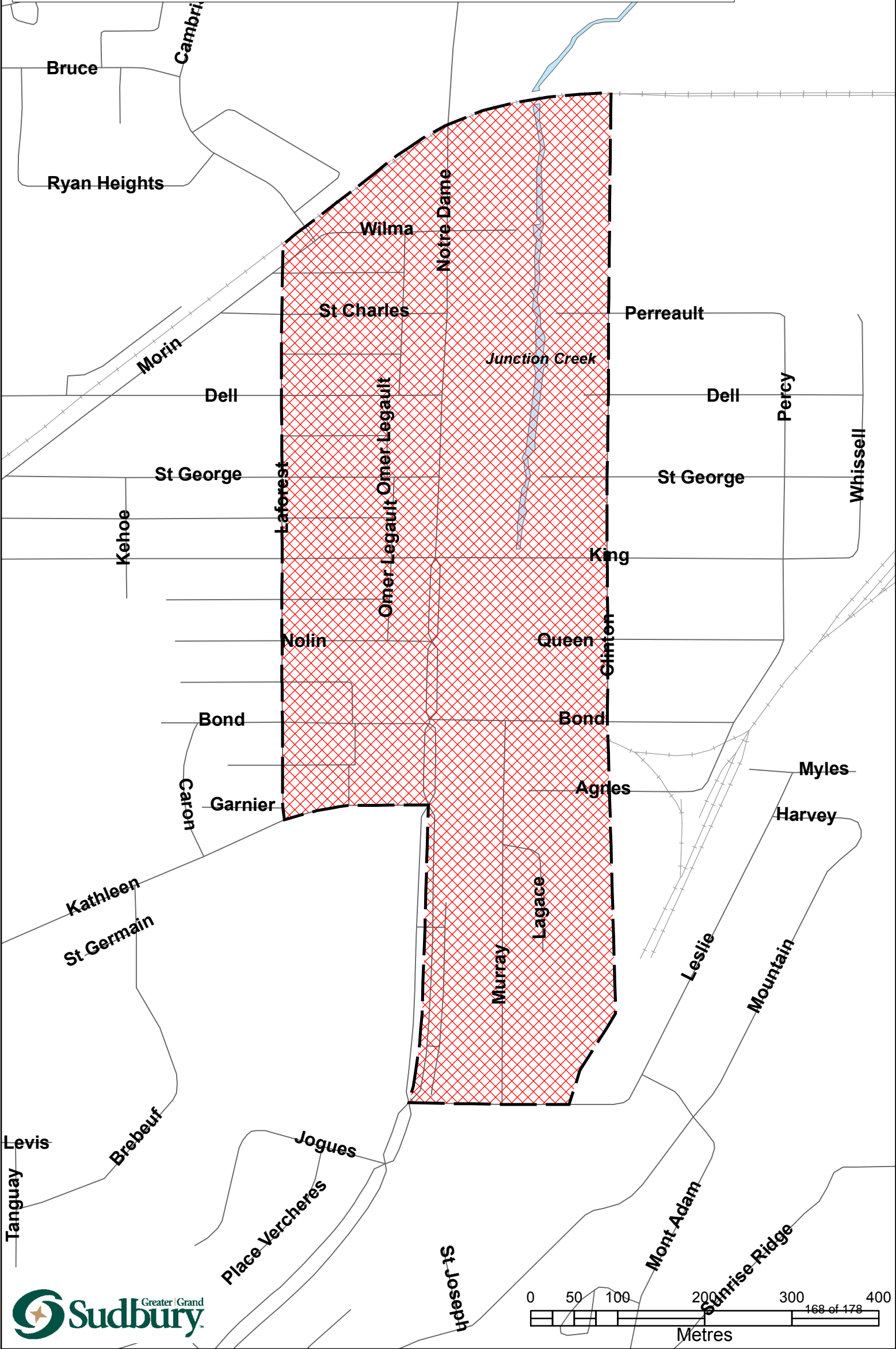
Val Caron Development Charges Designated Exempt Area



Walden Development Charges Designated Exempt Area



Flour Mill Development Charges Designated Exempt Area



For Information Only

Amendment to Delegation Bylaw - Greater Sudbury Market Program

Presented To:	City Council
Presented:	Tuesday, May 28, 2019
Report Date	Tuesday, May 07, 2019
Type:	By-Laws
By-Law:	2019-79

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to operational matters.

Report Summary

In recognition that the Greater Sudbury Market Association has been approved to take over Market operations starting with the 2019 season, this report is to advise that an amendment is being made to the Delegation Bylaw to remove the authority delegated to the Chief Administrative Officer to issue and set terms and conditions for vendor permits for the Downtown Market.

With the Greater Sudbury Market Association now taking over the operation, this bylaw will be amended to avoid inconsistency with the new approach.

Financial Implications

There are no financial implications arising from this report.

Signed By

Report Prepared By

Meredith Armstrong
Acting Director of Economic
Development
Digitally Signed May 7, 19

Financial Implications

Jim Lister
Manager of Financial Planning and
Budgeting
Digitally Signed May 7, 19

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed May 7, 19

**Amendment to Delegation Bylaw
Greater Sudbury Market program**

BACKGROUND

At the Finance & Administration Committee meeting of March 26th, 2019, Council approved the following resolution:

THAT the City of Greater Sudbury direct staff to enter into a formal Contribution Agreement with the Greater Sudbury Market Association in order to provide operational dollars from the City's 2019 Market operational budget for the operations and management of the 2019 Market program, including specific deliverables and reporting requirements, as outlined in the report entitled "Greater Sudbury Market Association Contribution Agreement", from the Acting Director of Economic Development, presented at the Finance and Administration Committee meeting on March 26, 2019; and

THAT Council grants staff with the authority to provide the Greater Sudbury Market Association with the use of the Market facilities on Elgin Street and York Street for the Market program.

As part of their overall management of the Market program, the new Greater Sudbury Market Association will be entering into contracts directly with the market vendors.

In order to align the City's bylaws with this new approach, the Delegation Bylaw is being amended to remove the authority delegated to the Chief Administrative Officer to issue and set terms and conditions for vendor permits for the Downtown Market.

With the Greater Sudbury Market Association now taking over the operation, this bylaw will be amended to avoid inconsistency with the new approach.

Presented To:	City Council
Presented:	Tuesday, May 28, 2019
Report Date	Tuesday, May 07, 2019
Type:	By-Laws
By-Law:	2019-81

For Information Only

Amendment to User Fee Bylaw - Greater Sudbury Market Program

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to operational matters.

Report Summary

In recognition that the Greater Sudbury Market Association has been approved to take over Market operations starting with the 2019 season, this report is to advise Council that the User Fee Bylaw is being amended to remove the schedule pertaining to the Market Vendor Fees. This will ensure that City By-Laws remain consistent with this new approach.

Financial Implications

There are no financial implications associated with this report.

Signed By

Report Prepared By

Meredith Armstrong
Acting Director of Economic
Development
Digitally Signed May 7, 19

Financial Implications

Jim Lister
Manager of Financial Planning and
Budgeting
Digitally Signed May 7, 19

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed May 7, 19

**Amendment to User Fee Bylaw
Greater Sudbury Market program**

BACKGROUND

At the Finance & Administration Committee meeting of March 26th, 2019, Council approved the following resolution:

THAT the City of Greater Sudbury direct staff to enter into a formal Contribution Agreement with the Greater Sudbury Market Association in order to provide operational dollars from the City's 2019 Market operational budget for the operations and management of the 2019 Market program, including specific deliverables and reporting requirements, as outlined in the report entitled "Greater Sudbury Market Association Contribution Agreement", from the Acting Director of Economic Development, presented at the Finance and Administration Committee meeting on March 26, 2019; and

THAT Council grants staff with the authority to provide the Greater Sudbury Market Association with the use of the Market facilities on Elgin Street and York Street for the Market program.

The Contribution Agreement also gives the Greater Sudbury Market Association the autonomy to set and collect their own Vendor Fees as part of their overall management of the Market program.

In recognition that the Greater Sudbury Market Association has been approved to take over Market operations starting with the 2019 season, this report is being brought forward to advise Council that an amendment will be made to the User Fee Bylaw to remove the schedule pertaining to the Market Vendor Fees.

With the Greater Sudbury Market Association now taking over the operation, the bylaw is being amended to avoid inconsistency with the new approach.

For Information Only

2019 Tax Rates - Business Improvement Areas

Presented To:	City Council
Presented:	Tuesday, May 28, 2019
Report Date	Friday, May 10, 2019
Type:	By-Laws
By-Law:	2019-86

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to operational matters.

Report Summary

Each spring the Flour Mill and Downtown Sudbury business improvement areas (BIA) pass their budgets for the current year. Upon City Council approval, the Finance Division establishes the appropriate tax rate and levies business improvement area taxes. The levy is applied against all properties in the commercial and industrial tax classes in each respective area according to the returned assessment roll.

Staff have reviewed the current value assessments in each BIA jurisdiction and tax rates have been established to meet budget requirements.

The BIA levy will coincide with the 2019 final tax billing and revenues will be remitted to the Flour Mill and Downtown Sudbury business improvement areas on or about the final tax installment dates.

Financial Implications

There is no budget impact, as the City collects the levied amounts, and remits the funds to each Business Improvement Area.

Signed By

Report Prepared By

Kyla Bell
Manager of Taxation
Digitally Signed May 10, 19

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets
and Fleet
Digitally Signed May 11, 19

Financial Implications

Jim Lister
Manager of Financial Planning and
Budgeting
Digitally Signed May 12, 19

Recommended by the Department

Kevin Fowke
General Manager of Corporate
Services
Digitally Signed May 13, 19

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed May 15, 19

Background

The Flour Mill Business Improvement Area (BIA) and Downtown Sudbury BIA have passed their budgets and levies and are requesting Council's approval of same, together with the corresponding tax rate bylaws.

2019 Operating Budgets

The 2019 tax levy for the Flour Mill BIA in the amount of \$14,481.29 is before Council for approval and a copy of the minutes approving this budget is attached for information.

The 2019 levy request for Downtown Sudbury BIA is also before Council for approval. The 2018 budget provides for a levy of \$547,350.00 and copy of this request is attached for information.

The City will provide 75% of the levy to the respective BIA's on July 31, 2019 with the remaining 25% to be provided on August 31, 2019.

2019 Tax Rates

The following reflects the BIA tax rates for the properties in the Flour Mill BIA:

Commercial and Industrial	0.062751%
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The following reflects the BIA tax rates for the Downtown Sudbury BIA:

Commercial and Industrial	0.368970%
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Flour Mill Business Improvement Area

May 7th, 2019 – 12 pm

Maria's Cosy Corner Restaurant

Meeting Minutes

Attendees:

Terry McMahon, Peter Kostakos, Daniel Boucher & Joscelyne Landry-Altmann

1. Welcome by Chair / Call to Order
Terry McMahon welcomed the group.

2. Approval of Agenda

The agenda was presented to the group for approval.

- Motion to approved by Peter Kostakos
- Second by Joscelyne Landry-Altmann
- Carried

3. Approval of previous Minutes

The previous minutes was presented to the group for approval.

- Approved by Joscelyne Landry-Altmann
- Second by Daniel Boucher
- Carried

4. Old Business

1. Nothing to report

Flour Mill Business Improvement Area

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5. New Business:

1. 2018 Flour Mill BIA Financial Report:

Chair Terry McMahon presented the 2018 Flour Mill BIA Financial report to the group for review, questions and approval. No questions were asked. Motion to accept the 2018 Financial Report: Motion to approve: Joscelyne Landry-Altmann, seconded by Daniel Boucher

Voted unanimously

Carried

2. Budget 2019

Peter Kostakos suggested that the levy rate be raised 3% at 14,481.29. Motion to raised 3% the levy rate at \$ 14,481.29

Motion to approve; Daniel Boucher seconded by Terry McMahon

Voted unanimously

Carried

6. Discussion period:

Joscelyne Landry-Altmann reconfirmed that the Flour Mill museum buildings are going to be moved to the O'Connor Playground. No further details at this time.

Joscelyne Landry-Altmann said that an air supported structure "Dome" at Ecole Secondaire Du Sacre-Coeur will be soon undergoing. Terry McMahon suggested that the Flour Mill BIA should be supportive by helping landscape cost.

Flour Mill Business Improvement Area

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7. Adjournment:

Motion to adjourn forwarded by Peter Kostakos and seconded by Daniel Boucher

Carried

Next meeting: June 7th, 2019 - - General Membership Meeting -



DOWNTOWN SUDBURY
115 LARCH STREET
SUDBURY, ON P3E 1B8
705 674 5115
www.downtownsudbury.com

March 4, 2019

City of Greater Sudbury

DELIVERED

City of Greater Sudbury
200 Brady St.
Sudbury, ON
P3A 5P3

MAR 06 2019

Legal Services

ATTENTION: ERIC LABELLE, City Solicitor and Clerk

RE: 2019 BUDGET – 'Downtown Sudbury' BIA

'Downtown Sudbury' BIA recently held their **Annual General Meeting – Wednesday, February 27, 2019**. At this time, Members were provided Information Packages, as well as a verbal presentation including the 2019 Program and Budget (as approved and recommended by the Board of Directors). Property Owners and Businesses were advised of this meeting through numerous delivered, mailed and emailed notices.

Further to the presentation, the following resolution related to the 2019 Program and Budget was presented:

AGM-19—01

THAT the General Membership supports the **2019 Program and Operating Budget in the amount of \$547,350 as** presented and discussed, representing a 2.5% increase over the 2018 Operating Budget;

AND FURTHER THAT this budget and program reflects the key program and activities of the Board including Administration; Marketing; Special Events; Development and Beautification.

CARRIED

Attached are 15 copies of the Annual Report, for Council/Staff. We would request final ratification of the 2019 Budget by City Council.

Should you have additional questions, please do not hesitate to contact me.

Yours truly,

Maureen M. Luoma
Executive Director
Att.