Vision: *The City of Greater Sudbury is a growing, world-class community bringing talent, technology and a great northern lifestyle together.*

Vision: *La Ville du Grand Sudbury est une communauté croissante de calibre international qui rassemble les talents, les technologies et le style de vie exceptionnel du Nord.*

Agenda
Ordre du jour

Councillor / Conseillère
Janet Gasparini

Chair / Président(e)

Councillor / Conseiller
Jacques Barbeau
Vice-Chair / Vice-président(e)



For the **Priorities Committee** meeting to be held

Pour la réunion du **Comité des priorités** qui aura lieu

Wednesday, September 17th, 2008

mercredi 17e septembre 2008

at 4:30 pm

à 16h 30

Council Chamber, Tom Davies Square

dans la Salle du Conseil, Place Tom Davies

PRIORITIES COMMITTEE AGENDA

For the 35th Priorities Committee Meeting
to be held on **Wednesday, September 17, 2008**
Council Chamber, Tom Davies Square at **4:30 pm**

COUNCILLOR JANET GASPARINI, CHAIR

Jacques Barbeau, Vice-Chair

(PLEASE ENSURE CELL PHONES AND PAGERS ARE TURNED OFF)

The Council Chamber of Tom Davies Square is wheelchair accessible. Please speak to the City Clerk prior to the meeting if you require a hearing amplification device. Persons requiring assistance are requested to contact the City Clerks Office at least 24 hours in advance of the meeting if special arrangements are required. Please call (705) 671-2489, extension 2471. Telecommunications Device for the Deaf (TTY) (705) 688-3919. Copies of Agendas can be viewed on the City web site at www.greatersudbury.ca.

DECLARATIONS OF PECUNIARY INTEREST

OPENING REMARKS - COUNCILLOR FRANCES CALDARELLI, WARD 10

COUNCILLOR BRIEFING SESSIONS

1. 2008 Ward 10 Capital Improvement Projects
   (ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

   - Robert Falcioni, Director of Roads and Transportation
   - Nick Benkovich, Director of Water/WasteWater Services

   (Electronic Presentation to Council outlining 2008 Ward 10 Capital Improvement Projects.)

POLICY DISCUSSION PAPERS - PRELIMINARY DISCUSSION

POLICY DISCUSSION PAPERS - DECISION REQUESTED

CORRESPONDENCE FOR INFORMATION ONLY

MANAGERS' REPORTS

ADDENDUM

CITIZEN DELEGATIONS

2. Report dated September 2, 2008 from the General Manager of Growth and Development regarding Northern Ontario School of Architecture - Capital Contribution. **10 - 26**
   (ELECTRONIC PRESENTATION) (RECOMMENDATION PREPARED)

   - Blaine Nicholls, Chair, Northern Ontario School of Architecture Committee

   (The Greater Sudbury Development Corporation is recommending that Council make a $10 Million capital contribution towards the Northern Ontario School of Architecture. A budget option will be prepared for the capital funding request of $10 Million and will be referred to the 2009 budget deliberations.)

3. Options For Homes - Greater Sudbury
   (ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

- Michel Labbé, President of Options For Homes Non-Profit Corporation
- Tom Corbett, Options For Homes - Greater Sudbury

(Michel Labbé, President of Options For Homes Non-Profit Corporation, presents the concept for this innovative type of cost-effective home ownership.)

4. Spay/Neuter Clinic **27 - 28**
(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

- Jennifer Higgs, Stephanie Fournier

(Letter from Jennifer Higgs and Stephanie Fournier regarding a presentation on the need for a Spay/Neuter Clinic in Greater Sudbury.)

5. Bears in Our Community
(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

- Don Mark , Sudbury Area Supervisor, Sudbury District Ministry of Natural Resources

(The Ministry of Natural Resources is presenting to the Priorities Committee the facts about bears in our community, the issues and suggestions to resolve some of the problems.)

CITIZEN PETITIONS

MOTIONS

6. **As presented by Councillor Cimino:**

WHEREAS area residents are concerned about stray dogs and cats as these strays suffer from disease, starvation, animal attacks, etc.

WHEREAS many low income residents who wish to spay and neuter their pets are unable to afford the procedure;

WHEREAS other communities are implementing progressive pet population strategies;

THEREFORE BE IT RESOLVED THAT the proponents of the Spay/Neuter Clinic meet with staff to develop options to provide a high volume, low cost spay/neuter clinic in Greater Sudbury.

COMMUNITY INPUT

CLOSING REMARKS - COUNCILLOR FRANCES CALDARELLI, WARD 10

ADJOURNMENT (7:30 P.M.) (RECOMMENDATION PREPARED)

{TWO-THIRDS MAJORITY REQUIRED TO PROCEED PAST 7:30 P.M.)

Councillor Gasparini
Chair

Franca Bortolussi
Council Secretary

COMITÉ DES PRIORITÉS
ORDRE DU JOUR

Pour la 35e réunion du Comité des priorités
qui aura lieu le **17 septembre 2008**
dans la Salle du Conseil, Place Tom Davies, à **16h 30**

CONSEILLÈRE JANET GASPARINI, PRÉSIDENT(E)

Jacques Barbeau, Vice-président(e)

VEUILLEZ ÉTEINDRE LES TÉLÉPHONES CELLULAIRES ET LES TÉLÉAVERTISSEURS) La salle du Conseil de la Place Tom Davies est accessible en fauteuil roulant. Si vous désirez obtenir un appareil auditif, veuillez communiquer avec la greffière municipale, avant la réunion. Les personnes qui prévoient avoir besoin d'aide doivent s'adresser au bureau du greffier municipal au moins 24 heures avant la réunion aux fins de dispositions spéciales. Veuillez composer le 705-671-2489, poste 2471; appareils de télécommunications pour les malentendants (ATS) 705-688-3919. Vous pouvez consulter l'ordre du jour au site Web de la Ville à l'adresse www.grandsudbury.ca.

DÉCLARATIONS D'INTÉRÊT PÉCUNIAIRE

ALLOCUTION D'OUVERTURE - LA CONSEILLÈRE JANET GASPARINI

SÉANCES D'INFORMATION DES CONSEILLERS

1. Projets d'amélioration des immobilisations 2008 du quartier 10
   (PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)

   - Robert Falcioni, directeur des Routes et des Transports
   - Nick Benkovich, directeur des Services des eaux et des eaux usées

   (Présentation électronique au Conseil municipal décrivant brièvement les projets d'amélioration des immobilisations 2008 du quartier 10.)

DOCUMENTS DE TRAVAIL SUR LES POLITIQUES – DISCUSSION PRÉLIMINAIRE

DOCUMENTS DE TRAVAIL SUR LES POLITIQUES – DEMANDE DE DÉCISION

CORRESPONDANCE À TITRE DE RENSEIGNEMENTS SEULEMENT

RAPPORTS DES GESTIONNAIRES

ADDENDA

DÉLÉGATIONS DE CITOYENS

2. Rapport du directeur général des Services de la croissance et du développement, daté du 02 septembre 2008 portant sur École d'architecture du Nord de l'Ontario - contribution aux immobilisations. **10 - 26**
   (PRÉSENTATION ÉLECTRONIQUE) (RECOMMANDATION PRÉPARÉE)

   - Blaine Nicholls, Chair, Comité de l'École d'architecture du Nord de l'Ontario

   (La Société de développement du Grand Sudbury recommande que le Conseil municipal fasse une contribution pour dépenses d'immobilisation de 10 millions de dollars en vue de l'École d'architecture du Nord de l'Ontario. Une option budgétaire sera préparée pour la demande de financement des immobilisations de 10 millions de dollars et sera reportée aux délibérations sur le budget de 2009.)

3. Options For Homes - Greater Sudbury
(PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)

- Michel Labbé, président de la société Options For Homes Non-Profit Corporation
- Tom Corbett, Options For Homes - Greater Sudbury

(Michel Labbé, président de la société Options For Homes Non-Profit Corporation, présentera le concept pour ce type novateur et économique d'accession à la propriété.)

4. Clinique de fertilisation des animaux de compagnie **27 - 28**
(PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)

- Jennifer Higgs, Stéphanie Fournier

(Lettre de Jennifer Higgs et de Stéphanie Fournier au sujet d'une présentation sur le besoin d'avoir une clinique de fertilisation des animaux de compagnie dans le Grand Sudbury.)

5. Les ours dans notre communauté
(PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)

- Don Mark, superviseur du secteur de Sudbury, district de Sudbury, ministère des Richesses naturelles

(Le ministère des Richesses naturelles présente au Comité des priorités les faits sur les ours dans notre communauté, les questions à régler et les suggestions afin de régler certains des problèmes.)

PÉTITIONS DE CITOYENS

MOTIONS

6. **Présentée par le Conseiller Cimino**

ATTENDU QUE les résidents de la région se soucient des chiens et chats errants car ceux-ci souffrent de maladies et de la faim, et subissent des attaques d'autres animaux, etc.;

ATTENDU QUE bon nombre de résidents à faible revenu n'ont pas les moyens de faire stériliser leurs animaux de compagnie;

ATTENDU QUE d'autres communautés mettent en œuvre des stratégies progressistes en matière de la population des animaux de compagnie;

PAR CONSÉQUENT, IL EST RÉSOLU QUE les promoteurs de la Clinique de stérilisation des animaux de compagnie se réunissent avec des membres du personnel pour élaborer des options en vue de prévoir une clinique de stérilisation des animaux de compagnie à volume élevé et à faible coût dans le Grand Sudbury.

COMMENTAIRES DE LA COMMUNAUTÉ

ALLOCUTION DE FERMETURE DE LA CONSEILLÈRE FRANCES CALDARELLI, QUARTIER 10

LEVÉE DE LA SÉANCE À 19 H 30 (RECOMMENDATION PRÉPARÉE)

(UNE MAJORITÉ DES DEUX TIERS EST REQUISE POUR POURSUIVRE LA RÉUNION APRÈS 19 h 30.)

La Conseillère Gasparini,
Présidente

Franca Bortolussi,
Secrétaire du conseil

Presented To:	Priorities Committee
Presented:	Wednesday, Sep 17, 2008
Report Date	Tuesday, Sep 02, 2008
Type:	Citizen Delegations

Request for Recommendation

Northern Ontario School of Architecture - Capital Contribution

Recommendations

Whereas the Northern Ontario School of Architecture Committee has completed the feasibility study for a new school of architecture, which confirms, in detail, the need for a new school of architecture, at a local, regional, provincial, and national level and demonstrates the business case for the project,

And whereas, the proposed location for the project being Downtown Sudbury, will have significant impact on the continued revitalization of the downtown core,

And whereas, the capital cost for the project is estimated to be $35 million and the economic impact of the capital project, plus the related planning and program effects as a result of spending the $35 million is estimated at up to an additional $40 million,

And whereas, by adding over 420 students, faculty and staff, NOSOA will increase local direct expenditure by...

recommendation continued...

Signed By

Report Prepared By
Jean-Mathieu Chenier
Business Development Officer
Digitally Signed Sep 11, 08

Division Review
Helen Mulc
Manager, Business Development
Digitally Signed Sep 11, 08

Recommended by the Department
Doug Nadorozny
General Manager of Growth and Development
Digitally Signed Sep 11, 08

Recommended by the C.A.O.
Mark Mieto
Chief Administrative Officer
Digitally Signed Sep 11, 08

Finance Implications

A budget option will be prepared for the capital funding request of $10M and will be referred to the City's 2009 budget deliberations. If Council approved to fund this request by paying $1M per y...

finance implications continued...

(Financial Implications continued from cover)

...year, over a 10 year period, commencing in 2009, the tax levy increase in 2009 would be 0.6%. If any one-time funding sources can be identified, the tax impact may be reduced.

(Recommendations continued from cover)

...over $10 million annually,

And whereas, the Committee has demonstrated that indirect spending and the multiplier effect will boost the annual regional income by approximately $15 million additional dollars,

And whereas the project is moving forward into the Implementation Phase based on the positive feasibility study results,

And whereas this project will be undertaken by Laurentian University upon successful Senate approval in co-operation with the Northern Ontario School of Architecture,

And whereas the Board of Directors of the Greater Sudbury Development Corporation supports the municipal capital funding request from the Northern Ontario School of Architecture Corporation.

Therefore be it resolved, that the Council of the City of Greater Sudbury support the creation of the NOSA and further that staff be directed to prepare a budget option for the capital funding request of $10M to be considered during the 2009 budget deliberations and further that this funding is conditional on the following:

•Approval from Laurentian University Senate and Board of Governors •Approval from the Province of Ontario, specifically the Ministry of Training Colleges and Universities •Secured funding commitments in the amount of $25 million from senior levels of government and private sector

Background

The Steering Committee for the Northern Ontario School of Architecture (NOSOA) – Chaired by Blaine Nicholls and comprised of a number of well-known and respected community leaders – convened for the first time in early 2007. At the recommendation of Mayor Rodriguez, the Steering committee sought support from the Greater Sudbury Development Corporation (GSDC). At that time, Councillor Gasparini joined the steering committee, along with staff from the GSDC.

The project was conceived as a way to revitalize the downtown and develop the regional economy. Recent developments in Cambridge, Ontario, showed what could be done. Like many mid-sized cities throughout North America, Cambridge was in desperate need of an economic development solution to help revitalize its downtown. When the city learned that the University of Waterloo was not going to accommodate a needed expansion for their School of Architecture, the City of Cambridge and its community offered their downtown as the new home for the school. The school has been operating very successfully for the last 3 years. As a result, Cambridge is experiencing a level of cultural and economic revitalization that it has not seen in a number decades. This is the basis for the idea that the Steering Committee is bringing to the North. Since showing interest in the Cambridge model, the Director for the University of Waterloo School of Architecture has been actively engaged with the NOSOA Steering Committee by offering input and guidance on and on-going basis.

The committee embarked on a 3-phase process to establish the first new Canadian School of Architecture in almost 40 years. The committee completed Phase I, which included concept development and a pre-feasibility analysis. On top of carrying out research on the project, the committee also organized an internationally attended workshop that focused on the project, which was

held at the 2007 ACSA (Association of Collegiate Schools of Architecture) conference in Cambridge, Ontario. Phase I was supported financially by the GSDC, as well as FedNor, NOHFC, and the Northern Ontario Society of Architects (NOSA).

In January of 2008, the committee hired a Project Manager through the City to continue the research and increase liaison with outside consultants. Divided into two stages, Phase II consists of the (A) Feasibility Study and (B) Planning and Approval. Completed in June 2008, the Feasibility Study confirmed the need for a new school of architecture at national, provincial, regional, and local levels, as well as developed the business case for the school. The latter part of Phase II, currently underway, is using the feasibility study as leverage in gaining further support for the project from the public and private sectors. Other activities which are currently underway include the intensification of community engagement and the hiring of consultants in order to outline a preliminary curriculum and program. Phase II was carried out with the financial support from the GSDC, FedNor, NOHFC, and NOSA. In addition to a $40,000 contribution from the GSDC Board, GSDC staff have continued their involvement on, and commitment to, the Steering Committee.

The third phase is also divided into two streams. The first part will involve the hiring of an interim director/curriculum consultant for the Northern Ontario School of Architecture. It will be their job to continue evolving the project into a fully operating school, including the hiring of key faculty and staff (the academic team). Phase III A will also involve the launch of a marketing campaign which will begin to spark interest in future students to be part of NOSOA's first class in September 2011. The interim director, the newly-formed academic team, and the steering committee will, in Phase III B, begin the process of hiring an architectural consultant who will perform the site selection and building program preparations.

As outlined in the attached report, the results of the feasibility study are positive. The need for the school has been identified, preliminary building and site requirements are identified, capital and start-up/operational funding requirements are recognized, curricular themes are outlined, etc. It has also been estimated that the NOSOA will add $15 Million annually to the City's GDP through direct, indirect, an induced spending. Furthermore, the study estimates that the capital component of the school will cost approximately $35 Million.

Also taking place during the feasibility stage were numerous presentations to, and discussions with, the Mayor, City Councillors, the GSDC, the President and Board of Governors from Laurentian University, representatives from the existing Schools or Architecture, various architectural organizations from the province and the region, the Canadian Wood Council (CWC), local residents, downtown development groups, and other various stakeholders. Members of the steering committee have also attended various conferences such as a prominent Green Conference in Thunder Bay, and the annual meeting of the Canadian Council of University Schools of Architecture (CCUSA) – at which time, NOSOA was awarded candidacy status as a Canadian School of Architecture.

Most recently, Mr. Nicholls presented to the Community Economic Development (CED) Committee of the GSDC on August 22, 2008, where he outlined the tremendous economic, educational and cultural benefits of establishing a school of architecture in Downtown Sudbury. The CED Committee unanimously supported and endorsed the project. Mr. Nicholls then presented to the GSDC seeking the Board's support and endorsement for the recommendation to Council that proposes a $10 Million municipal contribution towards the capital component of the school.

The attached report that was prepared for the GSDC Board highlights the key points of the feasibility study and addresses the following overarching due diligence questions:

- Does the project represent a valid public policy issue?
- Does the business case appear to make sense, based on the information?
- Do the project proponents represent suitable partners for the City?

- Are the potential risks associated with a failure of the project acceptable?

Since all questions can be answered positively, the GSDC also unanimously supports and endorses the project. The resolution that was passed by the GSDC has been attached to this report.

This particular request for funding is being forwarded to Council in accordance with the GSDC's *Global Funding Guidelines* which states that:

> When funding requests greater than $250,000 are received, typically, these projects are large community based projects that Council should be made aware of and included in the decision making process. The GSDC will work in partnership with City Council in processing such requests.

Mr. Nicholls will be making a presentation about the Northern Ontario School of Architecture, including its benefits to the community and Northern Ontario. He will also outline the results of the feasibility study and the economic impact that such a project will have on Greater Sudbury.

Background

The Steering Committee for the Northern Ontario School of Architecture (NOSOA) - chaired by Blaine Nicholls and comprised of a number of well-known and respected community leaders - convened for the first time in early 2007. The committee embarked on a 3-phase process which upon completion, would result in the first new Canadian School of Architecture in almost 40 years.

The 'Cambridge Model'

The project was conceived as a way to revitalize the downtown and develop the regional economy. Recent developments in Cambridge Ontario showed what could be done. Like many mid-sized cities throughout North America, Cambridge was in desperate need of an economic development solution to help revitalize its downtown. Fate intervened when the city learned that the University of Waterloo School of Architecture was in dire need of more space for their growing program. Upon hearing that such an expansion was not going to happen on campus, the City of Cambridge and its community jumped at the opportunity to offer their downtown as the new home for the school. The obvious economic and cultural value of the project generated immediate acceptance from the community and has blossomed into an influential, mutually beneficial relationship.

The school has been operating very successfully for the last 3 years. As a result, Cambridge is experiencing a level of cultural and economic revitalization that it has not seen in a number of decades. This is the basis for the idea that the Steering Committee is bringing to the North. They see the School of Architecture as a tremendous opportunity to enrich the economy and culture for Greater Sudbury and Northern Ontario.

Phase I

Phase I of the NOSOA project consisted of concept development, general research, and a pre-feasibility analysis. Also included in the Phase I was the organization of a workshop in Cambridge, Ontario, in conjunction with the 2007 Association of Collegiate Schools of Architecture (ASCA) conference. The workshop was attended by a group of international architectural educators and was focused on the NOSOA project. The results from the workshop reinforced the conclusion that a new school of architecture was needed and that Northern Ontario was an ideal location.

Phase I culminated with a presentation of the results of the Steering Committee's work to the Board of the Greater Sudbury Development Corporation (GSDC) and subsequently to the City of Greater Sudbury Council. The presentation of the Phase I analysis outlined the following:

- The need for NOSOA and the market for students and graduates
- The benefits that the NOSOA would bring to:
  - Northern Ontario
  - The City of Greater Sudbury (and the synergies with the City's strategic plans)
  - The Downtown Core
  - Laurentian University and other educational institutions in Northern Ontario
  - The Profession of architecture in Northern Ontario
- The additional economic, social and cultural benefits
- The potential program model and curriculum themes
- The broad implementation strategy

The conclusions from Phase I were accepted by the GSDC Board and as a result, the project Steering Committee was given approval and financial support to proceed with the development of the more detailed Phase II feasibility study. Phase I was carried out with financial support from GSDC[1], FedNor, NOHFC, and the Northern Ontario Society of Architects (NOSA).

Phase II

Divided into two stages, Phase II consists of the (A) Feasibility Study and (B) Planning and Approval. Phase II will further develop the concept for the project and confirm the need for a new School of Architecture at national, provincial, regional, and local levels. The Feasibility Study developed the business case for the school and is being used to gain overall commitment to the project.

[1] GSDC's funding helped to leverage support from FedNor and NOHFC.

Issues discussed in the Feasibility Study include:

- Economic, cultural and social impacts
- Building requirements and site options
- Capital funding requirements
- Start-up / Operational funding requirements
- Funding opportunities
- Curricular themes
- Development of the process leading to occupancy and accreditation

The Feasibility Study is to serve as a resource for the City of Greater Sudbury, Laurentian University and the Northern Community with regard to their decisions pertaining to the new school. It is also part of an effort to leverage support for Phase III, Implementation.

Phase II was carried out with financial support from the GSDC, FedNor, NOHFC, and NOSA.

Phase III

Objectives of Phase III include further development of the following:

- Designing the program and curriculum
- Form sub-committees/consultation groups in order to address, amongst others, Francophone and Aboriginal perspectives
- Align with an appropriate faculty
- The hiring of key faculty and staff
- Site selection, hiring of architectural team and building design

It should be noted that the NOSOA committee is in the process of completing funding applications to FedNor and NOHFC for Phase III. It is NOSOA's intention also to make a request for funding to the GSDC Board for this phase.

Does the project represent a valid public policy issue?

As indicated in the feasibility study, Northern Ontario has a unique character that is a product of the Boreal forest, the Canadian Shield and a northern climate. It is a land with its own challenges and opportunities; inhabited by culturally diverse and sophisticated peoples who are increasingly aware of their potential and the wonders of their land. Despite almost 200 years of economic and cultural direction from the south, the north has created flourishing communities of distinctive character.

According to the study, the Northern Ontario School of Architecture plans to reach out to communities across the region and the country, to develop the design tools, built form and urban landscape for Canada's smaller and remote communities, as well as resource towns. It will reach out across the pole to build partnerships throughout the Boreal region. It will become an international institution, with a distinct role in Canada and around the world. No other initiative captures the belief that the successful cities of the future will be those that attract and hold the most creative people.

NOSOA will make a major contribution to the economic development of the North by:

- Stimulating the quality of urban and community development
- Promoting cultural development through the design of buildings and public spaces
- Bringing a pool of design skill and building expertise to the industrial sector
- Strengthening the design culture that is essential to making local products more competitive in the global market
- Boosting the value-added industries with designs suited to the region and regional materials
- Building on Greater Sudbury's reputation for environmental sustainability
- Creating the first School of Architecture outside of Quebec that supports study in French

Design capacity is necessary for economic development. Expanding the knowledge sector boosts design capacity. NOSOA will help achieve this goal.

The report indicates that there is a shortage of seats in Canadian Architecture Schools. Ontario has fewer than 300 places, in schools of architecture for the annual 2,400 applicants.

Schools of Architecture require students to have an 80% average, strong mathematical and writing skills, and strong evidence of creativity. NOSOA will attract some of the best students in the country.

The job market for architecture graduates continues to be very strong. The number of architects retiring from the profession exceeds the number of graduates, and the existing schools of architecture cannot expand to accommodate this demand. Also, because of their diverse training, architecture graduates often find themselves applying their skills in related fields, from game design and advertising to urban planning.

NOSOA will contribute to Laurentian University's international visibility and cachet. NOSOA intends to be a high quality program that attracts over 400 students and a group of creative faculty members and staff. It will augment Laurentian's mandate to provide the best possible educational opportunities (in both English and French) for Northern Ontario students, particularly at a graduate level, and it will add to Laurentian's partnership with the City of Greater Sudbury and communities across the Region.

The blend of high-level technical, humanistic and creative arts will provide a foundation for other creative programs and will reinforce the existing engineering program. NOSOA will also nurture the creative aspirations of students at the elementary, secondary and community college levels.

In the next planning phase, the curriculum for the school will continue to evolve as the project advances and key personnel become involved. The development of the curriculum will involve a consultation process with the many key stakeholders for the project. These will include, amongst others, the University, the architectural profession, and communities across Northern Ontario such as the Francophone, multicultural and First Nations. These discussions are already beginning to take place.

There are a variety of models for schools of architecture in Canada and internationally. At present, the model for NOSOA is proposed as a 4-year undergraduate program, followed by a 2-year masters program, leading to a Masters of Architecture degree. The steering committee envisions incorporating a Co-op program, which combines work terms with academic terms. The Co-op program creates tremendous opportunities for students to gain valuable exposure to firms throughout the world as well as work experience across Northern Ontario. As a result, the school will operate year round.

A building of approximately 75,000 square feet is necessary to house the School of Architecture. This would accommodate the variety of spaces that a modern school requires, such as studios, lecture spaces, presentation theatres, a library, workshops, graphic workshops, exhibition galleries, and offices. The building could be built new or could be the renovation of an existing building. The site selection process and the design of the building will be part of the next phase of planning.

A downtown location for the school will provide the greatest benefit for the city culturally and economically. Architecture attracts talented and creative students who engage with the community around them and they attract others who want cultural and intellectual excitement. Architecture students and faculty, more than any other, thrive in and in turn, stimulate their urban environment.

Adding over 400 students to the downtown, NOSOA itself will add over $6 million annually in direct spending, and students will add almost $5 million more. Taking into account the multiplier effect, NOSOA will boost the City's GDP by $15 million, annually. Induced effects may ultimately dwarf the direct impact, as NOSOA makes the downtown more attractive, helping to attract new business and professionals, and most importantly, new residential development. Hence, the investment of capital cost that creates the school becomes relatively minor when compared to the positive economic impacts.

The recent example of the relocation of the University of Waterloo School of Architecture to downtown Cambridge shows how a project like this happens. In order to create an excellent facility in which to operate the School of Architecture, the community, the City, the provincial government and the federal government joined together to provide the capital funding.

After only three years, the evidence is clear that the capital investment has been more than recovered.

The world needs sustainable, ecologically sound architecture that is light on the land, uses domestic material elegantly, and minimizes the human footprint. The Northern Ontario School of Architecture plans to push forward this agenda within a new creative institution.

Does the business case appear to make sense, based on the information on hand?

Building Program

The staggered student population growth of the school means that a complete facility is not required until the third year of operations. Until that time, temporary space in the downtown core can be utilized for temporary housing of the school. Based on the number of students per year, the following annual facility needs have been determined. The total building square footage needed is 75,000 sq. ft.

	Stage I		Stage II		Stage III	
	2011	2012	2013	2014	2015	2016
Administration	905		360			
Faculty & Staff	2,705		2,315			
Students	15.490		13,900			
Workshop	1,750		2,120			
Library	770		12,535		565	
IT & Media	2,740		705			
Support	3,650		-		4,465	
Circulation	3,447		3,821		604	
Space Required	32,172		35,666		5,705	

Development Options

During the preparation of the feasibility study, a number of site and facility options to accommodate NOSOA have been considered. High level planning focused on two fundamental options to accommodate the proposed school of architecture:

- Renovation of an existing building
- Development of a new facility

These approaches are considered as generic options without concluding on specific sites or existing buildings.

Renovation

Conversion and renovation of an existing building and site to accommodate NOSOA assumes that any existing building will:

- Require significant renovations and upgrades of building systems
- Provide a compliment of spaces that accommodate functional requirements
- Provide an inspiring environment

A variety of existing sites and buildings within the downtown core could be considered as appropriate renovation sites. A renovation scheme assumes the following:

- Extensive demolition of the portions and the existing building including section of the existing building structure to permit construction of new components and systems
- The provision of building additions as required to provide additional program areas for the school
- The provision of new building systems to achieve sustainable goals

New Building

The development of a new building assumes the new facility will require:

- Demolition of an existing building and /or clean up of environmental conditions to make way for new construction
- The incorporation of extensive sustainable building systems in order to achieve the highest LEED rating possible

Preliminary analysis reveals a minimal cost difference (less than 10%) between renovating an existing building and building new.

This study therefore assumes new construction for the proceeding Capital Budget Analysis.

Capital Budget Analysis

Capital Budget	
Building	$27,000,000
Furniture and Fixtures	$3,500,000
Services	$4,500,000
	$35,000,000

General Assumptions

The building is to be a tangible representation of the school's principles and aspirations. It is intended to not only inspire the students and faculty, but also the public. According to the feasibility study, the facility will play an integral role in the revitalization of the downtown. It will support and enhance existing cultural activities by providing an alternate and unique venue.

It is intended that the facility will be designed for the post-carbon era, demonstrating net-zero energy usage and minimizing its ecological footprint. The systems and construction of the building will conform to high-level standards of sustainability, aiming to surpass the LEED platinum requirements.

This preliminary capital budget is prepared without the benefit of specific site knowledge and with only limited building program information. It is based only on probable conditions affecting the project and an educated assessment of the magnitude cost of both building and site. It represents the summation of all identifiable project elemental costs.

The analysis contained in the study provides an 'order of magnitude' cost for the project with a variance of +/-15%. Although every attempt was made to reflect present market conditions, numerous factors could ultimately affect the final building budget. The actual marketplace (and actual price of the project) will not be known until the results of tenders have been received.

Exclusions

- Escalation beyond fall 2010
- Land acquisition
- Demolition of existing building
- Environmental / hazardous material consulting / removals
- GST

Considerations

- All costs are estimated on the basis of competitive bids being received from general contractors and all major subcontractors and suppliers
- Preliminary costing anticipates construction to begin in the Fall 2010. Costs as a result of escalation beyond Fall 2010 have not been included in this cost analysis.
- It should be clearly noted that the preliminary capital budget includes both design[2] and construction[3] contingencies
- The unit rates used in the preparation of this cost analysis include labour and material, equipment, as well as subcontractor's overheads and profits
- Provincial Sales Tax is included, where applicable. Goods and Services Tax is not included.

Economic Impact of Capital Development

Financing Alternatives

According to the study, the best case scenario would be that the project is entirely funded with newly allocated funds from outside of the region. If the project simply uses funding that would otherwise be spent on a capital project in the region by, for example the federal government, those funds cannot be counted as a benefit produced by NOSOA. If, on the other hand the project attracts funds for construction that would otherwise be spent in another region, the project has a net positive effect although it might have no effect at the provincial level.

Construction and Design Alternatives

In the best case for the local economy, all the design, construction and furnishing of the facility is undertaken by firms within the boundaries of the City of Greater Sudbury and the land used is locally owned. In that case, the entire cost of the project is invested locally.

The study reports that the construction phase will have its impact before the school opens its doors to students. The Provincial TREIM model predicts that the City will take in $2 million in tax revenue during the construction phase. Increases in property values are expected to increase property tax revenue by at least $500,000 per year by the time NOSOA is in full operation.

Impact Estimates

For this stage in developing the school, an estimate of the local effects of the construction was generated using the Ontario Ministry of Tourism's TREIM[4] model. The TREIM model incorporates standard assumptions for a capital project for which land has already been assembled. It generates the following estimates for a project of NOSOA's size in Sudbury. Note that some effects are indirect and some do not fall in the same year that the expenditure occurs.

Impact of the Capital Development Phase

	Sudbury	Ontario
Cumulated Direct, Indirect and Induced Local GDP	$24,552,117	$1,521,222
Cumulated Direct, Indirect and Induced Local Labour Income	$16,717,687	$991,011
Employment (Person Years)	303	19
Federal Taxes	$6,106,534	$328,420

[2] The *design contingency* is included to address potential unknowns during the design stages and to address re-measured items/quantities as well as design development revisions. This contingency may be reduced as more detailed design information becomes available enabling more detailed cost estimates to be prepared.

[3] The *construction contingency* is included to address potential adjustments and increases in construction costs resulting from unforeseen project and site conditions, design changes during construction, etc.

[4] The values produced by the TREIM model are plausible. The predicted effect of $2,030,753 on municipal taxes should be understood as a reasonable estimate and not as a firm prediction.

Provincial Taxes	$4,963,415	$247,179
Municipal Taxes	$2,030,753	$75,488

Financial Analysis

When fully operating, NOSOA will have a considerable effect on Sudbury's income and employment. The initial impact will flow through two channels: University spending and student direct spending (see table below).

Overall income for Sudbury is conservatively expected to rise by almost $15 million per year according to the feasibility study. This estimate does not include job creation resulting from adding new talents to the labour pool. Nor does it include the impact on tourism and other local businesses as a result of the upgrading of the city's core area.

The following section outlines predictions as to the Operational costs and Revenues from 2007 to full and on-going operations.

University Revenue and Expenditure		
FA	Fee Revenue, Architecture	4,000,000
FO	Fee Revenue, Other Students	135,000
	University Revenue from Books & Tuition	130,000
FA+FO	Total Fee Revenue	**$4,135,000**
B	BIU Revenue	3,200,000
B+FA+FO	Enrollment Related Revenue	**$7,335,000**
A	Local Expenditure by University	$6,000,000
Student Direct Expenditure		
	Architecture Student Expenditures Total	8,000,000
	Non-Architecture Student Expenditures Total	3,000,000
B	Housing Expenditure	1,700,000
C	Student LOCAL Spending Net of Fees and Housing	3,000,000
B+C	Total Student Spending	**$4,700,000**
A+B+C	Direct New Spending	**$10,700,000**
	Expenditure Impact (A+B) x Expenditure Multiplier + C	**$15,000,000**

Economic Impact on the City

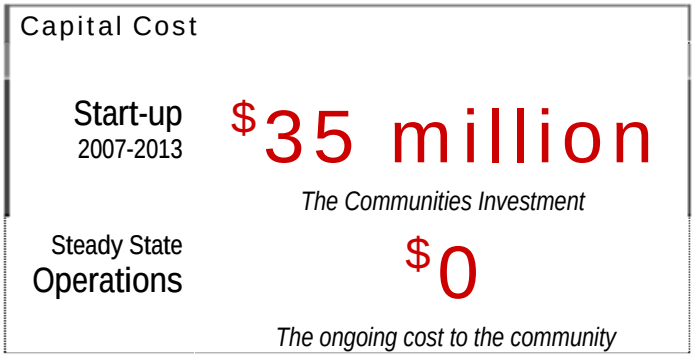
As stated in the study, NOSOA will result in increased tax revenue for the City of Greater Sudbury as a result of increased commercial and residential property values. The effect will be concentrated in the downtown but will spill over to most of the

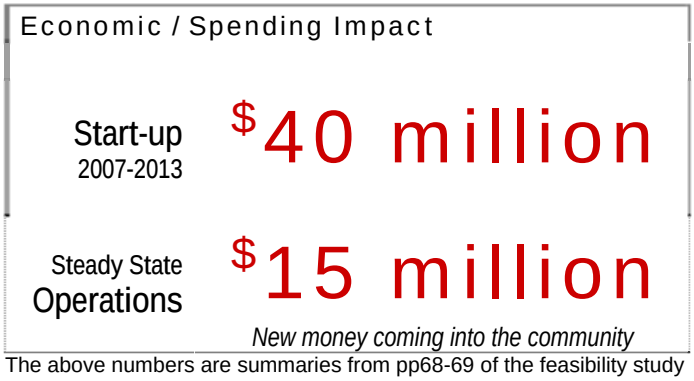
region. In addition, based on the experience in other university towns, the presence of NOSOA will also stabilize property values in the downtown and surrounding area[5].

There are three main paths through which tax revenues increase. New housing will be required, residential property values near the downtown will rise, and the value of commercial properties in the core will rise. If NOSOA makes the city more attractive it may result in retaining or attracting additional retirees. Furthermore, if NOSOA strengthens local industry it will result in additional jobs and tax revenues

The precise effects depend on a variety of factors, including the state of the local economy and council policies. It is possible to roughly estimate the size of the effect by considering alternative scenarios.

When in full-operation, NOSOA will attract 401 architecture students annually, and will require roughly 20 new faculty members. It will also create at least 10 additional jobs in the retail and recreation sectors. Holders of these jobs and some students will have families. Assuming that these new residents will live five-to-a-house or 2 to an apartment, housing a minimum of 480 new people (427 new students *total* to Laurentian University plus their spouses and children) will require at least 100 additional houses or 240 additional suites.





The above numbers are summaries from pp68-69 of the feasibility study

All Multi-unit Housing

The simplest scenario is for the private sector to provide this housing by constructing apartment buildings. Each unit adds $50,000 to the city's assessment base[6]. The tax rate on apartment buildings is 3% per year. The tax revenue would be $360,000 per year[7].

Rental Accommodation in Existing Housing

Alternatively students might be housed in existing housing surrounding the downtown. In Cambridge, 90% of the students live within a 10 minute walk of the architecture school. It was assumed that five students to a house would require 80

[5] BusinessWeek.com worked with Onboard, a local real estate information specialist, to find out how college towns are doing in the slumping US housing market. They selected towns with long-established, first-rate colleges and found that 17 of 25 college towns outperformed their respective states in terms of home price appreciation last year. Four towns performed as well, and only four towns underperformed. (http://news.yahoo.com/s/bw/20080314/bs_bw/mar2008bw20080313093883)

[6] The estimate of the effect on assessments was provided by the City's assessment officer.

[7] This ignores school tax revenues that do not accrue to the city but which should be counted as a benefit.

houses within walking distance of the downtown. Since NOSOA will add people to the population, the current residents would move to homes of at least equal value elsewhere in the city. The result would be that 80 new houses would be built for residents who move. Combined with the additional housing required for faculty, staff and employees in jobs induced by NOSOA, the total number of houses required would be approximately 100. Tax revenue would be between $2,000 and $3,000 per house or between $200,000 and $300,000 per year. This is in the same range as the revenues from apartment construction.

Depending on location, the servicing costs could be substantial, offsetting the revenue gain. Infill housing would incur very limited servicing costs. If population were to decline the additional revenues would help to finance services to existing residents who would otherwise face increasing service costs.

Effect on Other Residential Property

Demand for 80 houses within a 10-minute walk of downtown, or 1.2 kilometres would influence property values for at least 100 city blocks. If each block contains 20 properties, the study assumes that there are 2,000 properties worth on average $150,000. The total property value exposed to the pressure of student housing is then $300 million. It is not unreasonable to expect the value of housing in this area to rise by 10% as a result of the new demand for student housing near the core and the increased attractiveness of the core due to NOSOA itself.

The result would be to add $35 million, or the equivalent of 200 additional homes to the value of properties in the near-core. This spill over effect would increase property tax revenue by at least $300,000, with no additional servicing costs.

Effect on Commercial Property

The study indicates that estimating the effect on commercial properties in the downtown is difficult. Property in the core currently yields far below its potential. An expanded daytime population and increased evening use would not only strengthen commercial activities directly, but would tend to attract additional young people to the downtown during the evenings. Only part of this would be new demand, but the effect of concentrating activities would encourage downtown redevelopment and perhaps increase tourist visits.

Municipal Taxes

Start-up 2007-20013	$2.6 million
Steady State Operations	$0.5 million

The above numbers are summaries from pp68-69 of the feasibility study

Property Taxes for the NOSOA Building

Educational facilities do not pay taxes to the city, but the city receives a grant in lieu of taxes from the province. The grant is small, however – currently $75/head - amounting to a little over $3,000 per year. If the building is leased rather than owned by the university, however, property taxes must be paid. Under the Metro Center Community Improvement Plan, however, the full revenue effect will not be realized until the 10-year grant period ends.

Incremental assessment will depend whether NOSOA renovates or replaces an existing building or builds on an empty site. There will be an increase in potential assessment whatever site is chosen, although the increase may not be realized as increased property tax revenues for the reasons outlined above.

The study indicates that there will, however, be an increase in the value of neighbouring properties roughly equal to the value added directly by NOSOA. NOSOA's projected construction costs approach $30 million. It is unlikely that direct and indirect assessment increases could be less than $10 million, providing a tax windfall of at least $300,000 annually

Total property tax impact

The estimates outlined in the study are very rough, but they point to long run tax revenues between one-half and one million dollars annually. Therefore, any investment of capital funds made by the City of Greater Sudbury will see a significant annual return.

Economic Summary

As demonstrated in the feasibility study, the Northern Ontario School of Architecture will make significant contributions to the economies of the Nation, the Province, the Region and the City. Of these beneficiaries, the Region and the City will reap the most important financial benefits from the school's establishment. In terms of dollars, NOSOA will provide to the City much more than it will require. A one-time capital investment of $35 million is quickly paid back through an injection of over $15 million *new dollars* each year thereafter. In terms of improving the social, cultural and physical environments of Northern Ontario, its contribution will be immeasurable.

Do the project proponents represent suitable partners for the City?

The following list represents the original steering committee, including City staff that have been involved throughout the process. Representatives from Laurentian University have been participating on the committee since a very early stage and continue to offer guidance throughout their approval processes.

Original Steering Committee

Blaine Nicholls, Committee Chair
Robert F. Bourgeois, Vice President Administration, Laurentian University
Kate Bowman, Project Manager, NOSOA
Jean-Mathieu Chénier, Business Development Officer, GSDC
Harley d'Entremont, Vice President Academic (Francophone Affairs), Laurentian University
Janet Gasparini, City Councillor, Community Member
Rick Haldenby, Director, University of Waterloo School of Architecture
Tim James, Architect, Castellan, James + Partners, Community Member
Maureen Lacroix, Community Member
Jeff Laberge, Architect, J.L. Richards & Associates Limited, Community Member
Dr. Jeff Lederer, General Manager, University of Waterloo School of Architecture
Helen Mulc, Manager of Business Development, GSDC
Dr. David Robinson, Associate Professor, Economics, Community Member
Dr. Derek Wilkinson, Associate Professor, Sociology, Community Member

Some members of the original steering committee are in the process of incorporating into a not-for-profit legal entity. The founding directors include: Blaine Nicholls, Derek Wilkinson, David Robinson, Maureen Lacroix, Tim James, Jeff Laberge, and Janet Gasparini.

Laurentian University

Laurentian University is Northern Ontario's leading institution for professional and graduate training. Established in 1960, Laurentian provides both English and French programs. The University also describes itself as a tri-cultural institution because of the strong First-Nations participation.

Laurentian boasts a new School of Education and in collaboration with Lakehead University in Thunder Bay Laurentian features Canada's newest medical school. It is also a national center for mining, geological and environmental research with such programs as the Cooperative Ecology Unit and its partnership with the Sudbury Neutrino Observatory.

Notable in Laurentian's curricular repertoire is the progressive Professional Schools with a "long-standing tradition of excellence with a strong emphasis on the integration of theory, research and practice."[8] The programs, which currently include Schools of Nursing, Education and Social Work, pride themselves on preparing students for challenging careers in the real world.

Are the potential risks associated with a failure of the project acceptable?

The potential risk to the City is minimal since the financial contribution would be conditional upon the following:

- Laurentian University's Senate and Board of Governors approve the program and curriculum
- The Ministry of Training Colleges and Universities agrees to fund the new program
- The Provincial and Federal governments contribute to the capital costs
- The school of architecture be located in or near the downtown
- The monies be spent on the capital component of the project only

[8] Professional Schools Website, Laurentian University. www.laurentian.ca/Laurentian/Home/Departments/Dean+of+Professional+Schools/

CITY OF GREATER SUDBURY COMMUNITY DEVELOPMENT CORPORATION

GSDC Private Meeting of September 10, 2008
Motion

Moved by: D Nicholson

Seconded by: [signature]

Whereas the *Northern Ontario School of Architecture* Committee has completed the feasibility study for a new school of architecture, which confirms, in detail, the need for a new school of architecture, at a local, regional, provincial, and national level and demonstrates the business case for the project,

And whereas, the proposed location for the project being Downtown Sudbury, will have significant impact on the continued revitalization of the downtown core,

And whereas, the capital cost for the project is estimated to be $35 million and the economic impact of the capital project, plus the related planning and program effects as a result of spending the $35 million is estimated at an additional $40 million,

And whereas, by adding over 420 students, faculty and staff, NOSOA will increase local direct expenditure by over $10 million annually,

And whereas, indirect spending and the multiplier effect will boost the annual regional income by approximately $15 million additional dollars,

And whereas the project is moving forward into the Implementation Phase based on the positive feasibility study results,

And whereas this project will be undertaken by Laurentian University upon successful Senate approval in co-operation with the Northern Ontario School of Architecture,

Therefore be it resolved that the Board of Directors of the Greater Sudbury Development Corporation hereby supports the municipal capital funding request from the *Northern Ontario School of Architecture* Corporation subject to the following:

- Approval from Laurentian University Senate and Board of Governors
- Approval from the Province of Ontario, specifically the Ministry of Training Colleges and Universities
- Secured funding commitments in the amount of $25 million from senior levels of government and private sector

And further, that the Board of Directors of the Greater Sudbury Development Corporation strongly recommend that City Council consider the $10 million capital funding request for the project as part of the 2009 budget deliberation.

[signature]
Chair of the Meeting

Presented To:	Priorities Committee
Presented:	Wednesday, Sep 17, 2008
Report Date	Friday, Sep 05, 2008
Type:	Citizen Delegations

For Information Only

Spay/Neuter Clinic

Recommendations

For Information Only

Signed By
No signatures or approvals were recorded for this report.

Spay/Neuter Clinic Presentation for City Council on September 17, 2008

Dear Angie Hache:

As per you request, we are forwarding the letter/information regarding the Spay/Neuter Clinic presentation for Sudbury.

The points we will be addressing are:

The need for a clinic:

- Amount of strays at local shelters.
- Amount of owner surrenders at local shelters.
- Amount of "dog at large" and "cat at large" complaints.
- Income vs. cost at standard rates.

What a low cost, high volume clinic is:

- Procedures and funding.
- Staffing and volunteers.

What services we intend to provide:

- Spays and neuters.
- Licensing.
- Vaccinations.

How a spay/neuter clinic will help the community and animal residents:

- Health of animals.
- Safety of animals and residents.
- Property damages and nuisance animals.
- Assisting surrounding areas.
- Job creation and revenue from tag sales and clients from outside our area.

If you need any additional information, please do not hesitate to contact Jennifer at 897-8222.

Sincerely,

Jennifer Higgs
Animal By Law Enforcement Officer for the City of Greater Sudbury

Stephanie Fournier
Animal Care Attendant