



Location:	Council Chamber, Tom Davies Square
Commencement:	6:00 PM
Adjournment:	7:35 PM

Minutes

**For the 56th Policy Committee Meeting held
Wednesday, May 19, 2010**

Chair

COUNCILLOR DOUG CRAIG, IN THE CHAIR

Present

Councillors Cimino; Barbeau; Berthiaume; Dupuis (A6:02pm); Dupuis; Rivest; Thompson (A6:22pm); Callaghan; Caldarelli (A6:02pm); Gasparini; Landry-Altman; Mayor Rodriguez (D7:10pm)

City Officials

Doug Nadorozny, Chief Administrative Officer; Greg Clausen, General Manager of Infrastructure Services; Tony Parmar, Acting General Manager of Community Development; Bill Lautenbach, General Manager of Growth & Development; Joseph Nicholls, Acting Chief of Emergency Services; Marc Leduc, Fire Chief; Sue McCullough, Acting Executive Director, Administrative Services; Lorella Hayes, Chief Financial Officer/Treasurer; Guido Mazza, Director of Building Services/Chief Building Official; Tony Derro, Manager of Taxation; Rick Moffat, Assessment Base Consultant; Mark Simeoni, Senior Planner; Jason Ferrigan, Senior Planner; Kris Longston, Senior Planner; Martin Lajeunesse, Executive Assistant to the Mayor; Angie Haché, City Clerk; Poppy Pelletier, Video-Audio Operator; Franca Bortolussi, Council Secretary

News Media

EZ Rock; Le Voyageur; MCTV; Northern Life; EastLink News; Sudbury Star

Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

Presentations

- 1 . Report dated May 12, 2010 was received from the Chief Financial Officer/Treasurer regarding 2010 Property Tax Policy.

Ed Stankiewicz, Manager of Financial Planning & Policy, made an electronic presentation entitled "Property Tax Policy for 2010". The purpose was to present the final stage of the 2010 budget process and to receive Council's approval of the policy in order that the tax billing process can proceed. He indicated that direction is being sought on three issues and explained, in detail, Decision One regarding revenue neutral tax rates; Decision Two regarding commercial and industrial tax ratios that are above the provincial thresholds; and Decision Three regarding the recommended tax capping tools for business classes. He explained charts reflecting properties affected by implementing all tax tools to fast track capping, tax impact for residential properties with and without area rating, tax impact for industrial properties with area rating, total property taxes, assessment and taxation and the impact of reassessment on municipal tax rates. He summarized by stating that the recommendations presented are consistent with what has been presented and previous Council policy

in achieving the objective of benefitting the residential property owners and having more business owners paying their true Current Value Assessment taxes.

The following recommendation was presented:

2010-20 Cimino-Dupuis:

1) WHEREAS as a result of the property reassessment in 2009 which phases in assessment increases over four years, there continues to be inter-class shifting of tax burdens;

AND WHEREAS the Ministry of Finance allows municipalities to set new tax ratios to mitigate the impact of tax shifts relative to the reassessment;

THEREFORE BE IT RESOLVED THAT the City Of Greater Sudbury approve new revenue neutral tax ratios as calculated in the Online Property Tax Analysis System (OPTA) for the Multi-Residential, Commercial, Industrial and Pipeline property classes as follows:

Multi-Residential - 2.208780;
Commercial - 2.027537;
Industrial - 2.859391;
Large Industrial - 3.240966;
Pipeline - 1.764048;

AND THAT the necessary bylaw be passed.

2) WHEREAS the City of Greater Sudbury continues the practice of having as many properties as possible pay their fair share of property taxes based on the Current Value Assessment (CVA);

AND WHEREAS the Province of Ontario has provided tax tools to achieve this outcome;

THEREFORE BE IT RESOLVED THAT the City Of Greater Sudbury use these tools to the maximum, resulting in more properties paying true CVA taxes, and the tools are as follows:

- a) implement a 10% tax increase cap rather than the mandatory 5% minimum cap;
- b) implement a minimum annual increase of 5% of CVA level taxes for capped properties;
- c) move capped and clawed back properties within \$250 of CVA taxes directly to CVA taxes;
- d) eliminate properties that were at CVA in 2009 from the capping exercise;
- e) eliminate properties that crossed between capping and clawback in 2010 from the capping exercise;

AND THAT the necessary bylaw be passed.

3) WHEREAS the Province of Ontario under Bill 140 has a maximum tax increase policy (capping) for business properties (Multi-Residential, Commercial and Industrial);

AND WHEREAS the City of Greater Sudbury, through past practice, has funded this cap on taxes by clawing back from properties realizing reduced taxation;

THEREFORE BE IT RESOLVED THAT the following clawback percentages, as calculated by the Online Property Taxation Analysis (OPTA) System, be adopted by the City of Greater Sudbury:

Multi-Residential - 42.7505%;
Commercial - 11.2570%;
Industrial - 1.8148%;

AND THAT the necessary bylaw be passed.

CARRIED

2 . Report dated May 13, 2010 was received from the General Manager of Growth & Development regarding Town Centre Community Improvement Plan.

Kris Longston, Senior Planner, made an electronic presentation regarding Town Centres Community Improvement Plan (CIP). He stated that CIPs enhance the quality of the physical and social environment through the development, redevelopment, preservation and rehabilitation or certain areas of the City; undertake comprehensive community improvement programs with respect to identified projects or designated community improvement areas; and increase employment, economic activity and investment in the City. He provided background from the downtown Sudbury CIP in 1987 and advised of successes to date. He stated this presentation is a result of a recommendation in the Constellation Report that the City commit to improving the development of downtowns in outlying areas. He explained the expansion of CIP programs to town centres and listed possible recipients of the CIP program. He concluded by stating that the next steps are drafting the

CIP, Council approval and public process and budgeting and implementation.

The Chair directed that staff develop a criteria for historical downtown cores and consider the following centres mentioned by Committee members: Kathleen Street, Copper Cliff, Coniston, West End, Val Therese and former Village of Hanmer.

Mayor Rodriguez departed the meeting.

The following recommendation was presented:

2010-21 Berthiaume-Dupuis: THAT Council direct staff to prepare a Community Improvement Plan (CIP) for the purposes of extending the programs currently available in the Downtown CIP or applying similar programs to the Town Centres identified on Schedule 1c of the City of Greater Sudbury Official Plan, Schedules "E5 and E6" of the City of Greater Sudbury Development Charges By-law 2009-200F and to the Flour Mill Business Improvement Area (BIA).

CARRIED

Managers' Reports

- 3 . Report dated May 12, 2010 was received from the General Manager of Growth & Development regarding Amendments to Sign By-law 2007-250.

The following recommendation was presented:

2010-22 Berthiaume-Dupuis: THAT Council accept the report dated May 12 from the General Manager of Growth & Development regarding amendments to Sign By-law 2007-250;

AND THAT a Public Input Meeting be held in order to hear concerns and ideas submitted by the public and stakeholders with regards to the proposed amendments to the Sign By-law 2007-250;

AND THAT staff bring back an amended Sign By-law after the Public Input Meeting for approval by Council.

CARRIED

Adjournment

2010-23 Cimino-Dupuis: THAT this meeting does now adjourn. Time: 7:35 p.m.

CARRIED